



Ripley East Sketch Plan No. 320150010

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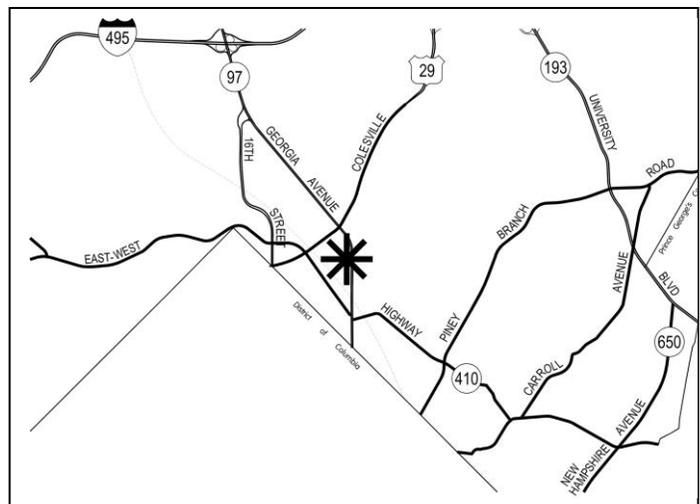
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Completed: 3/13/2015

Description

- Construction of a mixed-use project with up to 349,847 square feet of residential development and up to 17,300 square feet of non-residential uses;
- Current use: 2-story buildings with commercial and civic uses;
- Located at the southwest corner of Georgia Avenue and Bonifant Street;
- 1.40 gross acres zoned CR 5.0: C 4.0, R 4.75, H 200T in the Ripley District of the Silver Spring CBD Sector Plan area and Ripley/South Silver Spring Overlay Zone;
- Applicant: Diamondback Investors, LLC;
- Filing date: September 15, 2014.



Summary

- The application was deferred by the Planning Board on December 11, 2014 in order for the Applicant to address Sector Plan conformance regarding building step-backs.
- Based on the Applicant’s revised proposal, the Sketch Plan substantially conforms to the recommendations of the Sector Plan.
- The proposed development will redevelop the site with a mixed-use building including moderately priced dwelling units, public open space, and structured parking.
- Staff recommends approval of the Ripley East Sketch Plan with conditions and adoption of the Resolution.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Ripley East, Sketch Plan No. 320150010, a mixed-use project including up to 349,847 square feet of residential development and up to 17,300 square feet of non-residential uses on 1.40 gross acres, zoned CR 5.0: C 4.0, R 4.75, H 200T, Ripley/South Silver Spring Overlay Zone. The following site development elements shown on the Sketch Plan stamped "Received" by the M-NCPPC on February 3, 2015, are binding on the Applicant under Section 59-7.3.3.B:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public use space;
4. General location of vehicular access points; and
5. Public benefits.

All other elements of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan.

This approval is subject to the following conditions:

1. Density
The Sketch Plan is limited to a maximum total density of 367,147 square feet. The maximum number and distribution of residential dwelling units and amount of non-residential uses will be determined at Site Plan.

2. Height
Under the Sketch Plan, the massing on the Bonifant Street frontage, including the side facing Georgia Avenue is limited to a maximum height of 200 feet, as measured from the building height measuring point at the middle of the front of the building along Bonifant Street.

The primary massing on the Georgia Avenue frontage is limited to 175 feet, as measured from the building height measuring point at the middle of the front of the building along Bonifant Street.

3. Incentive Density
The development must be constructed with the public benefits listed below, unless modifications are made under Section 59-7.3.3.I at the time of Site Plan. The requirements of Division 59-4.7.1 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit proposed. Final points will be established at Site Plan approval.
 - a. Transit Proximity, achieved through location within one-quarter mile of the Silver Spring Transit Center;
 - b. Connectivity and Mobility, achieved through minimum parking, trip mitigation and way finding;
 - c. Diversity of Uses and Activities, achieved through affordable housing;
 - d. Quality of Building and Site Design, achieved through structured parking and tower step-back; and
 - e. Protection and Enhancement of the Natural Environment achieved through building lot terminations, cool roof, energy conservation and generation, a recycling facility plan, and vegetated area.

4. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

5. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 15% MPDUs. The development must provide MPDUs in accordance with Chapter 25A.

6. Future Coordination for Preliminary and Site Plan

In addition to any other requirements for preliminary plans under Chapter 50 and site plans under Chapter 59, the following must be addressed when filing a preliminary or site plan:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- d. Implementation of transportation improvements;
- e. Consideration of building-to-street interface to maximize activation and safety;
- f. Focus on energy efficiency in building design features;
- g. Noise analysis;
- h. Necessary dedication along Bonifant Street and Georgia Avenue; and
- i. Traffic Mitigation Agreement.

SECTION 2: SITE DESCRIPTION

Site Vicinity

The subject site (Subject Property or Property) comprises several separate properties in Block 3: Lots 1, 2, and 3, and parts of Lots 4, 5, 7 and 8, located at the southwest corner of Georgia Avenue and Bonifant Street, approximately 1,000 feet from the Silver Spring Transit Center. The Subject Property is located on the eastern edge of the Ripley District of the *Silver Spring Central Business District (CBD) Sector Plan (Sector Plan)* and Ripley/South Silver Spring Overlay Zone.

The Property is bound by the Pyramid Atlantic Arts Center to the south, a public alley to the west, Bonifant Street to the north, and Georgia Avenue to the east.

The neighborhood surrounding the Subject Property is a mix of established low-, mid- and high-rise residential and non-residential buildings. To the north, across Bonifant Street, is a combination of high-rise office buildings, single-story retail, and the historic Silver Spring Post Office, currently used as a medical office. To the east, across Georgia Avenue, is predominantly low-rise retail along the western edge of the Fenton Village and a County surface parking lot that is part of Studio Plaza, an approved, but unbuilt mixed-use, high-rise project with residential units, street-level retail, and possible office and hotel uses. To the immediate south is the Pyramid Atlantic Arts Center. Further to the south and southwest are single-story retail and two new high-rise residential buildings, the Solaire Silver Spring and Eleven55 Ripley. To the west is public parking, a mid-rise office building, and the Silver Spring Transit Center.

The Purple Line will run along the south side of Bonifant Street on the Property's northern frontage between the Silver Spring Transit Center and the proposed Library Station.

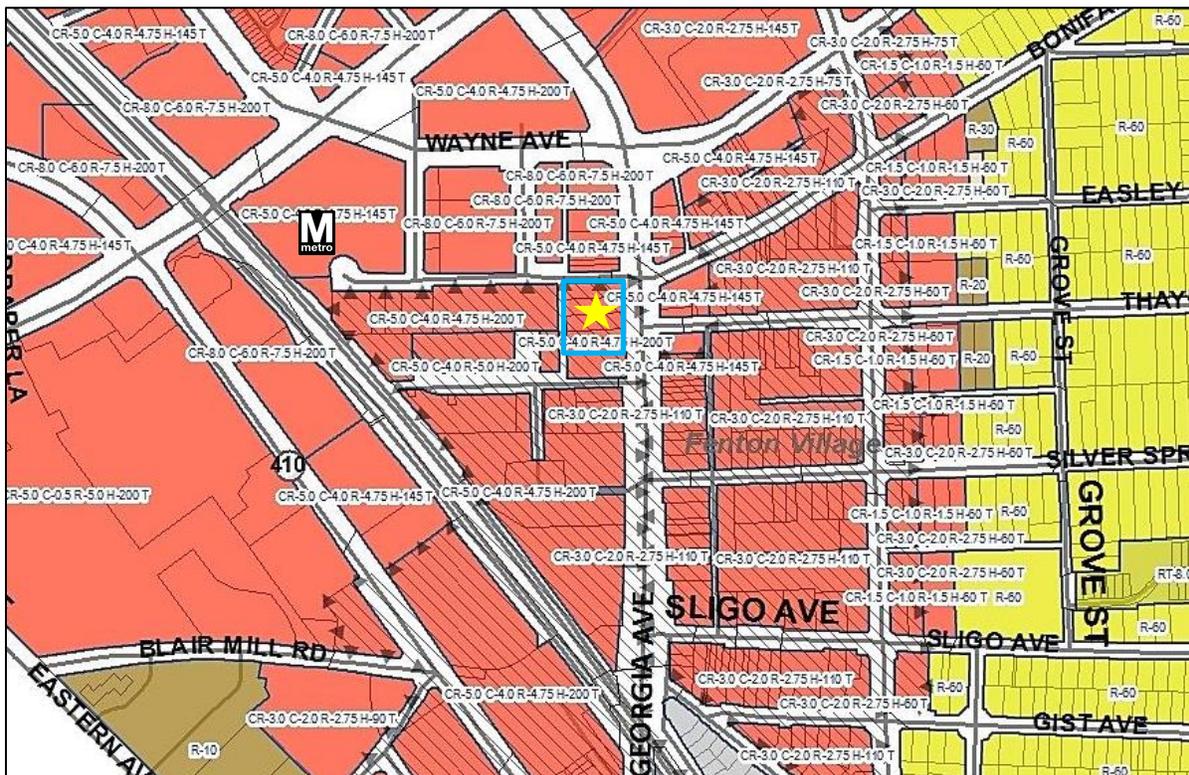


Figure 1-Vicinity Map

Site Analysis

The 1.40-acre Property is improved with 2-story buildings, including the former Silver Spring National Bank and the Bethel World Outreach Church. It is zoned CR 5.0, C 4.0, R 4.75, H 200T and Ripley/South Silver Spring Overlay Zone.

The Property contains no forest, streams, wetlands, or environmental buffers. There are no known rare, threatened, or endangered species on site; there are no 100-year floodplains, stream buffers, or wetlands on site. There are no historic properties on site.¹



Figure 2-Aerial View

Zoning History

Prior to 2000, the Ripley District, a triangular area bordered by the railroad tracks on the west and Georgia Avenue on the east, was zoned Central Business District-Residential 2 (CBD-R2), which is essentially a high-rise residential zone with a maximum height of 200 feet. The entire Ripley District, including the Subject Property, was rezoned in 2000 with the *Silver Spring CBD Sector Plan*, to Central Business District 2 (CBD-2) and Ripley/South Silver Spring Overlay Zone to allow a greater mix of commercial and residential uses. This rezoning reduced the maximum height to 143 feet. The purpose of the Ripley/South Silver Spring Overlay Zone was to address the special development issues in the Ripley/South Silver Spring area as identified in the Sector Plan.

¹ The Application includes development of the former Silver Spring National Bank located at 8252 Georgia Avenue. The bank site was presented to the Planning Board in 2003 for possibly historic designation, but the Planning Board declined to support the designation; thus, the site has no historic designation.

Specifically, the zone was designed to:

- a) facilitate the implementation of an organized and cohesive development pattern that is appropriate for an urban environment;
- b) encourage attractive design and ensure compatibility with existing buildings and uses within and adjacent to the overlay zone;
- c) provide flexibility of development standards to encourage innovative design solutions;
- d) allow for the transfer of the public use space requirement to other properties within the Overlay District; and
- e) allow new uses.

In 2007, the County Council approved Zoning Text Amendment (ZTA) No. 07-14 to amend the height standards in the Ripley/South Silver Spring Overlay Zone to allow up to 200 feet in building height for the CBD-2 portion of the Ripley District. The ZTA also acknowledged that the Sector Plan recommended a maximum building height of 90 feet on Georgia Avenue with the ability to build 2 feet higher for every 1 foot back from Georgia Avenue and that ZTA 07-14 did not change the Sector Plan guidance (Attachment A).

As part of the Zoning Code rewrite, the Property was rezoned to CR-5.0, C-4.0, R-4.75, H-200T and the Ripley/South Silver Spring Overlay Zone through the Countywide District Map Amendment, approved by the Montgomery County Council on July 15, 2014, and effective on October 30, 2014. It is under the new CR zoning of the Property that this Application was processed. Section 59-4.9.9 of the Zoning Ordinance contains the provisions applicable to properties located in the Ripley/South Silver Spring Overlay Zone. Section 59-4.9.9.C.1.b provides that the Planning Board may approve a maximum building height of 200 feet in any CR optional method development project that provides ground-floor retail.

SECTION 3: PROJECT DESCRIPTION

Previous Submission and Planning Board Deferral

The initial Sketch Plan application went to the Planning Board on December 11, 2014 and was deferred based on the Board's conclusion that as designed, the Project did not substantially comply with the *Silver Spring Central Business District Sector Plan's* step-back requirements for compatibility, as detailed in the December 1, 2014 Staff Report (Attachment B). The Planning Board's direction to the Applicant was that the design and massing of the building did not conform to the Sector Plan's recommendation, and that the Project needed to be adjusted to better address the guidelines. The Board also indicated that the building did not have to be contained in the rigid envelope of the 2:1 step-back starting at 90 feet, and the building could go outside of the envelope as it attempts to conform to the urban design recommendations.

In response to the Planning Board's direction, the Applicant has reconfigured the Project's massing to better conform to the urban design guidelines recommended for the Subject Property in the Sector Plan. In summary, the massing that fronts Georgia Avenue has been lowered and set back to transition toward Fenton Village and the surrounding neighborhoods. The northernmost volume fronting Bonifant Street was kept at its original height of 200 feet and was brought out to the property line to the east to create a stronger base along Georgia Avenue, emphasizing the commercial/retail zone and pedestrian scale. The specific revisions to the Sketch Plan application include the following:

- The massing on Georgia Avenue was reduced in height by two floors, from 195 feet in height to approximately 175 feet in height.

- The first step-back on the east façade facing Georgia Avenue occurs at approximately the 35-foot level, and is set back 12 feet from the above floors. This volume will function as an arcade by holding the right-of-way line and provide space for potential outdoor dining.
- The second step-back on the east façade occurs at approximately the 145-foot level and is offset six feet from the remaining floors above and wraps around the southern façade by approximately the depth of a bedroom. This step-back further breaks down the massing as the Project is viewed from the south.



Figure 3-Initial Submission

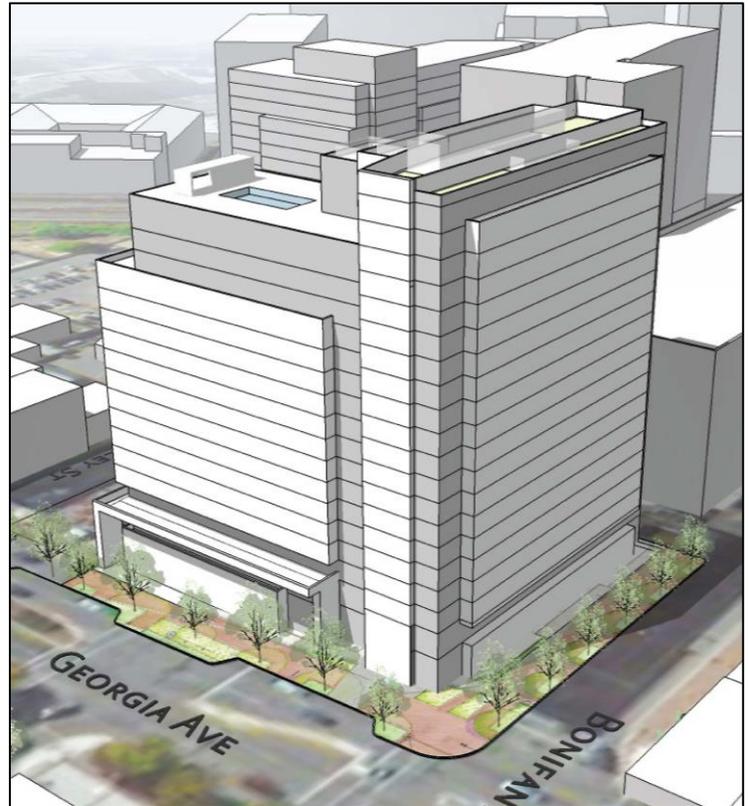


Figure 4-Revised Submission

Proposal

Uses and Density

The Sketch Plan application (Application) proposes to redevelop the Property with a mixed-use building including up to 349,847 square feet of residential uses with up to 360 multi-family residential units, up to 17,300 square feet of non-residential uses, and up to 200 feet in height. The Project includes 15 percent Moderately Priced Dwelling Units (MPDUs), underground parking, on-site amenities for the residents, and public open space. The Project will be located on one new lot, consisting of 60,812 square feet of gross tract area.

The Property is zoned CR 5.0, C 4.0, R 4.75, H 200T. Under Section 59-4.5.2.C.2 of the Zoning Ordinance, for CR zoned properties designated with a T, the residential density may be increased above the number following the R on the zoning map in proportion to any MPDU density bonus achieved under Chapter 25A of the County Code for providing more than 12.5% of the residential units as MPDUs. The total density may be increased above the number following the zoning classification on the zoning map by an amount equal to the residential bonus density achieved. Because the Project proposes 15% MPDUs, pursuant to the provisions of Chapter 25A of the County Code, the Project achieves a 22% residential density bonus. The resulting FAR is CR 6.03, C 0.28, R 5.75

with the height of 200 feet.¹ The final unit count and non-residential square footage will be finalized at the time of Site Plan.

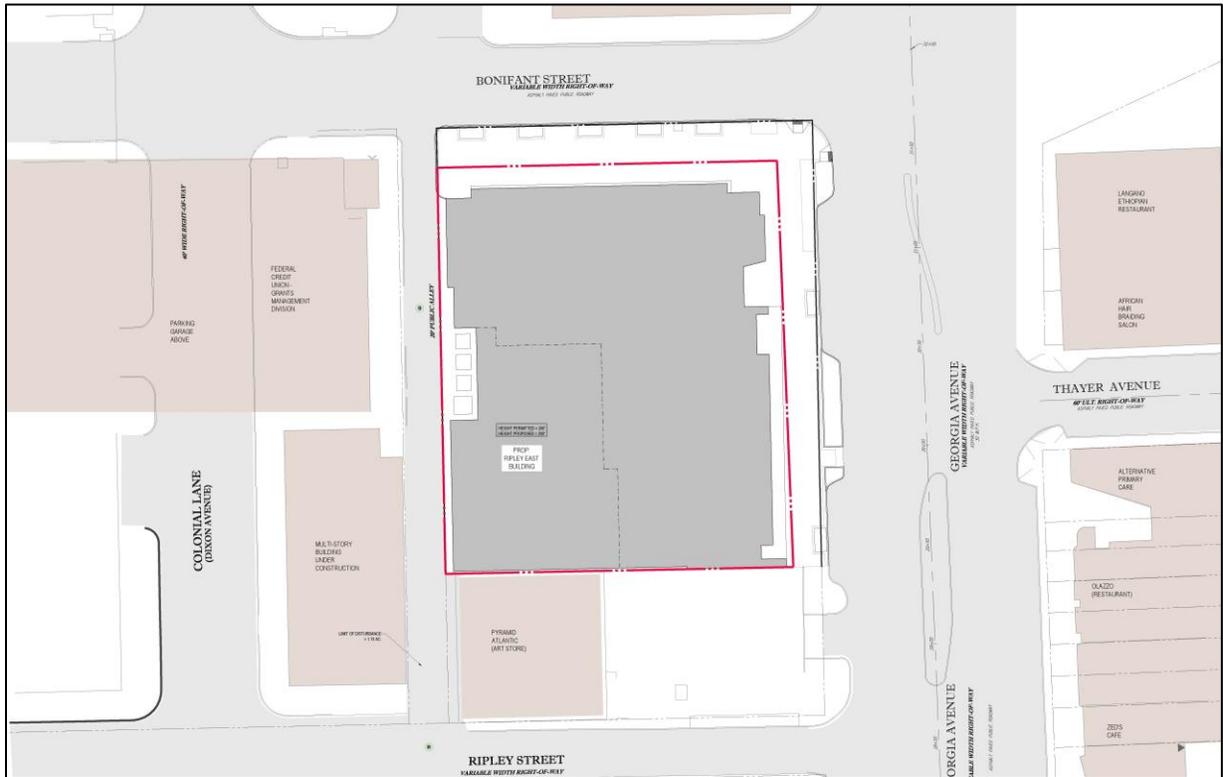


Figure 5-Sketch Plan

Building

The Project proposes to hold the street edges of Georgia Avenue and Bonifant Street to create an L-shaped building, which is comprised of two major masses at varying heights set atop a base level that meet at the Georgia Avenue and Bonifant Street corner (Figures 6-9).

A low two- to three-story volume, up to approximately 35 feet in height at the retail base, brings the building forward to the Property line along Georgia Avenue and Bonifant Street to create a more pedestrian scale and relate to the surrounding retail buildings. At the top of the two- to three-story volume, the building steps back approximately 12 feet. In addition, a second step-back on the Georgia Avenue façade occurs at approximately the 145-foot level, with an additional step-back on the south façade at the 145-foot level. These step-backs further break down the massing along Georgia Avenue. In addition, the Project proposes an offset roofline, with the roofline of the Bonifant Street façade rising to approximately 200 feet and the roofline of the Georgia Avenue frontage stepping down to approximately 175 feet.

¹ Section 59-4.9.9 of the Zoning Ordinance contains the provisions applicable to properties located in the Ripley/South Silver Spring Overlay Zone. Section 59-4.9.9.C.1.b provides that the Planning Board may approve a maximum building height of 200 feet in any CR optional method development project that provides ground-floor retail, as this Project does.

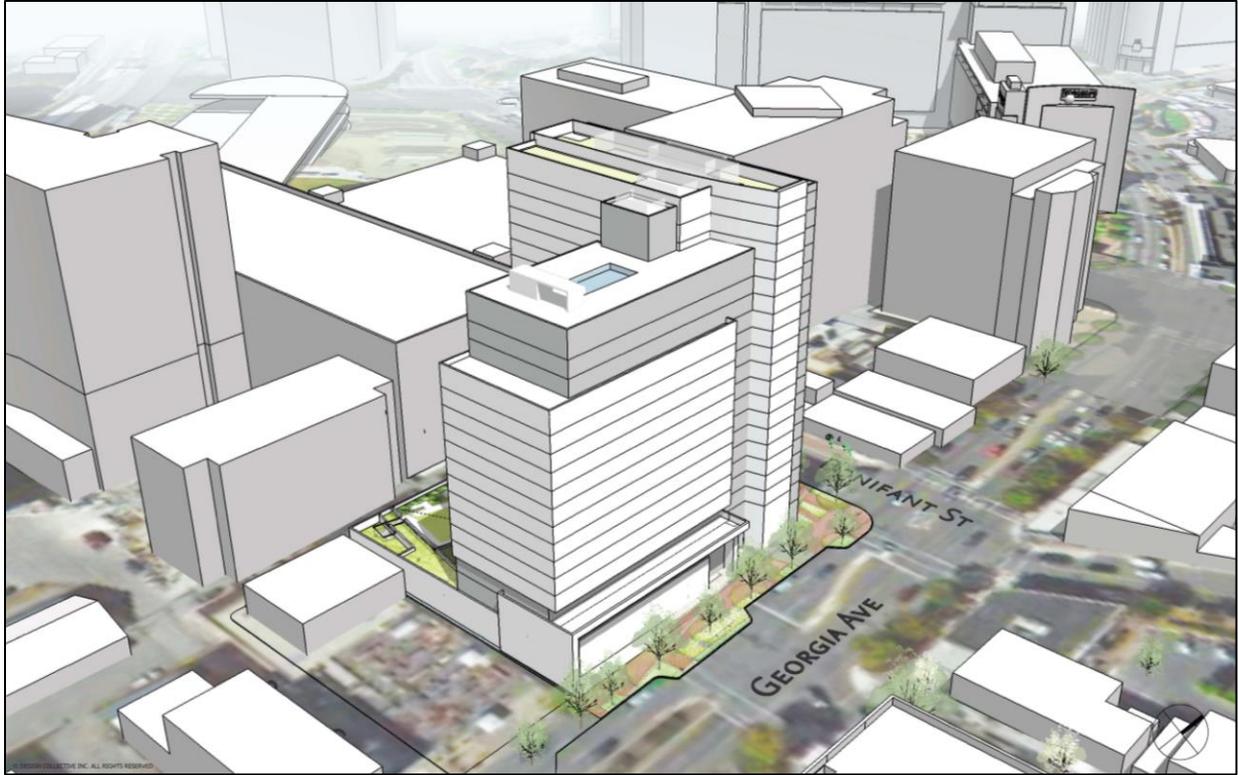


Figure 6-Conceptual Massing along Georgia Avenue

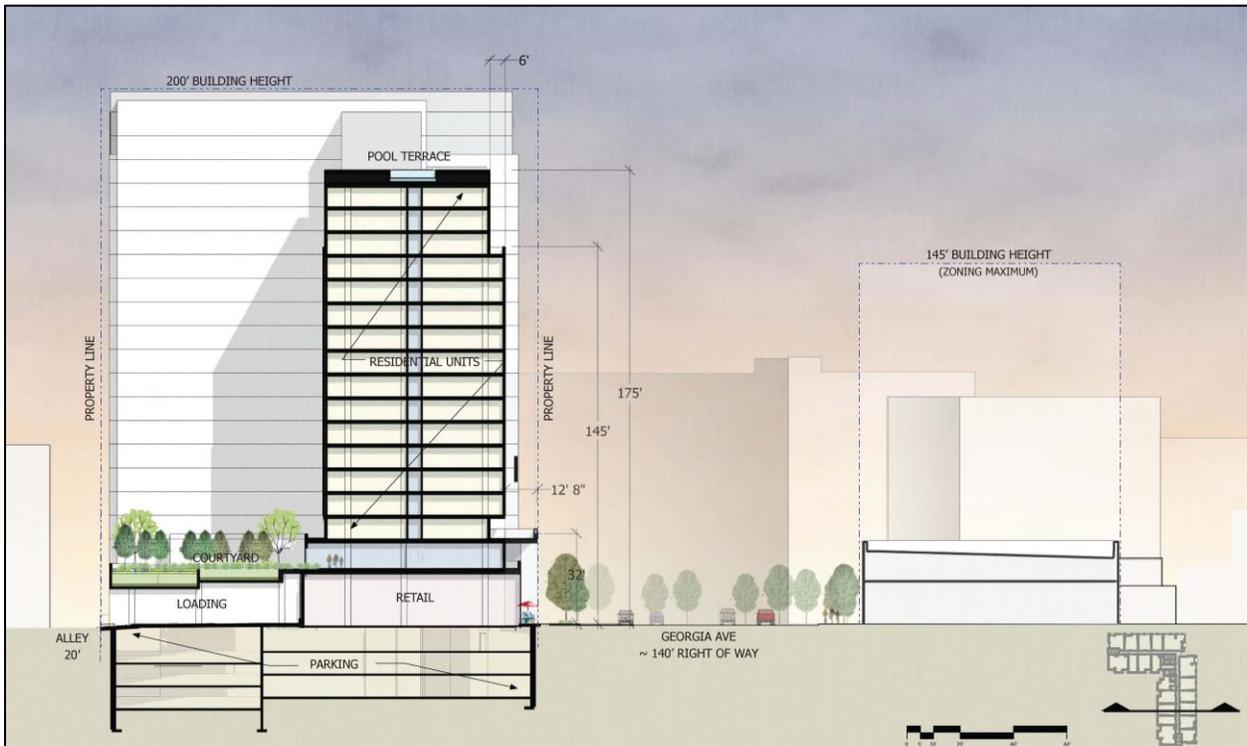


Figure 7-Illustrative EW Section, across Georgia Avenue looking north



Figure 8-Conceptual Massing at the corner of Georgia Avenue and Bonifant Street

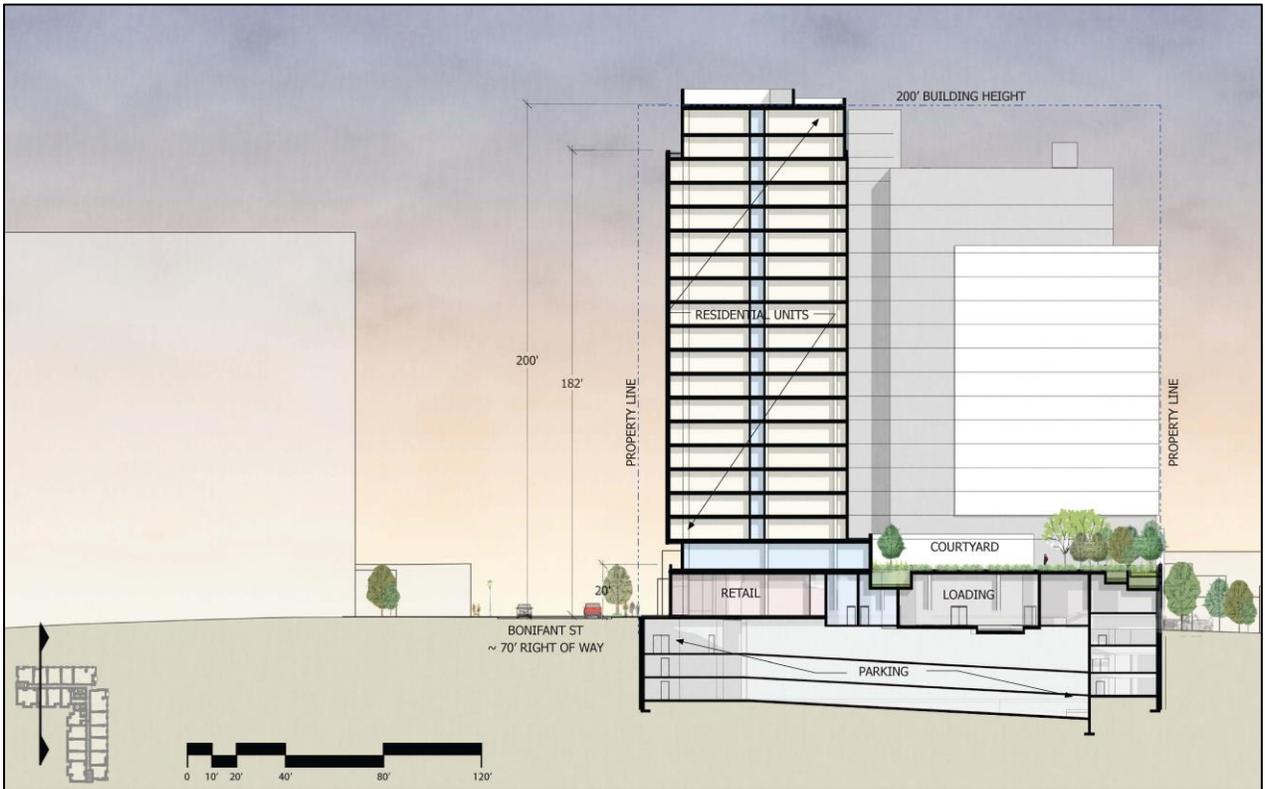


Figure 9-Illustrative NS Section, across Bonifant Street looking east

The majority of the interior space consists of residential dwelling units with select areas allocated for amenity space (Figures 10 and 11). The residential lobby is located between the retail spaces at the corner of Georgia Avenue and Bonifant Street. The lobby space contains ground floor amenities. For cyclists and dog owners, a bike storage facility and dog washing room is proposed, to be located off the alley, and will connect to the service elevator. Additional amenities are located at the second level in order to take advantage of the tall ceiling heights and landscaped courtyard at this level. Certain amenity spaces will have an indoor/outdoor connection to the elevated courtyard. At the rooftop level, the stepped massing along Georgia Avenue allows for a raised pool deck with a modest amount of interior space for restrooms and a small lounge.



Figure 10- First Floor



Figure 11- Typical Upper Level Floor Plan

Open Space

The Project proposes the Silver Spring streetscape along Georgia Avenue and Bonifant Street, including a public plaza at the corner of Georgia Avenue and Bonifant Street, a private courtyard atop the parking structure at the second level, located on the back side of the proposed building, along the alley, and a penthouse-level pool and deck area.

The public plaza at the corner of Georgia Avenue and Bonifant Street will allow for seating, gathering and additional plantings. It is envisioned that some café seating will occur at the face of the building as an extension of the retail uses there. In addition, public seating is proposed in the form of seatwalls, benches, or movable seats. Other amenities in the plaza may include special lighting, artwork, and planting beds with shrubs, groundcovers, and perennials.

At street level, the Project proposes to provide significant sidewalk widths ranging from approximately 37 feet on Georgia Avenue to approximately 30 feet along Bonifant Street, with final widths determined at the time of

Preliminary Plan and Site Plan. Along Georgia Avenue, this will allow for a second set of trees in planters, creating an intimate seating area at the building entry and space for outdoor café tables. On Bonifant Street, the wider sidewalks anticipate that the Purple Line will run down Bonifant Street just several feet from the curb line. The Applicant will provide a wider sidewalk along this frontage in order to provide greater separation between the building and the Purple Line operations, promoting further pedestrian comfort and allowing room for possible outdoor retail/restaurant seating options.

At the rear of the building, the private courtyard atop the retail and service/loading areas (at the second level of the building) features a rectangular lawn panel with raised planters filled with plantings. Entry to the courtyard is from the clubroom. Residents will step out onto an expansive deck including a variety of seating options and an outdoor kitchen area. At the rooftop level, a small pool and deck area are proposed.

The Project includes 5% of the net lot area of the Property as public open space, which meets the CR zone requirement for the Project. The open space requirement is based on the net lot area and number of frontages, and this Project has three frontages and the net lot area of the site is 0.817 acres.

Environment

Forest Conservation

This Project is subject to the Chapter 22A, Montgomery County Forest Conservation Law, but is exempt from the requirement to submit a Forest Conservation Plan under Section 22A-5(s)(1) because the proposed activity occurs on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements are not in excess of 10,000 square feet. (Attachment C)

Noise

The proposed Purple Line and nearby transit station would likely generate some level of noise impacts to the Subject Property. A noise analysis would be required at the time of Preliminary Plan to determine whether or not mitigation techniques are needed.

Stormwater Management

The Applicant submitted a Stormwater Management Concept Plan to Department of Permitting Services (DPS) on August 8, 2014. Approval of the Stormwater Management Concept Plan is not required at the time of Sketch Plan and further details on the concept and approval would be required at the time of Preliminary Plan.

Transportation

Access and Circulation

Vehicular access to the Property is provided directly from an existing one-way (southbound) public alley located west of the site off Bonifant Street, approximately 200-feet west of Georgia Avenue. The Purple Line light rail project will run on Bonifant Street along the site frontage and Bonifant Street will operate as a single-lane one-way (westbound) street between Georgia Avenue and Ramsey Avenue. Resident vehicular parking is proposed to be contained within a structured subgrade garage beneath the proposed building. (Figure 12)

Bonifant Street is currently improved as a three-lane Business District roadway within a 70 foot-wide public right-of-way and is configured to accommodate a single lane of westbound traffic and two lanes of eastbound traffic. At its intersection with Georgia Avenue, eastbound traffic must turn either left or right onto Georgia Avenue; no through-traffic is permitted across Georgia Avenue at this intersection. Georgia Avenue (MD 97) is currently improved as a six-lane Major Highway within a variable-width right-of-way that will remain in its current configuration and will be dedicated to its ultimate right-of-way of 140 feet. This right-of-way is consistent with the minimum right-of-way requirements described in both the 2000 *Silver Spring CBD Sector Plan* and the 2013 *Countywide Transit Corridors Functional Master Plan*.

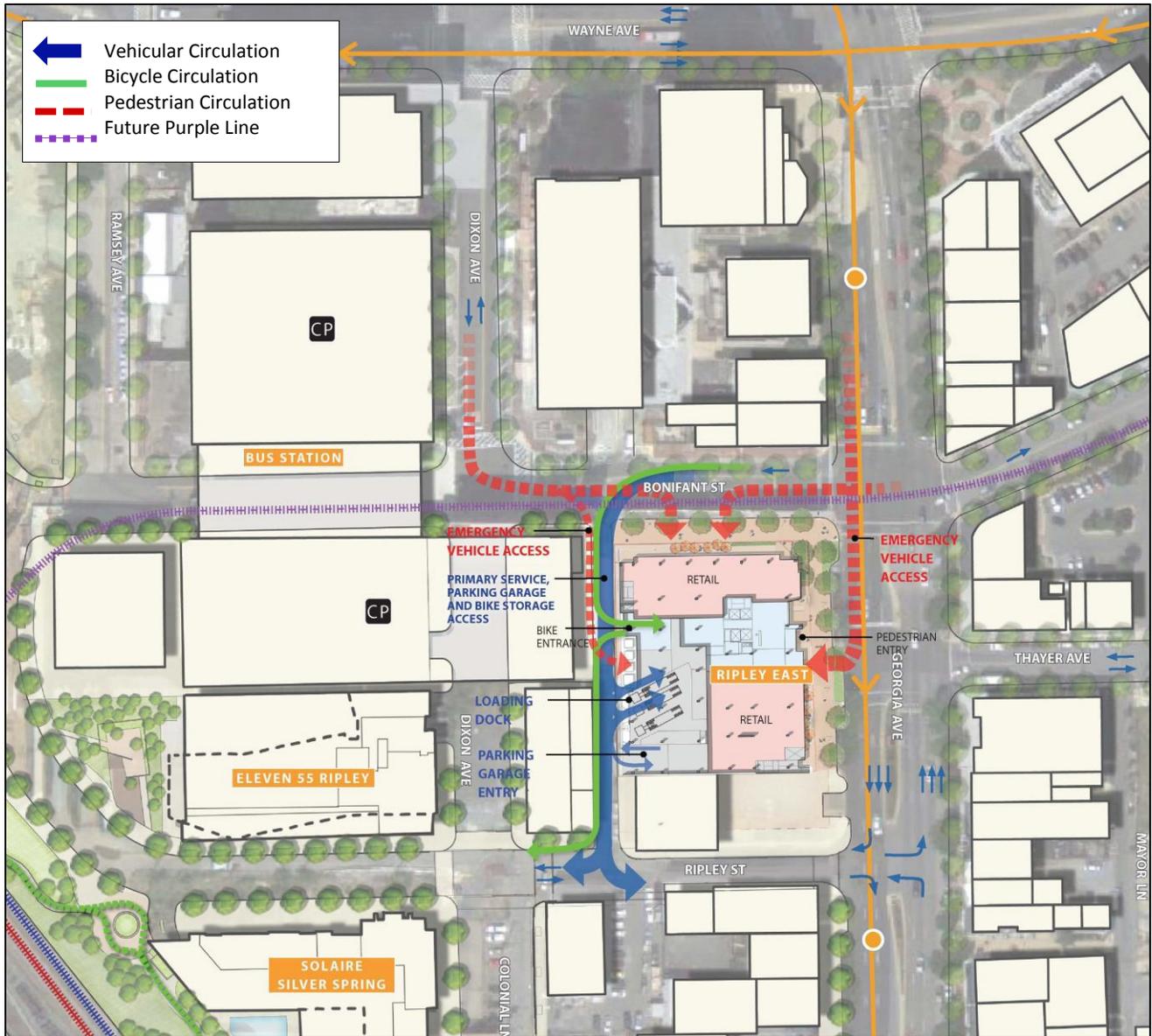


Figure 12-Vehicular Circulation

Pedestrian and bicycle access to the Property will be provided along the property’s Georgia Avenue and Bonifant Street frontages (Figure 13). As a result of the proposed right-of-way dedication, the pedestrian accommodation on the Bonifant Street frontage will be at least 24 feet from the building face to roadway, significantly greater than the existing 5 foot-wide sidewalk. Additionally, the Project provides a designated bicycle garage entrance for building residents via the public alley along the rear of the building. No specific master planned bikeways are recommended for either Bonifant Street or Georgia Avenue, though the Sector Plan identifies Bonifant Street as a “mixed street” that could accommodate bicyclists within the vehicular travelway. However, the Sector Plan did not anticipate the Purple Line on Bonifant Street.

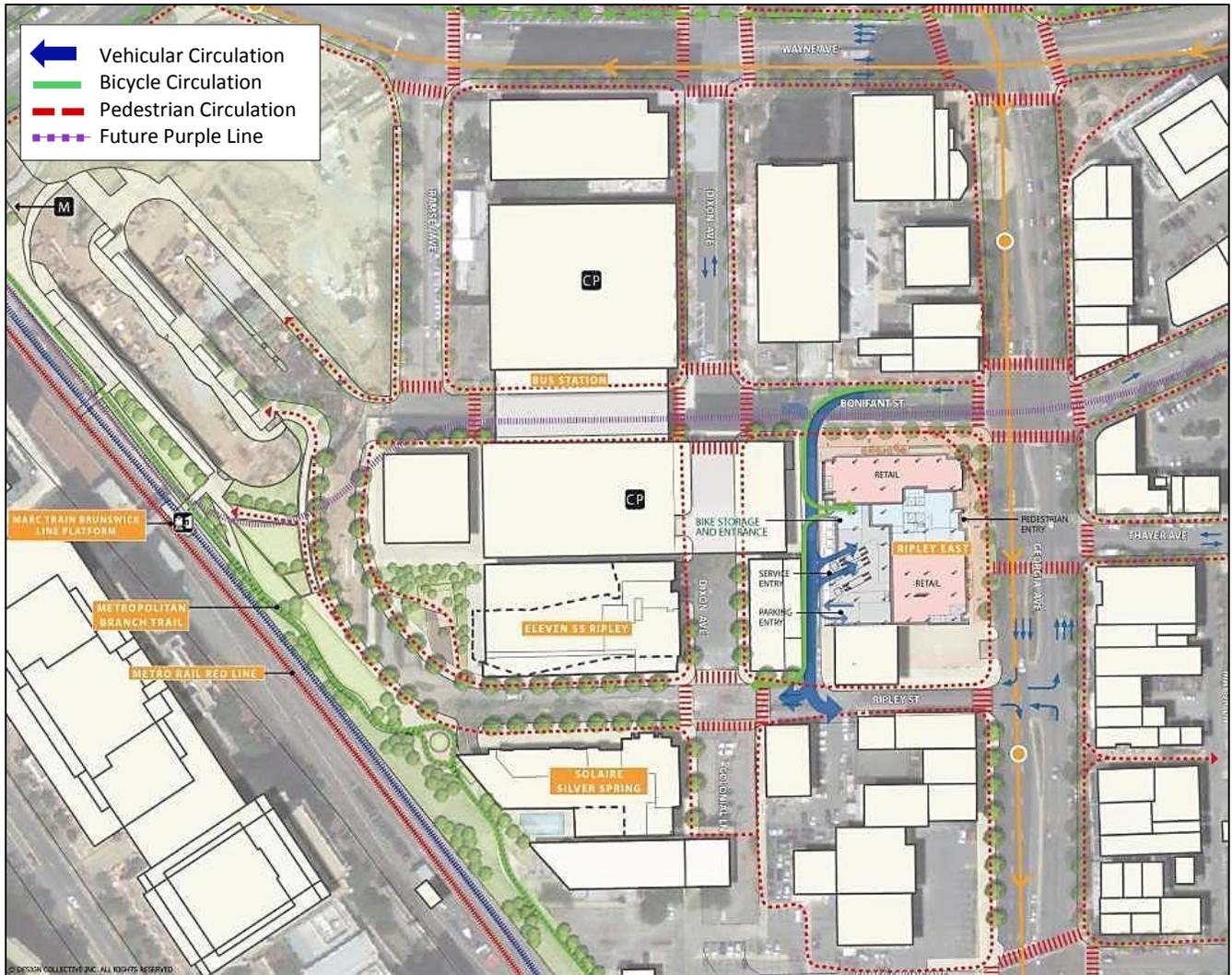


Figure 13-Pedestrian Circulation

Transit Connectivity

The immediate area is well served by transit that includes the Red Line Silver Spring Metrorail Station, Metrobus, RideOn, and the Silver Spring VanGo Circulator. Future transit in the area includes a proposed Purple Line station at the existing Silver Spring Metrorail Redline station to the west, and a Purple Line station at the new Silver Spring Library to the east. Specific transit routes near the Site include:

1. RideOn Bus Routes 1, 2, 3, 4, 5, 8, 9, 11, 12, 13, 14, and 15
2. WMATA Metrobus Routes J5, Q1, Q2, Q4, S2, S4, Y5, Y7, Y8, Y9, Z2, Z6, Z8, Z9, Z11, Z13

Sector-Planned Transportation Demand Management

As a commercial development within the Silver Spring Transportation Management District (TMD), the Applicant is required to enter into a Traffic Mitigation Agreement to participate in the Silver Spring TMD.

Adequate Public Facilities

Adequate Public Facilities (APF) review will be conducted at the time of Preliminary Plan. Although the Application is not eligible for formal APF transportation review at Sketch Plan, Staff is including the following

preliminary analysis of traffic impacts. The proposed development will generate 117 morning peak-hour trips and 143 evening peak-hour trips (Table 1). As a result of the proposed transportation impact, a full traffic study will be submitted with the subsequent Preliminary Plan application.

Table 1: Proposed Ripley East Application

Trip Generation	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Proposed						
General Retail	5	4	9	18	17	35
360 High Rise Apartments	22	86	108	76	32	108
Total	27	90	117	94	49	143

Source: Kimley Horn. Traffic Statement, dated October 7, 2014.

Transportation Policy Area Review (TPAR)

Since the proposed development is within the Silver Spring CBD Policy Area, the Application is exempt from both the roadway and transit tests set forth in the 2012-2016 *Subdivision Staging Policy*. As a result, the proposed development is not required to pay the transportation impact tax to satisfy the TPAR requirement.

Sector Plan

The Property is located within the Ripley District area as identified in the *Silver Spring CBD Sector Plan* approved and adopted February 2000 (Attachment D, Applicable Sector Plan pages). The Project conforms to the vision and objectives provided by the Sector Plan for the Property.

Land Use and Zoning

The Sector Plan contains specific recommendations for the Ripley District. Consistent with page 45 of the Sector Plan, “the Ripley District is envisioned as a revitalized, mixed-use district with its primary focal point a high-density commercial development. It will link Georgia Avenue and East West Highway with bike trails and pedestrian routes, organized around open space.” (Figure 14)

The Sketch Plan proposes a mixed-use development with both high-rise residential uses as well as potential ground-floor retail. The Project proposes up to 360 multi-family residential units (with final unit count and unit mix to be determined at Site Plan) with 15% on-site MPDUs and up to 17,300 square feet of non-residential uses, as well as underground parking, on-site amenities for the residents, and public open space.

Although the Sector Plan called for a new inter-connected street system, it did not propose any new streets to be constructed through the Property. The Sector Plan also calls for facilitating improvements to the character of Georgia Avenue and the Project will improve upon the existing street frontages of Georgia Avenue and Bonifant Street, providing an enhanced pedestrian environment through setbacks for a wider sidewalk and streetscaping features. All loading and vehicular access will be from the alley on the west side of the Property.

The Sector Plan also called for addressing obstacles to development that include small parcels not suitable for a combination of building floor area and required open space, and the reduction of available building area due to dedication of the Metropolitan Branch Trail. The Applicant has assembled the Property by acquiring a number of small parcels in the Ripley District. While the Project is not located adjacent to the Metropolitan Branch Trail, the Applicant anticipates the significant number of residents who will take advantage of the nearby bicycle

facilities and trails, and therefore proposes a bicycle-only access into the Property from the alley on the west side of the building.

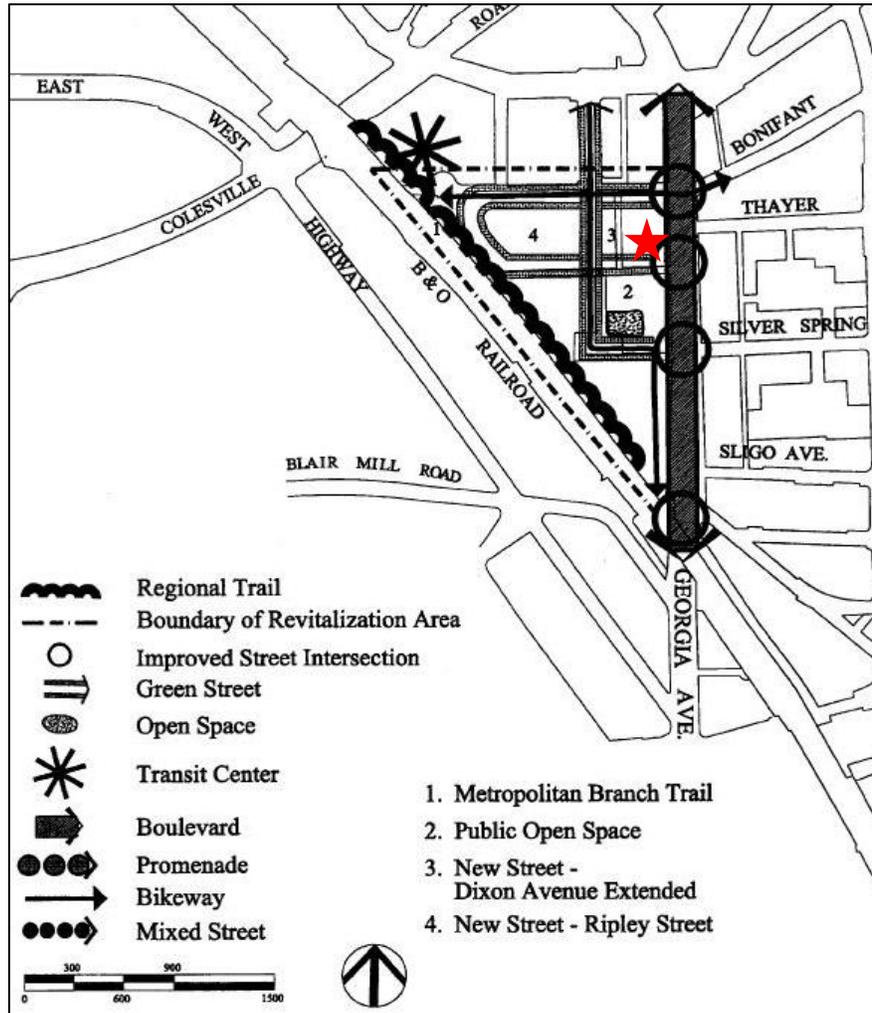


Figure 14-Ripley District Concept Plan

Although the 2000 Sector Plan calls to retain the CBD-2 Zone on parcels currently zoned CBD-2 and rezone all CBD-R2 properties in the Ripley District to CBD-2, the Property was rezoned through the Zoning Ordinance rewrite to CR-5.0, C-4.0, R-4.75, H-200T and Ripley/South Silver Spring Overlay Zone, effective October 31, 2014. The intent of the CBD-2 zoning was to encourage redevelopment near the Transit Center by allowing more commercial density in response to the current market (in 2000), but also provide the flexibility for both commercial or residential high-rises, or mixed use projects. The intent of the Overlay Zone is to encourage redevelopment in the Ripley District by providing more flexibility in the development standards and the range of permitted uses, while ensuring that new development is compatible with nearby uses and that it incorporates critical design elements, such as streetscaping and useful public open spaces. (Page 58) The Application proposes a mixed-use, high-rise residential development with ground-floor non-residential uses under the optional method of development, streetscaping and public open space, and is compatible with nearby uses, which satisfies the intent of the CBD-2 Zone, the Ripley/South Silver Spring Overlay Zone and the current CR Zone.

The Project conforms to the Sector Plan recommendations for Land Use and Zoning.

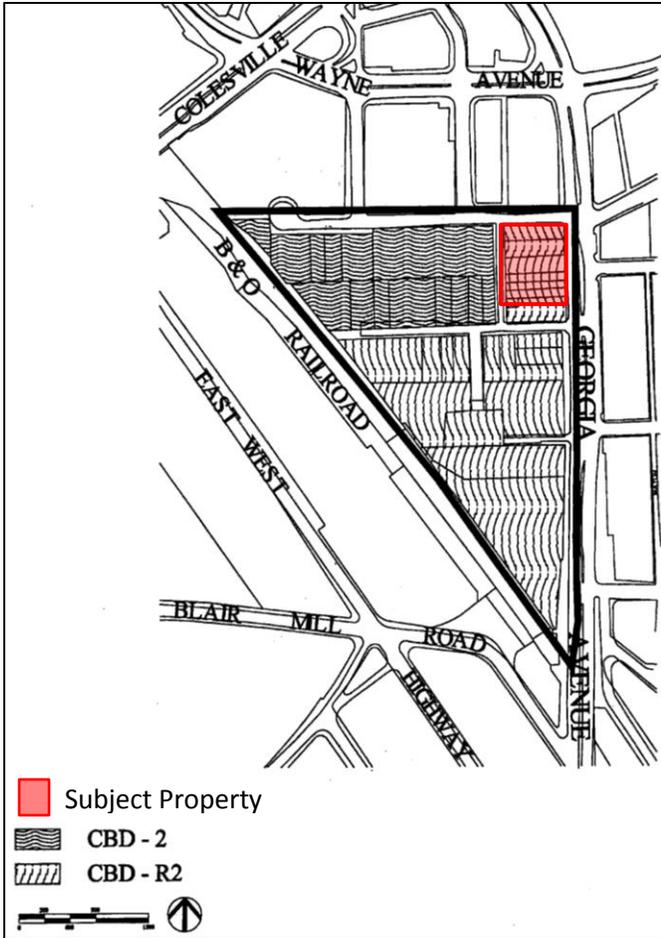


Figure 15-1993 Ripley District Existing Zoning

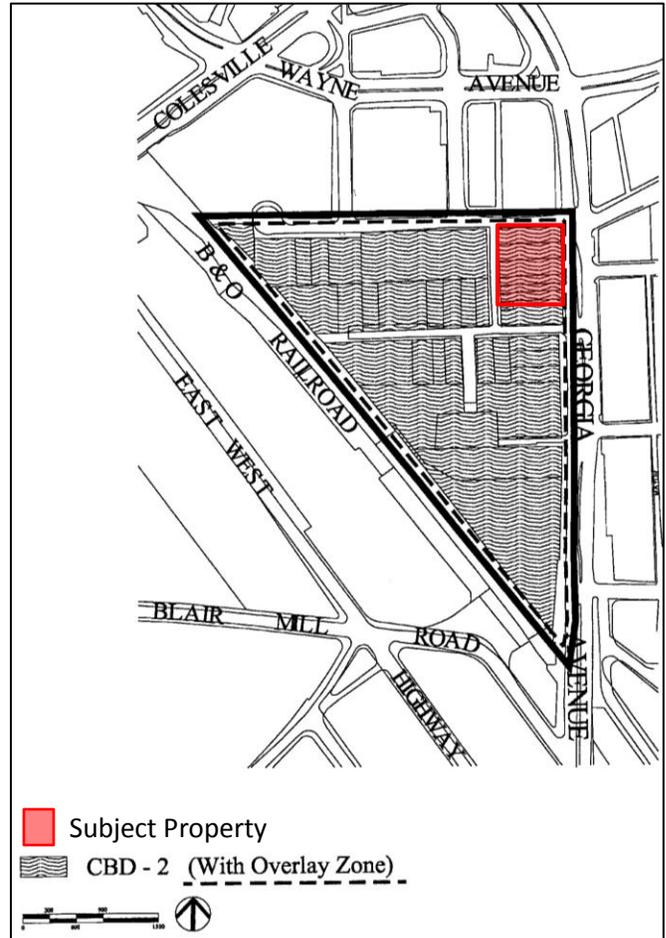


Figure 16-2000 Ripley District Proposed Zoning

Urban Design

The Sector Plan provides the following urban design goals and guidelines for future development in the Ripley District (pages 83-85). These recommendations apply to the Subject Property.

- *Make connections to the proposed Transit Center, the Capital Crescent Metropolitan Branch Trail, and other CBD facilities and neighborhoods.*

The Property is located approximately 1,000 feet east of the Silver Spring Transit Center, and within two blocks of the Metropolitan Branch Trail. The Project facilitates pedestrian access to and from these and other CBD facilities with its proposed wider sidewalks along the Georgia Avenue and Bonifant Street frontages, to be improved to the Silver Spring streetscape standard. In addition, the Project includes access for bicyclists either residing at or visiting the Property, with a designated bicycle access point on the west side of the Property off the public alley. With easy access to two Purple Line stations (the SSTC and the proposed Library Station), residents and visitors to the site will have improved connection to these CBD facilities and neighborhoods that surround them.

- *Incorporate one or more recreational facilities sized and programmed to meet community interests, and that make use of their urban location.*

The Project's public plaza at the corner of Georgia Avenue and Bonifant Street provides the opportunity for a sitting and gathering space. In addition, the Project proposes recreational facilities and amenities for its residents such as a rooftop pool and fitness center.

- *Create open spaces designed to form a new image for this neighborhood, and contribute to an improved visual quality along Georgia Avenue.*

The Applicant proposes to improve the Georgia Avenue streetscape through a significant setback of the building from the curb and with the Silver Spring standard streetscape improvement along the length of the Property. Outdoor seating options for the ground-floor retail or restaurant uses could activate this frontage. In addition, the public plaza at the corner of Georgia Avenue and Bonifant Street would improve the visual quality of Georgia Avenue as vehicles and pedestrians pass by.

- *Building heights along Georgia Avenue should contribute to an attractive and coherent street.*
 - *At the building line, limit height to 90 feet, consistent with height limits on the east side of Georgia Avenue.*
 - *The building may step back and its height may be increased up to 143 feet, provided that the building is contained within a 2:1 slope.*

The Project proposes to hold the street edges of Georgia Avenue and Bonifant Street to create an L-shaped building, which is comprised of two major masses at varying heights set atop a base level that meet at the Georgia Avenue and Bonifant Street corner.

To contribute to an attractive and coherent Street, the building design modulates its massing to break down the overall scale of the building. The massing along Georgia Avenue is lower and set back to transition towards Fenton Village and the surrounding neighborhoods on the east side of Georgia Avenue. At the retail base of the building, a low two- to three-story volume of approximately 35 feet in height brings the building forward to the property line along Georgia Avenue to create a more pedestrian scale and relate to the surrounding retail buildings. Above this, the primary mass of the building steps back approximately 12 feet, de-emphasizing the overall building height and enhancing compatibility with the buildings across Georgia Avenue. At 145 feet, the building steps back again along both Georgia Avenue and the southern facade facing Pyramid Atlantic and Ripley Street. These step-backs further break down the massing along Georgia Avenue, particularly as viewed from the south, as shown in Figure 17. The Project also provides an offset roofline, with the Bonifant Street side rising to approximately 200 feet and along the Georgia Avenue frontage stepping down to approximately 175 feet.

The Project is also compatible with building heights of the recently constructed Solaire Silver Spring and Eleven55 Ripley projects directly to the west and the recently approved Ripley II Sketch Plan, all three projects located in the Ripley District. Both the Solaire Silver Spring and Eleven55 Ripley projects were designed and constructed in ways that addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan. In February 2015, the Planning Board found that the Ripley II Sketch Plan project addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan.

While the design does not strictly adhere to this urban design guideline, the Applicant has strived to meet the intent of Sector Plan design guidelines through articulation of the massing, vertical and horizontal step-backs, and varying heights. The modulated building massing will provide open space and relate to the surrounding uses and character of the neighborhood. The building step-backs along Georgia Avenue will enhance access to light and air, preventing a "canyon effect" along the Georgia Avenue corridor. The

Applicant has provided a significant setback of the building along Georgia Avenue to provide a wider sidewalk, more pleasant pedestrian experience, and opportunities for outdoor seating for retail or restaurant uses. Given the Applicant's efforts to achieve compatible relationships with adjoining development and neighborhoods, to maximize housing opportunities in the Ripley District, to create open spaces designed to form a new image for this neighborhood, and to contribute to an improved visual quality along Georgia Avenue, Staff believes that the Project achieves the intent of the Sector Plan's urban design recommendations.



Figure 17-Conceptual Massing and view from Georgia Avenue (looking north)

Housing

The housing objective of the of the Sector Plan is to develop new residential projects to provide housing and encourage maintenance of existing housing, creating Silver Spring as an even more desirable residential market.

The recommendations include:

- provide housing choice and market-feasible development options, including apartments and townhouses;
- rezone CBD properties to encourage residential development; and
- convert selected public sector surface parking lots to housing.

The Sector Plan identified the Subject Property as a potential housing site (Figure 18). The Application proposes a new mixed-use project with up to 360 multifamily residential units with 15% on-site MPDUs, offering housing opportunities proximate to the numerous transit options of downtown Silver Spring. The Application meets the Sector Plan's housing objective.

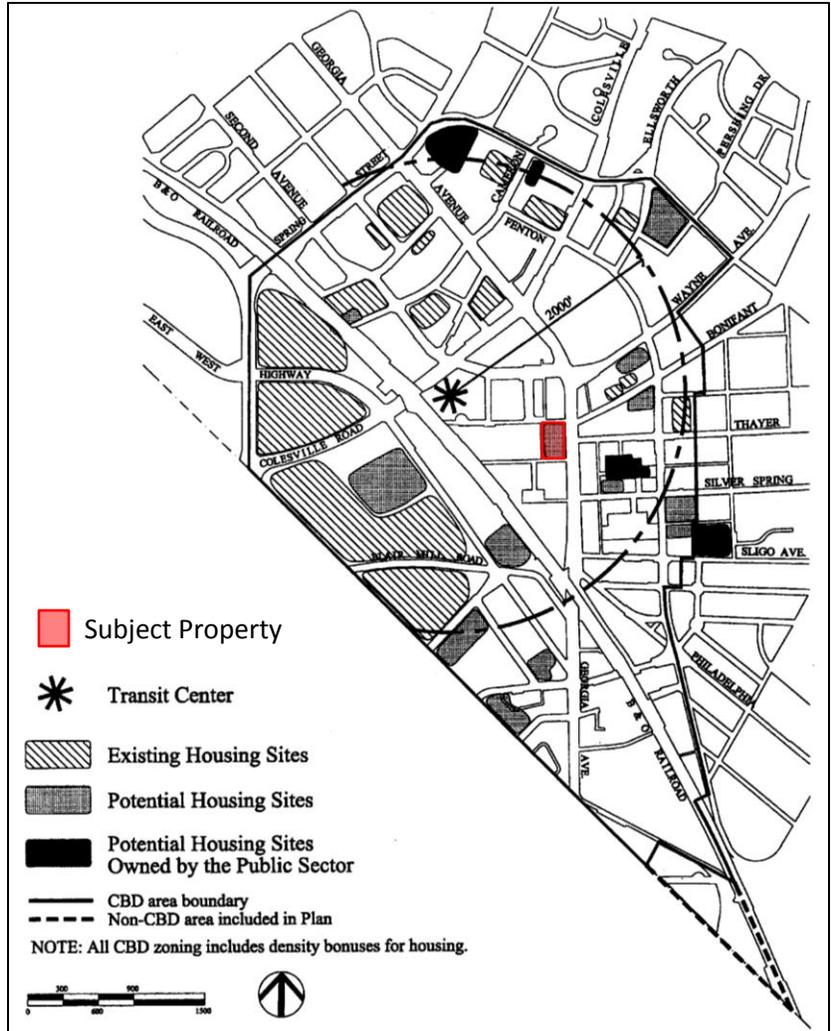


Figure 18-Residential Downtown

Historic Resources

The Application includes development of the former Silver Spring National Bank located at 8252 Georgia Avenue, which does not have a historic designation. Staff would also like to clarify that on page 139 of the Sector Plan, on Map 42, the Silver Spring Post Office is incorrectly located on the Subject Property. The correct location is a block north of the Subject Property.

Community Outreach

The Applicant has met all signage, noticing, and submission meeting requirements. On July 17, 2014, the Applicant held a pre-submittal public meeting at the Silver Spring Civic Building. Staff received correspondence from the Silver Spring Historical Society and East Silver Spring Citizen’s Association that contributed to the deferral of the original design, but Staff has not received any new correspondence regarding the recent February revised submittal.

SECTION 4: PROJECT ANALYSIS AND FINDINGS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF or LSC Zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, heights and anticipated uses, the locations of open and public use spaces, the general circulation patterns for all modes of transportation, an estimated range of peak hour trips and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Preliminary and Site Plan review. Section 59-7.3.3E of the Zoning Ordinance states: “To approve a sketch plan the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at site plan. The sketch plan must:”

1. *meet the objectives, general requirements, and standards of this Chapter;*

The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Data Table below:

Project Data Table for the CR5.0 C4.0 R4.75 H200’T Zone		
Development Standard Section 59 – 4.5.4	Permitted/Required	Proposed
Gross Tract Area (sf)	n/a	60,812
Maximum Density (CR) Non-residential (C) Residential (R)¹	5.0 FAR (304,060 sf) 4.0 FAR (243,248 sf) 4.75 FAR (288,857 sf)	Up to 6.03 FAR (367,147 sf)² Up to 0.28 FAR (17,300 sf) Up to 5.75 FAR (349,847 sf)
Building Height (feet)	200 ³	Up to 200’ on Bonifant Street Up to 175’ on Georgia Avenue
Minimum Public Open Space (%)	5% (1,781 sf)	5% (1,781 sf)
Parking spaces (§59-6.2.4) Multi-family Restaurant Retail/service establishment	Minimum 1 space/unit; Maximum 1 space/studio, 1.25 space/one bedroom, 1.5/two bedroom Minimum 4 space/1,000 sf of patron use; Maximum 12 space/1,000 sf of patron use Minimum 3.5 space/1,000 sf GLA; Maximum 6 space/1,000 sf of GLA	TBD at Site Plan TBD at Site Plan TBD at Site Plan

¹ As noted previously, pursuant to Section 59-4.5.2.C.2 of the Zoning Ordinance, for CR zoned properties designated with a “T”, residential density may be increased above the number following the R on the zoning map in proportion to any MPDU density bonus achieved under Chapter 25A of the County Code for providing more than 12.5% of the residential units as MPDUs, and total density may be increased above the number following the zoning classification on the zoning map by an amount equal to the residential bonus density achieved.

² The Application utilizes the optional method of development to develop the Property with up to the maximum density (6.037 FAR, with up to 5.75 FAR in residential uses and up to 0.28 FAR in non-residential uses (retail and/or restaurant) and the maximum height (200 feet) permitted for the Property under the CR Zone and Ripley District Overlay Zone (including as the result of provision of 15% MPDUs and the accompanying 22% residential density bonus). Final density and final building heights will be determined at the time of Site Plan.

³ Section 59-4.9.9 of the Zoning Ordinance contains the provisions applicable to properties located in the Ripley/South Silver Spring Overlay Zone. Section 59-4.9.9.C.1.b provides that the Planning Board may approve a maximum building height of 200 feet in any CR optional method development project that provides ground-floor retail, as this Project does.

The Application will provide the minimum required number of bicycle parking spaces for residents and visitors, and commuter shower/change facilities within the building to be determined at the time of Site Plan. The number of parking spaces will also be determined at Site Plan based on the number of residential dwelling units.

- a) *Implement the recommendations of applicable master plans.*

Land Use and Zoning

The Ripley District is envisioned as a revitalized, mixed-use district with its primary focal point a high-density commercial development. The Sketch Plan provides a mixed-use, high-rise residential development with ground-floor retail or other non-residential uses. The Project provides up to 360 multi-family residential units (with final unit count and unit mix to be determined at Site Plan) with 15% on-site MPDUs and up to 17,300 square feet of non-residential uses.

Although the Sector Plan called for a new inter-connected street system, it did not propose any new streets to be constructed through the Property. The Sector Plan also calls for facilitating improvements to the character of Georgia Avenue and the Project will improve upon the existing street frontages of Georgia Avenue and Bonifant Street, providing an enhanced pedestrian environment through setbacks for a wider sidewalk and streetscaping features. All loading and vehicular access will be from the alley on the west side of the Property.

The Sector Plan also called for addressing obstacles to development that include small parcels not suitable for a combination of building floor area and required open space, and the reduction of available building area due to dedication of the Metropolitan Branch Trail. The Applicant has assembled the Property by acquiring a number of small parcels in the Ripley District. While the Project is not located adjacent to the Metropolitan Branch Trail, the Applicant anticipates the significant number of residents who will take advantage of the nearby bicycle facilities and trails, and will provide a bicycle-only access into the Property from the alley on the west side of the building.

Although the 2000 Sector Plan calls to retain the CBD-2 Zone on parcels currently zoned CBD-2 and rezone all CBD-R2 properties in the Ripley District to CBD-2, the Property was rezoned through the Zoning Ordinance rewrite to CR-5.0, C-4.0, R-4.75, H-200T and Ripley/South Silver Spring Overlay Zone, effective October 31, 2014. The intent of the CBD-2 zoning was to encourage redevelopment near the Transit Center by allowing more commercial density in response to the current market (in 2000), but also provide the flexibility for both commercial or residential high-rises, or mixed use projects. The Project will be a mixed-use, high-rise residential development with ground-floor non-residential uses under the optional method of development, which satisfies the intent of the CBD-2 Zone, the Ripley/South Silver Spring Overlay Zone and the current CR Zone.

The Application conforms to the Sector Plan recommendations for Land Use and Zoning.

Urban Design

The Sector Plan also provides urban design goals and guidelines for future development in the Ripley District:

- *Make connections to the proposed Transit Center, the Capital Crescent Metropolitan Branch Trail, and other CBD facilities and neighborhoods.*

The Property is located approximately 1,000 feet east of the Silver Spring Transit Center, and within two blocks of the Metropolitan Branch Trail. The Project facilitates pedestrian access to and from these and other CBD facilities with its wider sidewalks along the Georgia Avenue and Bonifant Street frontages, to be improved to the Silver Spring streetscape standard. In addition, the Project includes access for bicyclists either residing at or visiting the Property, with a designated bicycle access point on the west side of the Property off the public alley. With easy access to two Purple Line stations (the SSTC and the proposed Library Station), residents and visitors to the site will have improved connection to these CBD facilities and neighborhoods that surround them.

- *Incorporate one or more recreational facilities sized and programmed to meet community interests, and that make use of their urban location.*

The Project's public plaza at the corner of Georgia Avenue and Bonifant Street provides the opportunity for a sitting and gathering space. In addition, the Project will provide recreational facilities and amenities for its residents such as a rooftop pool and fitness center.

- *Create open spaces designed to form a new image for this neighborhood, and contribute to an improved visual quality along Georgia Avenue.*

The Applicant will improve the Georgia Avenue streetscape through a significant setback of the building from the curb and with the Silver Spring standard streetscape improvement along the length of the Property. Outdoor seating options for the ground-floor retail or restaurant uses could activate this frontage. In addition, the public plaza at the corner of Georgia Avenue and Bonifant Street would improve the visual quality of Georgia Avenue as vehicles and pedestrians pass by.

- *Building heights along Georgia Avenue should contribute to an attractive and coherent street.*
 - *At the building line, limit height to 90 feet, consistent with height limits on the east side of Georgia Avenue.*
 - *The building may step back and its height may be increased up to 143 feet, provided that the building is contained within a 2:1 slope.*

The Project proposes to hold the street edges of Georgia Avenue and Bonifant Street to create an L-shaped building, which is comprised of two major masses at varying heights set atop a base level that meet at the Georgia Avenue and Bonifant Street corner.

To contribute to an attractive and coherent street, the building design modulates its massing to break down the overall scale of the building. The massing along Georgia Avenue is lower and set back to transition towards Fenton Village and the surrounding neighborhoods on the east side of Georgia Avenue. At the retail base of the building, a low two- to three-story volume of approximately 35 feet in height brings the building forward to the property line

along Georgia Avenue to create a more pedestrian scale and relate to the surrounding retail buildings. Above this, the primary mass of the building steps back approximately 12 feet, de-emphasizing the overall building height and enhancing compatibility with the buildings across Georgia Avenue. At 145 feet, the building steps back again along both Georgia Avenue and the southern facade facing Pyramid Atlantic and Ripley Street. These step-backs further break down the massing along Georgia Avenue, particularly as viewed from the south. The Project also provides an offset roofline, with the Bonifant Street side rising to approximately 200 feet and along the Georgia Avenue frontage stepping down to approximately 175 feet.

The Project is also compatible with building heights of the recently constructed Solaire Silver Spring and Eleven55 Ripley projects directly to the west and the recently approved Ripley II Sketch Plan, all three projects located in the Ripley District. Both the Solaire Silver Spring and Eleven55 Ripley projects were designed and constructed in ways that addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan. In February 2015, the Planning Board found that the Ripley II Sketch Plan project addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan.

While the design does not strictly adhere to this last urban design guideline, the Applicant has strived to meet the intent of Sector Plan design guidelines through articulation of the massing, vertical and horizontal step-backs, and varying heights. The modulated building massing will provide open space and relate to the surrounding uses and character of the neighborhood. The building step-backs along Georgia Avenue will enhance access to light and air, preventing a “canyon effect” along the Georgia Avenue corridor. The Applicant has provided a significant setback of the building along Georgia Avenue to provide a wider sidewalk, more pleasant pedestrian experience, and opportunities for outdoor seating for retail or restaurant uses. Given the Applicant’s efforts to achieve compatible relationships with adjoining development and neighborhoods, to maximize housing opportunities in the Ripley District, to create open spaces designed to form a new image for this neighborhood, and to contribute to an improved visual quality along Georgia Avenue, Staff believes that the Project achieves the intent of the Sector Plan’s urban design recommendations.

Housing

The housing objective of the Sector Plan is to develop new residential projects to provide housing and encourage maintenance of existing housing, creating Silver Spring as an even more desirable residential market. The Sector Plan identified the Subject Property as a housing site. The Application provides a new mixed-use project with up to 360 multi-family residential units with 15% on-site MPDUs, offering housing opportunities proximate to the numerous transit options of downtown Silver Spring. The Application meets the Sector Plan housing objective.

Historic Resources

The Sector Plan did not recommend designation of the Subject Property as historic. However, the Application includes development of the former Silver Spring National Bank located at 8252 Georgia Avenue, which does not have a historic designation.

- b) *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

The Property is currently comprised of vacant lots and existing aging buildings. The Project will

redevelop the lots and existing single-use buildings on the site with a higher-density mixed-use development with underground parking to maximize residential development within a quarter mile from the Silver Spring Metro and the planned Purple Line. The Project includes ground-floor non-residential uses, upper level residential units, public open space and residential amenity space. The Project meets the objective of this finding.

- c) *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Project encourages such development by proposing market-rate residential units in a variety of unit types (studios, one- and two-bedrooms) as well as 15% MPDUs, offering housing opportunities for a range of incomes proximate to the numerous transit options of downtown Silver Spring. The non-residential uses (retail and/or restaurant) on the ground floor provide commercial services for the residents and surrounding neighborhood. The Project facilitates all modes of transit – pedestrian, bicycle, and vehicular, proximate to the Purple Line and the SSTC. It will provide wide sidewalks along Georgia Avenue and Bonifant Street for pedestrian passage and comfort as well as a public plaza at the corner of Georgia Avenue and Bonifant Street. The Project provides a separate access point for bicycles and will provide vehicular parking and loading access to meet market demands. The Project does not propose any parking between the building and the street frontages.

- d) *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Project will provide a mix of uses on-site, including a significant amount of new residential development and ground floor retail with a building height of up to 175 feet on Georgia Avenue and up to 200 feet on Bonifant Street, as allowed in the CR-5.0, C-4.0, R-4.75, H-200T zone. Adjacent building heights and uses in the Ripley District, west of the Property, include the recently completed Eleven55 Ripley and Solaire Silver Spring to the west and southwest, with heights up to 200 feet and the recently approved Ripley II Sketch Plan with a height of up to 200 feet. Directly on the east side of Georgia Avenue, are existing one-two story retail/commercial buildings and two projects that have just begun or are soon to begin construction: Bonifant at Silver Spring and Studio Plaza, both with a height limit of 110 feet.

To further enhance the pedestrian experience and soften the height of the building, the Project incorporates low two- to three-story volumes along both the Georgia Avenue and Bonifant Street frontages at the retail base, providing setbacks at the street level. This feature brings the building to a more pedestrian scale at the street level and better relates to the surrounding retail buildings. In addition, a second step-back on the Georgia Avenue facade occurs at approximately the 145-foot level, with an additional step-back on the south façade at the 145-foot level. These step-backs further break down the massing of the building along Georgia Avenue. In addition, the Project will provide an offset roofline, with the roofline of the Bonifant Street façade rising to approximately 200 feet and the roofline of the Georgia Avenue frontage stepping down to approximately 175 feet to transition toward Fenton Village and the surrounding neighborhoods on the east side of Georgia Avenue.

The Project's building heights are appropriate at this location and ensure compatible relationships with adjoining neighborhoods, and therefore meets the finding.

- e) *Integrate an appropriate balance of employment and housing opportunities.*

The Project will help to meet the need for additional housing options in the Ripley District. The mixed-use development will provide more residents to patronize local businesses, and strengthen the Ripley District as a revitalized, mixed-use district. Additionally, providing more housing stock in the CBD provides greater opportunities for employment, a fundamental ingredient for the “smart growth” promoted by the previous CBD zones. The Project provides a variety of housing options through provision of both market-rate units and MPDUs in an array of unit sizes. In addition, the Project provides non-residential uses such as retail and/or restaurant.

- f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Project will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit.

2. *substantially conform with the recommendations of the applicable master plan;*

As discussed earlier in the findings, the Project provides the diversity of housing, connectivity improvements, and will create an open space that will contribute to an improved visual quality along Georgia Avenue. In addition, the Applicant will design the Georgia Avenue façade with articulation in building massing, step-backs, and heights, which achieves many of the same objectives accomplished by building step-back. The Project conforms to the intent and recommendations of the Sector Plan.

3. *satisfy any development plan or schematic development plan in effect on October 29, 2014;*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *achieve compatible internal and external relationships between existing and pending nearby development;*

The building is compatible in height and scale with the recent development in the Ripley District. The Project will provide a 200-foot building height on Bonifant Street, with the building stepping down in height to 175 feet on Georgia Avenue. The massing of the building will provide ample open space and setbacks to relate to the surrounding uses and character and the building step-backs along Georgia Avenue will ensure adequate light and air and preventing a “canyon effect” along the Georgia Avenue corridor. The Project is also compatible with building heights of the recently constructed Solaire Silver Spring and Eleven55 Ripley projects directly to the west and the recently approved Ripley II Sketch Plan, all three projects located in the Ripley District. The building provides an appropriate transition to adjoining neighborhoods as recommended with the urban design goals and guidelines in the Sector Plan. The Project achieves compatible internal and external relationships between existing and pending nearby development.

5. *provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Project appropriately locates activating pedestrian uses along the Georgia Avenue and Bonifant Street frontages, including the residential entrance, the public plaza, and wide streetscapes with the Silver Spring standard streetscaping. The public alley on the west side of the Property appropriately

functions for vehicular access (cars and bicycles will each have their own designated access point) and loading.

6. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

The Application includes public benefits that address the general incentive and density considerations required by Section 59-4.7.1.B. The public benefits:

- a. Take into consideration “the recommendations of the applicable master plan” by providing the diversity of housing, structured parking, general sustainability measures, and connectivity improvements;
- b. Meet “the CR Zone Incentive Density Implementation Guidelines” by providing the proper calculations and criteria for each public benefit;
- c. Meet “any design guidelines adopted for the applicable master plan area” by providing connectivity improvements, and articulation in building massing, heights and step-backs which achieves the objectives of the design guidelines;
- d. Are appropriate for “the size and configuration of the site” by improving the existing configuration of surface parking lots and replacing them with structured parking close to transit;
- e. Adequately address “the relationship of the site to adjacent properties” by designing the building at an appropriate scale that complements and enhances the existing character of the area;
- f. Consider “the presence or lack of similar public benefits nearby” through the provision of affordable housing, environmental benefits, and upgraded pedestrian connections, all of which are currently needed in this area; and
- g. Provide “enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit” which will be developed and assessed during Preliminary and Site Plan reviews.

Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Recommended
59-4.7.3B: Transit Proximity	40	40	40
59-4.7.3C: Connectivity and Mobility			
Minimum Parking	10	9	9
Trip Mitigation	20	10	10
Way-finding	10	5	5
59-4.7.3D: Diversity of Uses and Activities			
Affordable Housing (MPDUs)	No limit	30	30
59-4.7.3E: Quality of Building and Site Design			
Structured Parking	20	20	20
Tower Step-back	10	5	5
59-59-4.7.3F: Protection and Enhancement of the Natural Environment			
Building Lot Terminations	30	9	9
Cool Roof	10	5	5
Energy Conservation and Generation	15	10	10
Recycling Facility Plan	10	5	5
Vegetated Roof	10	7.5	7.5
TOTAL	205	155.5	155.5

Transit Proximity

The Property is located within one-quarter mile of the Silver Spring Transit Center (and Metro Station). Staff supports the Applicant's request for 40 points as suggested in the *2012 Commercial/Residential Zones Incentive Density Implementation Guidelines* (CR Guidelines).

Connectivity and Mobility

Minimum Parking: The Applicant proposes to provide fewer than the maximum number of parking spaces permitted under the Zoning Ordinance, and at this time anticipates achieving 9 points. Staff supports the Applicant's request.

Trip Mitigation: The Applicant will enter into a binding Traffic Mitigation Agreement to reduce the number of weekday morning and evening peak hour trips to the site in excess of any other regulatory requirement and the agreement must result in a reduction of at least 50% for trips attributable to the site. Staff supports the Applicant's request of 10 points.

Way-finding: The Applicant requests 5 points for providing a way-finding system that orients pedestrians and cyclists to transit facilities, the nearby Metropolitan Branch Trail, and public use and open spaces. Further details and refinement to be provided at the time of Site Plan. Staff supports the Applicant's request.

Diversity of Uses and Activities

Affordable Housing: The Applicant requests 30 points for providing 15% of the multi-family units as MPDUs. The incentive density points for MPDUs are calculated as a percentage of the total number of dwelling units (assuming 360 multi-family units). The Applicant's initial estimate of providing 54 MPDUs yields 30 points. Final number of MPDU units to be determined at Site Plan. Staff supports the Applicant's request.

Quality of Building and Site Design

Structured Parking: The Applicant requests 20 points for structured parking for the parking that will be below grade. The Application proposes all parking spaces to be provided in a below-ground parking garage with final parking counts to be determined at Site Plan. Staff supports 20 points for this benefit.

Tower step-back: Up to 10 points can be granted for stepping back a building's upper floors by a minimum of six feet behind the first floor façade and must begin at a height no greater than 72 feet. A low two- to three-story volume, up to approximately 35 feet in height at the retail base, brings the building forward to the property line along Georgia Avenue and Bonifant Street to create a more pedestrian scale and relate to the surrounding retail buildings. At the top of the two- to three-story volume, the building steps back approximately 12 feet. The Applicant is requesting 5 points for the tower-step back. Staff supports 5 points for this benefit.

Protection and Enhancement of the Natural Environment

BLTs: Up to 30 points can be granted for the purchase of Building Lot Termination (BLT) easements or payment to the Agricultural Land Preservation Fund (ALPF). The Applicant proposes the purchase of BLT easements for the requisite 9 public benefit points. Staff supports this request.

Cool Roof: The Application proposes to provide a cool roof with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum of SRI of 25 for slopes above 2:12, thus achieving 5 points in this public benefit category. The final layout will be determined at the time of Site Plan and Staff supports 5 points for this benefit.

Energy Conservation and Generation: Up to 15 points can be granted for constructing buildings that exceed the energy-efficiency standards for the building type by 17.5% for new building. The Project is being designed to exceed the energy efficiency standards for its building type by 17.5%, through such features as a centralized mechanical system, energy efficient lighting, and low-flow plumbing fixtures. The Applicant anticipates achieving 10 points in this public benefit category with further details and refinement to be provided at the time of Site Plan. Staff supports the Applicant's request.

Recycling Facility Plan: Up to 10 points may be granted for providing a recycling facility plan to be approved as part of the site plan and must comply with the Montgomery County Executive Regulation 15-04AM or Montgomery County Executive Regulation 18-04. In addition, per Zoning Ordinance Section 59-4.7.1.B, granting points as a public benefit for any amenity or project feature otherwise required by law is prohibited. The Application proposes a recycling facility plan, which is required by law, but at the time of Site Plan, the Applicant will have to provide justification on how the development exceeds the requirements of Montgomery County Executive Regulation 15-04 AM to achieve the 5 points proposed in this public benefit category. Staff supports the Applicant's request at this time.

Vegetated Area: The Applicant requests 7.5 points for the installation of plantings in a minimum of 12 inches of soil, covering at least 5,000 square feet. The CR Guidelines recommends 5 points for development that meets the Zoning Ordinance requirements with areas not part of the required public use space or open space used for incentive density. Areas within stormwater management easements may not be counted either. The Project will include a courtyard lawn on the second level and the lawn will encompass approximately 9,000 square feet, of which approximately 7,200 square feet, or 80%, will be vegetated with soil depths of at least 12 inches. Staff supports this request.

7. *establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project will be built in one phase.

CONCLUSION

The Sketch Plan Application satisfies the findings under Section 59-4.5.4 of the Zoning Ordinance and substantially conforms to the recommendations of the 2000 *Silver Spring CBD Sector Plan* and Ripley/South Silver Spring Overlay Zone. Therefore, Staff recommends approval of the Sketch Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

- A. ZTA 07-14
- B. December 1, 2014 Staff Report
- C. FCP Exemption Letter
- D. Sector Plan pages
- E. Applicant's revised Justification letter
- F. Agency Letters



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 15-31
Sketch Plan No. 320150010
Ripley East
Date of Hearing: March 26, 2015

APR 9 2015

RESOLUTION

WHEREAS, under Section 59-C-15.42 of the Montgomery County Code the Montgomery County Planning Board ("Planning Board" or "Board") is authorized to review sketch plan applications; and

WHEREAS, on September 15, 2014, Diamondback Investors, LLC ("Applicant") filed an application for approval of a sketch plan for construction of a mixed-use project with up to 349,847 square feet of residential development and up to 17,300 square feet of non-residential uses on 1.40 acres of CR 5.0: C 4.0, R 4.75, H 200T-zoned land, located at the southwest corner of Georgia Avenue and Bonifant Street ("Subject Property") in the Ripley/South Silver Spring Overlay Zone, Silver Spring CBD Sector Plan area ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320150010, Ripley East ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 1, 2014, setting forth its analysis and recommendation for denial of the Application; and

WHEREAS, on December 11, 2014, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the December 11 hearing, the Applicant requested, and the Planning Board granted, a deferral to allow the address the concerns raised in the December 1 staff report; and

WHEREAS, on February 3, 2015, the Applicant submitted revised plans; and

Approved as to
Legal Sufficiency:

WHEREAS, following further review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated March 13, 2015, setting forth its analysis of the revised plans and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on March 26, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain binding elements and conditions, by the vote certified below;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320150010, Ripley East, for construction of up to 349,847 square feet of residential development and up to 17,300 square feet of non-residential uses on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.B of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public use space;
4. General location of vehicular access points; and
5. Public benefits.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum total density of 367,147 square feet. The maximum number and distribution of residential dwelling units and amount of non-residential uses will be determined at Site Plan.

2. Height

- a. Under the Sketch Plan, the massing on the Bonifant Street frontage, including the side facing Georgia Avenue is limited to a maximum height of 200 feet, as

¹ For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

measured from the building height measuring point at the middle of the front of the building along Bonifant Street.

- b. The primary massing on the Georgia Avenue frontage is limited to 175 feet, as measured from the building height measuring point at the middle of the front of the building along Bonifant Street.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59-7.3.3.1 at the time of Site Plan. The requirements of Division 59-4.7.1 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit proposed. Final points will be established at Site Plan approval.

- a. Transit Proximity, achieved through location within one-quarter mile of the Silver Spring Transit Center;
- b. Connectivity and Mobility, achieved through minimum parking, trip mitigation and way finding;
- c. Diversity of Uses and Activities, achieved through affordable housing;
- d. Quality of Building and Site Design, achieved through structured parking and tower step-back; and
- e. Protection and Enhancement of the Natural Environment achieved through building lot terminations, cool roof, energy conservation and generation, a recycling facility plan, and vegetated area.

4. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

5. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 15% MPDUs. The development must provide MPDUs in accordance with Chapter 25A.

6. Future Coordination for Preliminary and Site Plan

In addition to any other requirements for preliminary plans under Chapter 50 and site plans under Chapter 59, the following must be addressed when filing a preliminary or site plan:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- d. Implementation of transportation improvements;
- e. Consideration of building-to-street interface to maximize activation and safety;

- f. Focus on energy efficiency in building design features;
- g. Noise analysis;
- h. Dedication along Bonifant Street; and
- i. Traffic Mitigation Agreement.

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of § 59-7.3.3.E, the Planning Board finds that as conditioned herein the elements of the Sketch Plan shown on the revised plans are appropriate in concept and appropriate for further review at site plan. Specifically, the Planning Board FINDS the Sketch Plan:

1. *meets the objectives, general requirements, and standards of Division 59-4.5;*

The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Data Table below:

Project Data Table for the CR5.0 C4.0 R4.75 H200'T Zone		
Development Standard Section 59 – 4.5.4	Permitted/Required	Approved
Gross Tract Area (sf)	n/a	60,812
Maximum Density (CR) Non-residential (C) Residential (R)²	5.0 FAR (304,060 sf) 4.0 FAR (243,248 sf) 4.75 FAR (288,857 sf)	Up to 6.03 FAR (367,147 sf)³ Up to 0.28 FAR (17,300 sf) Up to 5.75 FAR (349,847 sf)
Building Height (feet)	200 ⁴	Up to 200' on Bonifant Street Up to 175' on Georgia Avenue

² As noted previously, pursuant to Section 59-4.5.2.C.2 of the Zoning Ordinance, for CR zoned properties designated with a "T", residential density may be increased above the number following the R on the zoning map in proportion to any MPDU density bonus achieved under Chapter 25A of the County Code for providing more than 12.5% of the residential units as MPDUs, and total density may be increased above the number following the zoning classification on the zoning map by an amount equal to the residential bonus density achieved.

³ The Application utilizes the optional method of development to develop the Property with up to the maximum density (6.037 FAR, with up to 5.75 FAR in residential uses and up to 0.28 FAR in non-residential uses (retail and/or restaurant) and the maximum height (200 feet) permitted for the Property under the CR Zone and Ripley District Overlay Zone (including as the result of provision of 15% MPDUs and the accompanying 22% residential density bonus). Final density and final building heights will be determined at the time of Site Plan.

⁴ Section 59-4.9.9 of the Zoning Ordinance contains the provisions applicable to properties located in the Ripley/South Silver Spring Overlay Zone. Section 59-4.9.9.C.1.b provides that the Planning Board may approve a maximum building height of 200 feet in any CR optional method development project that provides ground-floor retail, as this Project does.

Minimum Public Open Space (%)	5% (1,781 sf)	5% (1,781 sf)
Parking (spaces)		
Multi-family	Minimum 1 space/unit; Maximum 1 space/studio, 1.25 space/one bedroom, 1.5/two bedroom	TBD at Site Plan
Restaurant	Minimum 4 space/1,000 sf of patron use; Maximum 12 space/1,000 sf of patron use	TBD at Site Plan
Retail/service establishment	Minimum 3.5 space/1,000 sf GLA; Maximum 6 space/1,000 sf of GLA	TBD at Site Plan

The Application will provide the minimum required number of bicycle parking spaces for residents, visitors, and commuter shower/change facilities within each building at the time of Site Plan. The number of parking spaces will be determined at Site Plan based on the number of residential dwelling units.

The Sketch Plan meets the objectives of Section 59-4.5.1A quoted below; specifically, the development as approved will:

- a. *“Implement the policy recommendations of applicable master plan”;*

Land Use and Zoning

The Ripley District is envisioned as a revitalized, mixed-use district with its primary focal point a high-density commercial development. The Sketch Plan provides a mixed-use development with both high-rise residential uses and ground-floor retail or other non-residential uses. The Project provides up to 360 multi-family residential units (with final unit count and unit mix to be determined at Site Plan) with 15% on-site MPDUs and up to 17,300 square feet of non-residential uses.

Although the Sector Plan called for a new interconnected street system, it did not propose any new streets to be constructed through the Property. The Sector Plan also calls for facilitating improvements to the character of Georgia Avenue and the Project will improve upon the existing street frontages of Georgia Avenue and Bonifant Street, providing an enhanced pedestrian environment through setbacks for a wider sidewalk and streetscaping features. All loading and vehicular access will be from the alley on the west side of the Property.

The Sector Plan also called for addressing obstacles to development that include small parcels not suitable for a combination of building floor area and required open space, and the reduction of available building area due

to dedication of the Metropolitan Branch Trail. The Applicant has assembled the Property by acquiring a number of small parcels in the Ripley District. While the Project is not located adjacent to the Metropolitan Branch Trail, the Applicant anticipates the significant number of residents who will take advantage of the nearby bicycle facilities and trails, and will provide a bicycle-only access into the Property from the alley on the west side of the building.

Although the 2000 Sector Plan calls to retain the CBD-2 Zone on parcels currently zoned CBD-2 and rezone all CBD-R2 properties in the Ripley District to CBD-2, the Property was rezoned through the Zoning Ordinance rewrite to CR-5.0, C-4.0, R-4.75, H-200T and Ripley Overlay Zone, effective October 31, 2014. The intent of the CBD-2 zoning was to encourage redevelopment near the Transit Center by allowing more commercial density in response to the current market (in 2000), but also provide the flexibility for both commercial or residential high-rises, or mixed use projects. The Project will be a mixed-use, high-rise residential development with ground-floor non-residential uses under the optional method of development, which satisfies the intent of the CBD-2 Zone, the Ripley/South Silver Spring Overlay Zone and the current CR Zone.

The Application conforms to the Sector Plan recommendations for Land Use and Zoning.

Urban Design

The Sector Plan also provides urban design goals and guidelines for future development in the Ripley District:

- *Make connections to the proposed Transit Center, the Capital Crescent Metropolitan Branch Trail, and other CBD facilities and neighborhoods.*

The Property is located approximately 1,000 feet east of the Silver Spring Transit Center, and within two blocks of the Metropolitan Branch Trail. The Project facilitates pedestrian access to and from these and other CBD facilities with its wider sidewalks along the Georgia Avenue and Bonifant Street frontages, to be improved to the Silver Spring streetscape standard. In addition, the Project includes access for bicyclists either residing at or visiting the Property, with a designated bicycle access point on the west side of the Property off the public alley. With easy access to two Purple Line stations (the SSTC and the proposed Library Station), residents and visitors to the site will

have improved connection to these CBD facilities and neighborhoods that surround them.

- *Incorporate one or more recreational facilities sized and programmed to meet community interests, and that make use of their urban location.*

The Project's public plaza at the corner of Georgia Avenue and Bonifant Street provides the opportunity for a sitting and gathering space. In addition, the Project will provide recreational facilities and amenities for its residents such as a rooftop pool and fitness center.

- *Create open spaces designed to form a new image for this neighborhood, and contribute to an improved visual quality along Georgia Avenue.*

The Applicant will improve the Georgia Avenue streetscape through a significant setback of the building from the curb and with the Silver Spring standard streetscape improvement along the length of the Property. Outdoor seating options for the ground-floor retail or restaurant uses could activate this frontage. In addition, the public plaza at the corner of Georgia Avenue and Bonifant Street would improve the visual quality of Georgia Avenue as vehicles and pedestrians pass by.

- *Building heights along Georgia Avenue should contribute to an attractive and coherent street.*
 - *At the building line, limit height to 90 feet, consistent with height limits on the east side of Georgia Avenue.*
 - *The building may step back and its height may be increased up to 143 feet, provided that the building is contained within a 2:1 slope.*

The Project will hold the street edges of Georgia Avenue and Bonifant Street to create an L-shaped building, which is comprised of two major masses at varying heights set atop a base level that meet at the Georgia Avenue and Bonifant Street corner.

To contribute to an attractive and coherent street, the building design modulates its massing to break down the overall scale of the building. The massing along Georgia Avenue is lower and set back to transition towards Fenton Village and the surrounding neighborhoods on the east side of Georgia Avenue. At the retail base of the building, a low two- to three-story volume of approximately 35 feet in height brings the building forward to the property line along Georgia Avenue to create a

more pedestrian scale and relate to the surrounding retail buildings. Above this, the primary mass of the building steps back approximately 12 feet, de-emphasizing the overall building height and enhancing compatibility with the buildings across Georgia Avenue. At 145 feet, the building steps back again along both Georgia Avenue and the southern facade facing Pyramid Atlantic and Ripley Street. These step-backs further break down the massing along Georgia Avenue, particularly as viewed from the south. The Project also provides an offset roofline, with the Bonifant Street side rising to approximately 200 feet and along the Georgia Avenue frontage stepping down to approximately 175 feet.

The Project is also compatible with building heights of the recently constructed Solaire Silver Spring and Eleven55 Ripley projects directly to the west and the recently approved Ripley II Sketch Plan, all three projects located in the Ripley District. Both the Solaire Silver Spring and Eleven55 Ripley projects were designed and constructed in ways that addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan. In February 2015, the Planning Board found that the Ripley II Sketch Plan project addressed the intent of the Sector Plan, but did not adhere strictly to the step-back language of the Sector Plan.

While the design does not strictly adhere to this last urban design guideline, the Applicant has strived to meet the intent of Sector Plan design guidelines through articulation of the massing, vertical and horizontal step-backs, and varying heights. The modulated building massing will provide open space and relate to the surrounding uses and character of the neighborhood. The building step-backs along Georgia Avenue will enhance access to light and air, preventing a "canyon effect" along the Georgia Avenue corridor. The Applicant has provided a significant setback of the building along Georgia Avenue to provide a wider sidewalk, more pleasant pedestrian experience, and opportunities for outdoor seating for retail or restaurant uses. Given the Applicant's efforts to achieve compatible relationships with adjoining development and neighborhoods, to maximize housing opportunities in the Ripley District, to create open spaces designed to form a new image for this neighborhood, and to contribute to an improved visual quality along Georgia Avenue, the Project achieves the intent of the Sector Plan's urban design recommendations.

Housing

The housing objective of the Sector Plan is to develop new residential projects to provide housing and encourage maintenance of existing housing, creating Silver Spring as an even more desirable residential market. The Sector Plan identified the Subject Property as a housing site. The Application provides a new mixed-use project with up to 360 multi-family residential units with 15% on-site MPDUs, offering housing opportunities proximate to the numerous transit options of downtown Silver Spring. The Application meets the Sector Plan housing objective.

Historic Resources

The Sector Plan did not recommend designation of the Subject Property as historic. However, the Application includes development of the former Silver Spring National Bank located at 8252 Georgia Avenue, which does not have a historic designation.

- b. *“Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.”*

The Property is currently comprised of vacant lots and existing aging buildings. The Project will redevelop the lots and existing single-use buildings on the site with a higher-density mixed-use development with underground parking to maximize residential development within a quarter mile from the Silver Spring Metro and the planned Purple Line. The Project includes ground-floor non-residential uses, upper level residential units, public open space and residential amenity space. The Project meets the objective of this finding.

- c. *“Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.”*

The Project encourages such development by proposing market-rate residential units in a variety of unit types (studios, one- and two-bedrooms) as well as 15% MPDUs, offering housing opportunities for a range of incomes proximate to the numerous transit options of downtown Silver Spring. The non-residential uses (retail and/or restaurant) on the ground floor provide commercial services for the residents and surrounding neighborhood. The Project facilitates all modes of transit – pedestrian, bicycle, and vehicular, proximate to the Purple Line and the SSTC. It will provide wide sidewalks along Georgia Avenue and Bonifant Street for pedestrian passage and comfort as well as a large public plaza at the corner of Georgia Avenue and Bonifant Street. The Project provides a

separate access point for bicycles and will provide vehicular parking and loading access to meet market demands. The Project does not propose any parking between the building and the street frontages.

- d. *“Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhood.”*

The Project will provide a mix of uses on-site, including a significant amount of new residential development and ground floor retail with a building height of up to 175 feet on Georgia Avenue and up to 200 feet on Bonifant Street, as allowed in the CR-5.0, C-4.0, R-4.75, H-200T zone. Adjacent building heights and uses in the Ripley District, west of the Property, include the recently completed Eleven55 Ripley and Solaire Silver Spring to the west and southwest, with heights up to 200 feet and the recently approved Ripley II Sketch Plan with a height of up to 200 feet. Directly on the east side of Georgia Avenue, are existing one-two story retail/commercial buildings and two projects that have just begun or are soon to begin construction: Bonifant at Silver Spring and Studio Plaza, both with a height limit of 110 feet.

To further enhance the pedestrian experience and soften the height of the building, the Project incorporates low two- to three-story volumes along both the Georgia Avenue and Bonifant Street frontages at the retail base, providing setbacks at the street level. This feature brings the building to a more pedestrian scale at the street level and better relates to the surrounding retail buildings. In addition, a second step-back on the Georgia Avenue facade occurs at approximately the 145-foot level, with an additional step-back on the south façade at the 145-foot level. These step-backs further break down the massing of the building along Georgia Avenue. In addition, the Project will provide an offset roofline, with the roofline of the Bonifant Street façade rising to approximately 200 feet and the roofline of the Georgia Avenue frontage stepping down to approximately 175 feet to transition toward Fenton Village and the surrounding neighborhoods on the east side of Georgia Avenue.

The Project's building heights are appropriate at this location, ensure compatible relationships with adjoining neighborhoods, and therefore meets the finding.

- e. *“Integrate an appropriate balance of employment and housing opportunities.”*

The Project will help to meet the need for additional housing options in the Ripley District. The mixed-use development will provide more residents to patronize local businesses, and strengthen the Ripley District as a revitalized, mixed-use district. Additionally, providing more housing stock in the CBD provides greater opportunities for employment, a fundamental ingredient for the "smart growth" promoted by the previous CBD zones. The Project provides a variety of housing options through provision of both market-rate units and MPDUs in an array of unit sizes. In addition, the Project provides non-residential uses such as retail and/or restaurant.

- f. *"Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit."*

The Project will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit.

2. *substantially conform with the recommendations of the applicable master plan;*

The Project provides the diversity of housing, connectivity improvements, and will create an open space that will contribute to an improved visual quality along Georgia Avenue. In addition, the Applicant will design the Georgia Avenue façade with articulation in building massing, step-backs, and heights, which achieves many of the same objectives accomplished by building step-back. The Project conforms to the intent and recommendations of the Sector Plan.

3. *satisfy any development plan or schematic development plan in effect on October 29, 2014;*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *achieve compatible internal and external relationships between existing and pending nearby development;*

The building is compatible in height and scale with the recent development in the Ripley District. The Project will provide a 200-foot building height on Bonifant Street with the building stepping down in height to 175 feet on Georgia Avenue. The massing of the building will provide ample open space and setbacks to relate to the surrounding uses and character and the building step-backs along Georgia Avenue will ensure adequate light and air and preventing a "canyon effect" along the Georgia Avenue corridor. The Project is also compatible with building

heights of the recently constructed Solaire Silver Spring and Eleven55 Ripley projects directly to the west and the recently approved Ripley II Sketch Plan, all three projects located in the Ripley District. The building provides an appropriate transition to adjoining neighborhoods as recommended with the urban design goals and guidelines in the Sector Plan. The Project achieves compatible internal and external relationships between existing and pending nearby development.

5. *provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Project appropriately locates activating pedestrian uses along the Georgia Avenue and Bonifant Street frontages, including the residential entrance, the public plaza, and wide streetscapes with the Silver Spring standard streetscaping. The public alley on the west side of the Property appropriately functions for vehicular access (cars and bicycles will each have their own designated access point) and loading.

6. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

The Application includes public benefits that address the general incentive and density considerations required by Section 59-4.7.1.B. The public benefits:

- a. Take into consideration "the recommendations of the applicable master plan" by providing the diversity of housing, structured parking, general sustainability measures, and connectivity improvements;
- b. Meet "the CR Zone Incentive Density Implementation Guidelines" by providing the proper calculations and criteria for each public benefit;
- c. Meet "any design guidelines adopted for the applicable master plan area" by providing connectivity improvements, and articulation in building massing, heights and step-backs which achieves the objectives of the design guidelines;
- d. Are appropriate for "the size and configuration of the site" by improving the existing configuration of surface parking lots and replacing them with structured parking close to transit;
- e. Adequately address "the relationship of the site to adjacent properties" by designing the building at an appropriate scale that complements and enhances the existing character of the area;
- f. Consider "the presence or lack of similar public benefits nearby" through the provision of affordable housing, environmental benefits, and upgraded pedestrian connections, all of which are currently needed in this area; and

- g. Provide “enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit” which will be developed and assessed during Preliminary and Site Plan reviews.

Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Recommended
59-4.7.3B: Transit Proximity	40	40	40
59-4.7.3C: Connectivity and Mobility			
Minimum Parking	10	9	9
Trip Mitigation	20	10	10
Way-finding	10	5	5
59-4.7.3D: Diversity of Uses and Activities			
Affordable Housing (MPDUs)	No limit	30	30
59-4.7.3E: Quality of Building and Site Design			
Structured Parking	20	20	20
Tower Step-back	10	5	5
59-59-4.7.3F: Protection and Enhancement of the Natural Environment			
Building Lot Terminations	30	9	9
Cool Roof	10	5	5
Energy Conservation and Generation	15	10	10
Recycling Facility Plan	10	5	5
Vegetated Roof	10	7.5	7.5
TOTAL	205	155.5	155.5

Transit Proximity

The Property is located within one-quarter mile of the Silver Spring Transit Center (and Metro Station). The Planning Board supports the Applicant’s request for 40 points as suggested in the *2012 Commercial/Residential Zones Incentive Density Implementation Guidelines* (CR Guidelines).

Connectivity and Mobility

Minimum Parking: The Applicant will provide fewer than the maximum number of parking spaces permitted under the Zoning Ordinance, and at this time anticipates achieving 9 points. The Planning Board supports the Applicant’s request.

Trip Mitigation: The Applicant will enter into a binding Traffic Mitigation Agreement to reduce the number of weekday morning and evening peak hour trips to the site in excess of any other regulatory requirement and the agreement must result in a reduction of at least 50% for trips attributable to the site. The Planning Board supports the Applicant’s request of 10 points.

Way-finding: The Applicant requests 5 points for providing a way-finding system that orients pedestrians and cyclists to transit facilities, the nearby Metropolitan Branch Trail, and public use and open spaces. Further details and refinement are to be provided at the time of Site Plan. The Planning Board supports the Applicant's request.

Diversity of Uses and Activities

Affordable Housing: The Applicant requests 30 points for providing 15% of the multi-family units as MPDUs. The incentive density points for MPDUs are calculated as a percentage of the total number of dwelling units (assuming 360 multi-family units). The Applicant's initial estimate of providing 54 MPDUs yields 30 points. Final number of MPDU units to be determined at Site Plan. The Planning Board supports the Applicant's request.

Quality of Building and Site Design

Structured Parking: The Applicant requests 20 points for structured parking for the parking that will be below grade. The Application provides all parking spaces in a below-ground parking garage with final parking counts to be determined at Site Plan. The Planning Board supports 20 points for this benefit.

Tower step-back: Up to 10 points can be granted for stepping back a building's upper floors by a minimum of six feet behind the first floor façade and must begin at a height no greater than 72 feet. A low two- to three-story volume, up to approximately 35 feet in height at the retail base, brings the building forward to the Property line along Georgia Avenue and Bonifant Street to create a more pedestrian scale and relate to the surrounding retail buildings. At the top of the two- to three-story volume, the building steps back approximately 12 feet. The Applicant is requesting 5 points for the tower-step back. The Planning Board supports 5 points for this benefit.

Protection and Enhancement of the Natural Environment

BLTs: Up to 30 points can be granted for the purchase of Building Lot Termination (BLT) easements or payment to the Agricultural Land Preservation Fund (ALPF). The Applicant proposes the purchase of BLT easements for the requisite 9 public benefit points. The Planning Board supports this request.

Cool Roof: The Application will provide a cool roof with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum of SRI of 25 for slopes above 2:12, thus achieving 5 points in this public benefit category. The final layout is determined at the time of Site Plan and the Planning Board supports 5 points for this benefit.

Energy Conservation and Generation: Up to 15 points can be granted for constructing buildings that exceed the energy-efficiency standards for the

building type by 17.5% for new building. The Project is being designed to exceed the energy efficiency standards for its building type by 17.5%, through such features as a centralized mechanical system, energy efficient lighting, and low-flow plumbing fixtures. The Applicant anticipates achieving 10 points in this public benefit category with further details and refinement to be provided at the time of Site Plan. The Planning Board supports the Applicant's request.

Recycling Facility Plan: Up to 10 points may be granted for providing a recycling facility plan to be approved as part of the site plan and must comply with the Montgomery County Executive Regulation 15-04AM or Montgomery County Executive Regulation 18-04. In addition, per Zoning Ordinance Section 59-4.7.1.B, granting points as a public benefit for any amenity or project feature otherwise required by law is prohibited. The Application will provide a recycling facility plan, which is required by law, but at the time of Site Plan, the Applicant would have to provide justification on how the development exceeds the requirements of Montgomery County Executive Regulation 15-04 AM, to achieve the 5 points proposed in this public benefit category. The Planning Board supports the Applicant's request at this time.

Vegetated Area: The Applicant requests 7.5 points for the installation of plantings in a minimum of 12 inches of soil, covering at least 5,000 square feet. The CR Guidelines recommends 5 points for development that meets the Zoning Ordinance requirements with areas not part of the required public use space or open space used for incentive density. Area within stormwater management easements may not be counted either. The Project will include a courtyard lawn on the second level and the lawn will encompass approximately 9,000 square feet, of which approximately 7,200 square feet, or 80%, will be vegetated with soil depths of at least 12 inches. The Planning Board supports this request.

7. *establishes a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project will be built in one phase.

BE IT FURTHER RESOLVED that at the time of site plan the Planning Board may approve changes to this Sketch Plan under certain circumstances. If the Applicant proposes to change a condition of approval or binding element, or agrees to a change proposed by another party, the proposed change must satisfy the requirements for approval of a sketch plan and site plan, including Section 59-4.5.1, Section 59-7.3, and the Silver Spring CBD Sector Plan. If Staff proposes to change a condition of approval or binding element, however, the Board may approve the change if necessary to ensure conformance with Section 59-4.5.1, Section 59-7.3, or the Silver Spring CBD Sector

Plan. In other words, for the Board to approve an Applicant-proposed change of a binding element it must find consistency with applicable standards; for the Board to approve a modification to a Staff-proposed binding element that the Applicant has not agreed to, the Board must find that the proposed change is necessary to meet the site plan approval standards, including conformance with zoning or Silver Spring CBD Sector Plan requirements.

Alternatively, based on detailed review of a site plan, the Board may find that any element of the approved Sketch Plan, including a binding element, does not meet the requirements of the zone, Silver Spring CBD Sector Plan, or other findings necessary to approve a site plan, and deny the site plan application.

The Board's review of sketch plans is governed by Section 59-C-7.3.3, which provides that "in approving a sketch plan" the Board must find that certain elements of the plan are "appropriate in concept and appropriate for further detailed review at site plan." Because the Board's approval of a sketch plan is in concept only and subject to further detailed review at site plan, the Board may find, based on detailed review of a site plan, that an element of a sketch plan does not meet the requirements of the zone, master plan, or other requirements for site plan approval. The Board lacks the authority at the time of sketch plan to predetermine that any element of the Sketch Plan will satisfy all applicable requirements for site plan approval, and it would not make sense for it to do so, due to the limited detail contained in a sketch plan. If the Board were unable to require changes to binding elements at the time of site plan to ensure compliance with all code and master plan requirements, the Board might have decided to approve fewer elements of this Sketch Plan as binding.

Although the Board does not have the authority to provide complete certainty about the conditions of approval or binding elements of a sketch plan, this does not mean that the Board should or will require changes to an approved sketch plan without good reason. To do so would be inefficient and unfair to Applicants and community members whose expectations about the future shape of development will be formed by what the Board approves in a sketch plan; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all elements of the plans for Sketch Plan No. 320150010, Ripley East, stamped received by M-NCPPC on February 3, 2015 are required except as modified herein; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is APR 9 2015 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

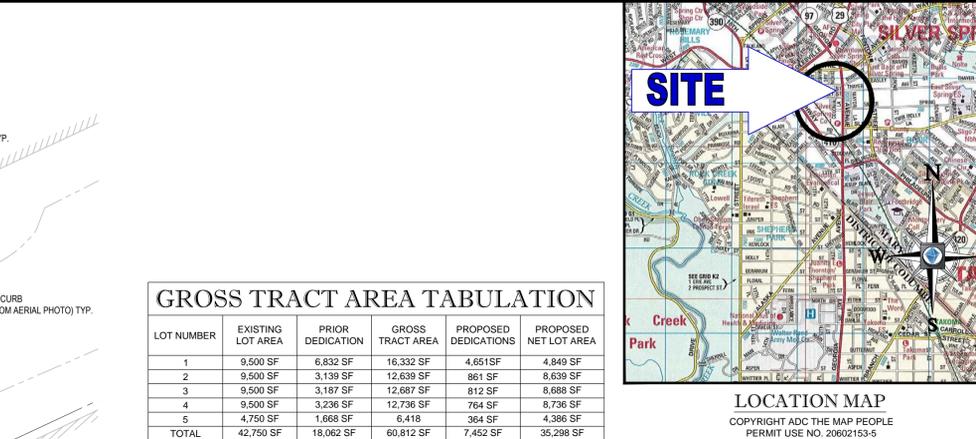
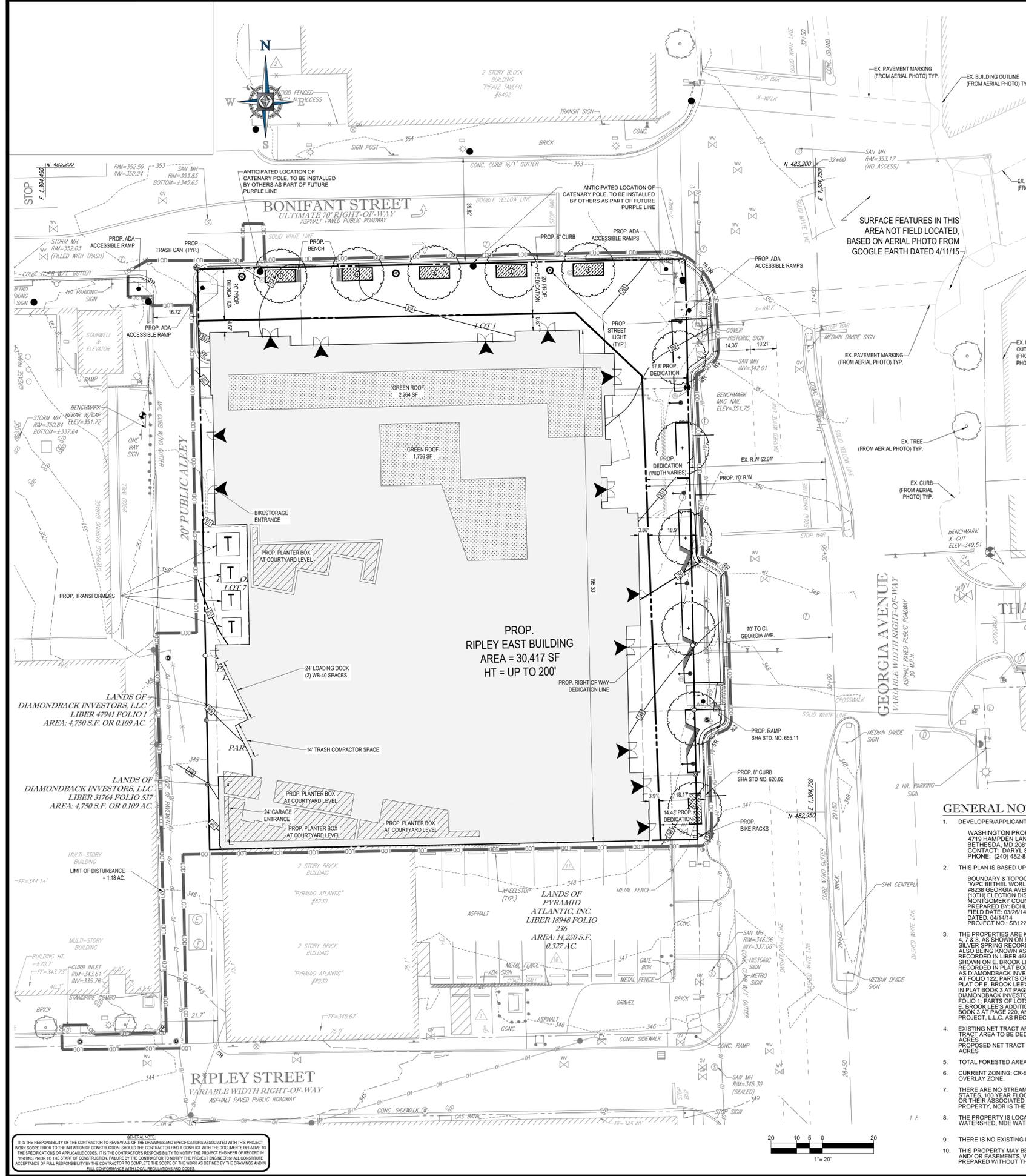
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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-Gonzalez, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-Gonzalez voting in favor at its regular meeting held on Thursday, March 26, 2015, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board



GROSS TRACT AREA TABULATION

LOT NUMBER	EXISTING LOT AREA	PRIOR DEDICATION	GROSS TRACT AREA	PROPOSED DEDICATIONS	PROPOSED NET LOT AREA
1	9,500 SF	6,832 SF	16,332 SF	4,651 SF	4,849 SF
2	9,500 SF	3,139 SF	12,639 SF	861 SF	8,639 SF
3	9,500 SF	3,187 SF	12,687 SF	812 SF	6,688 SF
4	9,500 SF	3,236 SF	12,736 SF	764 SF	8,736 SF
5	4,750 SF	1,668 SF	6,418 SF	364 SF	4,386 SF
TOTAL	42,750 SF	18,062 SF	60,812 SF	7,452 SF	35,298 SF

PROJECT DATA TABLE: CR-5.0, C-4.0, R-4.75, H-200'T

	PERMITTED/REQUIRED PER THE ZONING ORDINANCE	APPROVED BY SKETCH PLAN	PROPOSED FOR SKETCH PLAN AMENDMENT APPROVAL	PROPOSED FOR SKETCH PLAN, AMENDMENT, PRELIMINARY PLAN, AND SITE PLAN
A. NET TRACT AREA	NONE	N/A	N/A	35,298 SF
B. GROSS TRACT AREA	NONE	60,812 SF	60,812 SF	60,812 SF
C. MAXIMUM BUILDING HEIGHT	200'	200' (BONIFANT STREET) 175' (GEORGIA AVENUE)	200' (BONIFANT STREET) 175' (GEORGIA AVENUE)	200' (BONIFANT STREET) 175' (GEORGIA AVENUE)
D. FLOOR AREA RATIO (FAR) (BUILDING COVERAGE TO GROSS TRACT AREA)	CR - 5.0 (304,060 SF) C - 4.0 (243,249 SF) R - 4.75 (288,857 SF)	UP TO 6.03 FAR (367,147 SF) C - 4.0 (243,249 SF) R - 4.75 (288,857 SF)	UP TO 6.05 FAR (367,606 SF) UP TO 0.28 FAR (17,300 SF) UP TO 5.80 FAR (352,408 SF)	UP TO 6.05 FAR (367,606 SF) UP TO 0.25 FAR (15,200 SF) UP TO 5.80 FAR (352,408 SF)
E. PUBLIC OPEN SPACE	5% OF NET LOT AREA	5% OF NET LOT AREA	5% OF NET LOT AREA	5% OF NET LOT AREA (1,781 SF)
F. TOTAL DWELLING UNITS	UP TO 360	UP TO 360	UP TO 360	UP TO 360
G. MIN. BUILDING SETBACKS				
	EAST SIDE	0'	0'	0'
	WEST SIDE	0'	0'	0'
	NORTH SIDE	0'	0'	0'
	SOUTH SIDE	0'	0'	0'
H. MPDUs	12.5% MPDU	15% MPDU	15% MPDU	15% MPDU

1 THE APPROVED SKETCH PLAN ALLOWS UP TO 200 FEET IN BUILDING HEIGHT ALONG THE BONIFANT STREET FRONTAGE (INCLUDING THE SIDE OF THAT FRONTAGE FACING GEORGIA AVENUE), AND UP TO 175 FEET IN BUILDING HEIGHT ALONG THE GEORGIA AVENUE FRONTAGE.

2 PURSUANT TO SECTION 4.5.2.C.2 OF THE ZONING ORDINANCE, FOR CR ZONED PROPERTIES DESIGNATED WITH A "T", RESIDENTIAL DENSITY MAY BE INCREASED ABOVE THE NUMBER FOLLOWING THE R ON THE ZONING MAP IN PROPORTION TO ANY MPDU DENSITY BONUS ACHIEVED UNDER CHAPTER 25A OF THE COUNTY CODE FOR PROVIDING MORE THAN 12.5% OF THE RESIDENTIAL UNITS AS MPDUs, AND TOTAL DENSITY MAY BE INCREASED ABOVE THE NUMBER FOLLOWING THE ZONING CLASSIFICATION ON THE ZONING MAP BY AN AMOUNT EQUAL TO THE RESIDENTIAL BONUS DENSITY ACHIEVED.

3 FINAL UNIT COUNT AND UNIT MIX, SQUARE FOOTAGE OF NON-RESIDENTIAL USES, AND RESULTING PARKING REQUIRED AND TO BE PROVIDED WILL BE DETERMINED AT CERTIFIED SITE PLAN.

4 THE PROPERTY IS LOCATED IN THE CR ZONE AND IN THE SILVER SPRING PARKING LOT DISTRICT.

5 ADDITIONAL REDUCTIONS ARE PERMITTED PER SECTION 6.2.3.1 OF THE ZONING ORDINANCE, AND WILL BE REFLECTED AT CERTIFIED SITE PLAN.

6 PER SECTION 6.2.3.2 OF THE ZONING ORDINANCE, IF THE PROPERTY OWNER CANNOT FIND A CARSHARE ORGANIZATION WILLING TO MAKE USE OF THE SPACES THE PROPERTY OWNER MAY USE THE SPACE FOR PUBLICLY AVAILABLE PARKING.

7 BASELINE MINIMUMS REDUCED FOR UNBUNDLED RESIDENTIAL SPACES IN ACCORDANCE WITH 6.2.3.1.5

REQUIRED/PROVIDED PARKING TABULATION 1-4

USE CATEGORY	PERMITTED/REQUIRED PER THE ZONING ORDINANCE	APPROVED BY SKETCH PLAN	PROPOSED FOR SITE PLAN APPROVAL
			MIN MAX
RESIDENTIAL ^{1,2}	BASELINE MIN. 0.5 SP/1EFF. AND 1BR, 0.75 SP/2BR; BASELINE MAX. 1SP/1EFF, 1.25 SP/1BR, 1.5 SP/2BR	TBD AT SITE PLAN	201 441
RESTAURANT	BASELINE MIN. 4 SP/1,000 SF OF PATRON USE; BASELINE MAX. 12 SP/1,000 SF OF PATRON USE	TBD AT SITE PLAN	
RETAIL/SERVICE ESTABLISHMENT	BASELINE MIN. 3.5 SP/1,000 SF GLA; BASELINE MAX. 6 SP/1,000 SF GLA	TBD AT SITE PLAN	53 91
ADA PARKING	7 SPACES FOR 201 TO 300 SPACES PROVIDED	TBD AT SITE PLAN	7
VAN ACCESSIBLE PARKING	1 SPACE/ 8 ADA SPACES	TBD AT SITE PLAN	1
CAR-SHARE ⁴	1 SPACE UP TO 149 1 SP/100 AFTER 149 MAX 5	TBD AT SITE PLAN	2
ELECTRIC PARKING SPACES	1 SPACE/ 100 SPACES	TBD AT SITE PLAN	3
MOTORCYCLE	2% , MAXIMUM OF 10	TBD AT SITE PLAN	6
LOADING SPACES	RESIDENTIAL 1 SPACE FOR OVER 50 DWELLING UNITS RESTAURANT MIN. 0.5 SP/UNIT, MAX. 100 SP	TBD AT SITE PLAN	2
BICYCLE PARKING	RESTAURANT MIN. 1 SP/10,000 SF GFA, MAX. 10 SP RETAIL/SERVICE ESTABLISHMENT MIN. 1 SP/10,000 SF GFA, MAX. 50 SP	TBD AT SITE PLAN	4
TOTAL PROPOSED BICYCLE PARKING			116

¹ PARKING MINIMUMS AND MAXIMUMS ARE BASED ON 360 MULTI-FAMILY RESIDENTIAL UNITS, CONSISTING OF 306 MARKET-RATE UNITS AND 54 MPDUs (MARKET-RATE: 74 STUDIOS, 1471BRS, 85 2BRS; MPDUs: 13 STUDIOS, 26 1BRS, 15 2BRS). FINAL UNIT COUNT AND UNIT MIX, SQUARE FOOTAGE OF NON-RESIDENTIAL USES, AND RESULTING PARKING REQUIRED AND TO BE PROVIDED WILL BE FINALIZED AT THE TIME OF CERTIFIED SITE PLAN, BUT WILL NOT EXCEED 360 MULTI-FAMILY DWELLINGS UNITS AND 15,200 SQUARE FEET OF NON-RESIDENTIAL USES.

GENERAL NOTES

- DEVELOPER/APPLICANT: WASHINGTON PROPERTY COMPANY 4719 HAMPDEN LANE, 3RD FLOOR BETHESDA, MD 20814 CONTACT: DARIL SOUTH PHONE: (240) 482-9110
- THIS PLAN IS BASED UPON THE FOLLOWING: BOUNDARY & TOPOGRAPHIC SURVEY TITLED: "WPC BETHEL WORLD #R238 GEORGIA AVENUE, WHEATON (13TH ELECTION DISTRICT) MONTGOMERY COUNTY, MARYLAND" PREPARED BY: BOHLER ENGINEERING FIELD DATE: 03/26/14 DATED: 04/14/14 PROJECT NO.: SB122087
- THE PROPERTIES ARE KNOWN AS LOTS 1, 2 & 3 AND PART OF LOTS 4, 7 & 8, AS SHOWN ON PLAT OF E. BROOK LEE'S ADDITION TO SILVER SPRING RECORDED IN PLAT BOOK 3 AT PAGE 220, AND ALSO BEING KNOWN AS DIAMONDBACK INVESTORS, LLC AS RECORDED IN LIBER 46881 AT FOLIO 116 PART OF LOT 9 AND SHOWN ON E. BROOK LEE'S ADDITION TO SILVER SPRING RECORDED IN PLAT BOOK 3 AT PAGE 220, AND ALSO BEING KNOWN AS DIAMONDBACK INVESTORS, LLC AS RECORDED IN LIBER 46881 AT FOLIO 116 PARTS OF LOTS 4 AND 8, BLOCK 3 AS SHOWN ON PLAT OF E. BROOK LEE'S ADDITION TO SILVER SPRING RECORDED IN PLAT BOOK 3 AT PAGE 220, AND ALSO BEING KNOWN AS DIAMONDBACK INVESTORS, LLC AS RECORDED IN LIBER 46881 AT FOLIO 116 PARTS OF LOTS 8 AND 5, BLOCK 4 AS SHOWN ON PLAT OF E. BROOK LEE'S ADDITION TO SILVER SPRING RECORDED IN PLAT BOOK 3 AT PAGE 220, AND ALSO BEING KNOWN AS RIPLEY PROJECT, L.L.C. AS RECORDED IN LIBER 31764 FOLIO 537
- EXISTING NET TRACT AREA: 42,750 SQUARE FEET OR 0.981 ACRES TRACT AREA TO BE DEDICATED: 7,453 SQUARE FEET OR 0.171 ACRES. PROPOSED NET TRACT AREA: 35,298 SQUARE FEET OR 0.810 ACRES
- TOTAL FORESTED AREA DISTURBED: 0 SQ F
- CURRENT ZONING: CR-5.0, C-4.0, R-4.75, H-200T AND RIPLEY OVERLAY ZONE.
- THERE ARE NO STREAMS, WETLANDS, WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAINS (PER FEMA MAP #2403104060) OR THEIR ASSOCIATED BUFFERS LOCATED WITHIN 100' OF THE PROPERTY, NOR IS THE SITE WITHIN AN SPA.
- THE PROPERTY IS LOCATED IN THE ANACOSTIA RIVER WATERSHED, LDC WATERSHED # 02140205.
- THERE IS NO EXISTING FOREST ON-SITE.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, WRITTEN OR IMPLIED, THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED ON NGVD 1929 DATUM PER WSSC BENCHMARK NO. 4988 WITH A PUBLISHED ELEVATION OF 342.04 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
- UNDERGROUND GAS AND ELECTRIC UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. GAS, WATER, SEWER AND CABLE UTILITIES ARE SHOWN PER PLAN RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES. NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED AS NEEDED ON-SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDING.
- THE FINAL USE DENSITIES MAY VARY WITHIN THE TOTAL LIMITS APPROVED.
- PARKING AND LOADING SPACES AND BICYCLE STORAGE ARE PROVIDED WITHIN THE BUILDING. SEE ARCHITECTURE PLAN. NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
- ALL STORMWATER MANAGEMENT FACILITIES ARE PROVIDED ON THE ROOF OF THE BUILDING. SEE ARCHITECTURE PLAN.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR THE APPROVED DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- ALL PARCELS ARE LOCATED WITHIN THE WSSC WATER AND SEWER CATEGORY 1.

BOHLER ENGINEERING

SITE AND AS-BUILT SURVEYS
 LAND SURVEYING
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 LANDSCAPE ARCHITECTURE
 TRANSPORTATION SERVICES
 CONSTRUCTION SERVICES
 GENERAL CONTRACTING
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 RICHMOND, VA
 SOUTH WEST VALLEY, AZ
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL: 811 (WV 1-800-646-6848; PA 1-800-244-1700; DE 1-800-251-7777; VA 1-800-552-7001; MD 1-800-257-7777) (DC 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB122087
 DRAWN BY: RWB
 CHECKED BY: BUL
 DATE: 09/08/15
 SCALE: 1" = 20'
 CAD I.D.: PPO

RIPLEY EAST

FOR WASHINGTON PROPERTY COMPANY

LOCATION OF SITE
GEORGIA AVE AND BONIFANT STREET
SILVER SPRING, MD
MONTGOMERY COUNTY

BOHLER ENGINEERING

16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. K. JONES

PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MD

SHEET TITLE: PRELIMINARY PLAN

SHEET NUMBER: 3 OF 4

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS AND CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL LOCAL ORDINANCES, REGULATIONS, AND SPECIFICATIONS.

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR CERTIFIED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3999, EXPIRATION DATE: 3/15/2017



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 20, 2014

Mr. Evan Feldman
Diamondback Investors, LLC
4719 Hampden Lane, Suite 300
Bethesda, MD. 20814

Re: Forest Conservation Exemption 42015030E; Ripley East; 8238 Georgia Avenue

Dear Mr. Feldman;

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on August 20, 2014 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner, construction superintendent, forest conservation inspector, and Montgomery County Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

If you have any questions regarding these actions, please feel free to contact by email at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

A handwritten signature in black ink that reads "David Wigglesworth".

David Wigglesworth

Sr. Planner

Development Applications & Regulatory Coordination Division

CC: Matt Jones (Bohler Eng.)
42015030E



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

Mr. Matt Jones , P.E.
Bohler Engineering
16701 Melford Blvd., Suite 310
Bowie, MD 20715

Re: Stormwater Management **CONCEPT** Request
for Ripley East
Preliminary Plan #: Pending
SM File #: 266395
Tract Size/Zone: 0.98 Ac./CBD-2 (CR-5.0 Prop)
Total Concept Area: 1.13 Ac.
Lots/Block: 1-4, pt 5,7&8 /3
Watershed: Lower Rock Creek

Dear Mr. Jones:

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 proposes to meet required stormwater management goals via ESD to the MEP via the use of green roof and three micro-bioretenion planter boxes. Due to site limitations (existing utilities and shallow storm drain) a waiver for quantity control is hereby granted.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. The parking garage must drain to WSSC.
6. Provide a copy of the mechanical drawings showing a schematic of the roof drains draining to the micro-bioretenion planter boxes. Also show schematic profiles of the garage drains and show that they drain to WSSC.
7. The planter box on the east roof is sized too large. At plan submittal make the planter box smaller. It should not be more than 110% of the max volume.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Mr. Matt Jones
April 1, 2015
Page 2 of 2

8. Use MCDPS latest design standards for the stormwater management structures at time of plan submittal.

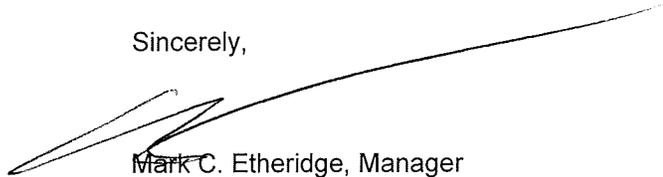
This list may not be all-inclusive and may change based on available information at the time.

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,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN266395 Ripley East.DWK

cc: C. Conlon
SM File # 266395

ESD Acres:	1.13
STRUCTURAL Acres:	0.00
WAIVED Acres:	1.13



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Acting Director

October 20, 2015

Ms. Stephanie Dickel, Planner Coordinator
Area One Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120150220
Ripley East

Stephanie!
Dear Ms. Dickel:

We have completed our review of the preliminary plan dated September 8, 2015. An earlier version of this plan was reviewed by the Development Review Committee at its August 17, 2015 meeting. We appreciate the cooperation and additional information provided by the applicant, their consultant and their attorneys. 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 the Department of Permitting Services 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.

Comments for this project:

1. Necessary dedication for Georgia Avenue (MD-97) and Bonfinat Street is required in accordance with the Master Plan.
2. The right-of-way truncation (at the corner of Bonifant Street and the alley) is not shown on the plan. The Planning Board will need to make a finding for the proposed right-of-way (under the ultimate Purple Line narrowed cross-section) will be adequate for vehicle turning movements per section 50-26 (e.3) of the County Code.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Sight distance certificates have been accepted. A copy of the accepted Sight Distances Evaluation certification forms are enclosed for your information and reference.

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

5. The preliminary plan (and site plan) does not delineate in detail the design of the proposed entrance to the underground parking garage. The area used to serve the trash compactor vehicle cannot encroach on the underground garage driveway apron
6. The Traffic Impact Study (TIS) was previously reviewed by MCDOT; a letter of the comments was sent dated September 10, 2015.
7. As agreed at the August 26th, 2015 inter agency meeting with MTA, the southern curblin on Bonifant Street will remain in its current location. We recommend the Certified Preliminary Plan be updated to provide typical sections along Georgia Avenue, Bonifant Streets and the alley.
8. We have reviewed the vehicle turning movement drawings dated September 24, 2015 for the garage entrance and the proposed truck loading docks in the Alley between Bonifant Street and Ripley Street.

The vehicle turning movement diagrams (for an SU-30 truck and WB-40 truck) are based on one-way entrance and exit via alley between Bonifant Street and Ripley Street. **We accept the turning movements conditioned that entry and exit movements be limited to trucks visiting the site no larger than WB-40. This restriction is to be reflected in the property lease documents.**

9. Truck loading space requirements are to be determined in accordance with the 2014 update to the Zoning Ordinance.
10. The applicant must maintain a minimum five (5) foot wide continuous open sidewalk along all streets; no grates, no café seating, nor other obstructions will be permitted within this area.
11. Upgrade pedestrian facilities at all intersections along the site frontage to comply with current ADA standards.
12. We have accepted the consultant's amended storm drain capacity and impact analysis. We agree that no capacity improvements to the downstream county maintained storm drain system are necessary for this project. Any enclosed storm drain system proposed within the alley to connect the building drains with the storm drain system existing on Ripley Street, the minimum pipe size within the County right-of-way shall be 15-inches.
13. At the permit stage, the applicant will need to work with our Division of Traffic Engineering and Operations, to sign and Traffic Order the alley as one-way southbound from Bonifant Street to Ripley Street and prohibit southbound right turn movements at the alley/Ripley Street intersection. The applicant's consultant should coordinate with Mr. Seifu Kerse of Division of Traffic Engineering and Operations. Mr. Kerse may be contacted at 240-777-2190.
14. The applicant has coordinated this plan with Mr. Mike Madden of the Maryland Transit Authority with the Purple Line project. We recommend those coordination efforts continue at the permit stage, to ensure the proposed right-of-way improvement plan remain compatible with the then-pending /current plans for the Purple Line.
15. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
16. If the proposed development will alter any existing County-maintained street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and

Operations Section at 240-777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

17. Access and improvements along Georgia Avenue (MD-97) as required by the Maryland State Highway Administration.
18. We are still awaiting submission of a Traffic Mitigation Agreement (TMAg) to Commuter Services Section (CSS). To facilitate review, the draft must be redlined against the most recent template for residential development. Prior to the issuance of any building permits by MCDPS, the TMAg must be entered into by the Applicant, the Planning Board and this Department. For questions or a copy of the template, call 240-777-8380.

The final TMAg will include but not be limited to the following provisions:

A. Parking

Car Sharing Parking. As shown on the preliminary plan, provide six car sharing vehicle parking spaces, or the number required by law, whichever is greater, in highly visible, preferentially-located spots.

Electric Vehicle (EV) Charging Stations. As shown on the preliminary plan, provide three EV charging stations, or the number required by law, whichever is greater, on site.

B. Bike Facilities

Bikesharing. The applicants have been in contact with our Commuter Services Section to provide space in the Project for a bikesharing docking station (or similar provision required by the bikesharing system) for use by residents, employees and visitors at the project, these discussions have not yet been concluded. The location of this docking station will be coordinated with MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location on the Project. The Project will be required to pay the capital cost of such station and twelve (12) years of operating expenses. Applicant will take other actions in concert with MCDOT to promote use of bikesharing among employees and visitors at the Project. A typical station is 19 docks and requires a space of 54 feet by 12 feet. Applicant must provide electrical conduit to the site in the event solar power is insufficient.

Applicant must take other actions in concert with MCDOT to promote bikeshare among residents, employees and visitors at the Project.

Bicycle Facilities. Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.

C. Displays

Provide opportunity and connections for electronic (LCD) display screens and Real Time Transit Information Signs in lobby, elevators, and parking facility. This will enable outreach to residents, employees, visitors, etc. Applicant will reimburse the County for the cost of County-provided monitors. Alternatively, Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for building(s). Applicant will pay for five years of maintenance for County-provided sign(s); if Real Time Transit Information is incorporated into the building's own display screens, there would be no additional maintenance costs.

19. 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 modifications:

NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.

- A. Provide Silver Spring Streetscape amenities including brick pavers, sidewalks, amended soil panels, street trees etc along Bonifant Street site frontage per Silver Spring Streetscape Plan.
- B. Replace existing curb and gutter along Bonifant Street site frontage in its current location, as necessary to construct the amended soil panels.
- C. Pedestrian ramps and appurtenances along Bonifant Street.
- D. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way in the alley, along Ripley Street and all drainage easements.
- E. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- F. 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.
- G. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Engineer for this project, at avinash.dewani@montgomerycountymd.gov or (240) 777-2132.

Mr. Stephanie Dickel
Preliminary Plan No. 120150220
October 20, 2015
Page 5

Sincerely,



Gregory M. Leck, Manager
Development Review Team

Enclosures (1)

cc: Daryl South Diamondback Investors, LLC
Robert Dalrymple Linowes and Blocher, LLP
Heather Dlhopsky Linowes and Blocher, LLP
Brad Fox Bohler Engineering
Mathew Jones Bohler Engineering
Pranoy Choudhary MDSHA
Matthew Folden MNCP&PC Area 1
Robert Kronenberg MNCP&PC Area 1
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Marie LaBaw MCFRS
Mike Madden MTA
Gary Erenrich MCDOT OTP
Sandra Brecher MCDOT OTP
Beth Dennard MCDOT OTP
Avinash Dewani MCDOT OTP
Kursheed Bilgrami MCDOT DETO
Seifu Kerse MCDOT DTEO
Matthew Folden MNCP&PC

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MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Ripley East Preliminary Plan Number: 1- 2015022

Street Name: Public Alley Master Plan Road Classification: Public Alley

Posted Speed Limit: 25 mph

Street/Driveway #1 (20' Public Alley) Street/Driveway #2 (20' Public Alley)

Sight Distance (feet) OK?
 Right 213' YES
 Left _____

Sight Distance (feet) OK?
 Right 167' YES
 Left _____

Comments: Clear sight distance to intersection of Bonifant street.

Comments: Clear sight distance to intersection of Bonifant street.

GUIDELINES

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]

 Signature

10/15/15

 Date

39999

 PLS/P.E. MD Reg. No.

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved: <i>[Signature]</i>
By: <u>AYINASH DEWANI</u>	
Date: <u>10/16/2015</u>	



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Acting Director

September 10, 2015

Mr. Matthew Folden, Planner/Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #120150220
Ripley East

Matt:
Dear Mr. Folden:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review dated July 31, 2015, and prepared by Kimley Horn & Associates, Inc. Total development evaluated by the analysis includes:

- 17,300 SF of retail
- 360 Residential units

We offer the following comments:

Local Area Transportation Review (LATR)

1. We defer to the Maryland State Highway Administration for comment regarding state-maintained roadways, Georgia Avenue (MD 97).
2. We accept the consultant's conclusion that post-development Critical Lane Volumes for the studied intersections will not exceed the congestion level threshold for the Silver Spring CBD area.

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

Pedestrian and Bicycle Impact Statement (PBIS)

3. With respect to the Pedestrian and Bicycle Impact Statement (PBIS), we recommend the study to be amended to:
 - a. Clarify whether bike facilities (i.e., racks, lockers) are intended to be provided on-site.
 - b. Clarify if the sidewalks within the study area are ADA compliant. If not, please elaborate.
 - c. Figure 4 on page 10 shows Bus stop (Sign Only) on Bonifant Street opposite the alley. However, the bus stop at that location has a shelter. Please revise the exhibit.
 - d. The study should inventory existing sidewalks within the study area and identify any observed deficiencies. The study should also identify the applicant's proposed improvements along Bonifant Street and Georgia Avenue (MD-97) site frontages.

Transportation Policy Area Review (TPAR)

1. The site is located within the Silver Spring CBD policy area. This policy area is exempt from the transit test and considered adequate under the roadway test. Therefore, no TPAR payment is required for this development.

SUMMARY

1. The findings of the LATR have been accepted. We concur with the vehicular-and pedestrian related findings of adequacy, but request additional information relating to pedestrian infrastructure.
2. We recommend Pedestrian and Bicycle statement should be updated per the above comments.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Area Engineer for this project, at avinash.dewani@montgomerycountymd.gov or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager
Development Review
Office of Transportation Policy

cc: Daryl South Diamondback Investors, LLC
Robert Dalrymple Linowes and Blocher, LLP
Heather Dlhopsky Linowes and Blocher, LLP
Brad Fox Bohler Engineering
✓ Mathew Jones Bohler Engineering
Stephanie Dickel M-NCPPC Area 1
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Pranoy Choudhury MDMTA
Fred Lees MCDOT DTEO
Seifu Kerse MCDOT DTEO
Bruce Mangum MCDOT DTEO
Gary Erenrich MCDOT DO
Avinash Dewani MCDOT DO

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Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

October 7, 2015

RE: Montgomery County
US 29
Mile Point: 0.61
Ripley East
SHA Tracking No. 1APMO037XX

Mr. Edward Papazian
Kimley-Horn & Associates, Inc.
13221 Woodland Park Road
Herndon, Virginia 20171

Dear Mr. Papazian:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Kimley-Horn & Associates, Inc., dated July 31, 2015 (received on August 21, 2015), for the Ripley East mixed-use development in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the 360 residential units and 17,300 square feet of commercial space is via a one way alleyway connecting Ripley Street and Bonifant Street on the opposite side of proposed site from US 29 (Georgia Ave.).
- The following intersections were analyzed under existing, background and future conditions:
 - Colesville Road and Wayne Avenue/Second Avenue
 - US 29 (Georgia Avenue) and Wayne Avenue
 - US 29 (Georgia Avenue) and Bonifant Street
 - US 29 (Georgia Avenue) and Thayer Avenue
 - US 29 (Georgia Avenue) and Ripley Street
 - Site Access Points
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

My telephone number/toll-free number is [410-545-0400](tel:410-545-0400) or [1-800-206-0770](tel:1-800-206-0770)
Maryland Relay Service for Impaired Hearing or Speech [1.800.735.2258](tel:1-800-735-2258) Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • *Phone* 410.545.0300 • www.roads.maryland.gov

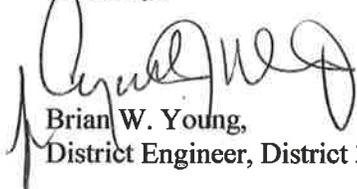
Upon review of the study we have the following comment:

- Page 10: Legend for unsignalized intersection # 15 should be included in Figure 4.

Please note that District 3 Traffic will not require another review should our minor comment be addressed. Thank you again for allowing us to review this TIS. If you have any questions, feel free to contact Mr. Zuxuan Deng at 301-513-7335.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit five (5) sets of the plans (including a set of hydraulic plans and computations, if applicable) and a CD containing the plans and all supporting documentation to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Pranoy Choudhury. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Pranoy Choudhury at 301-531-7325, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7325), or via email at pchoudhury@sha.state.md.us

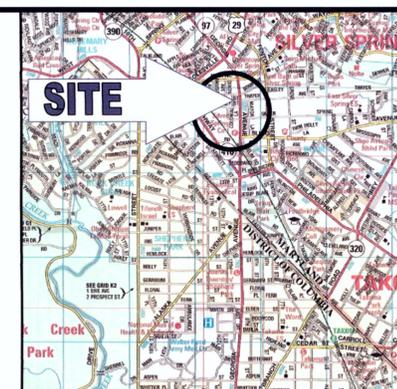
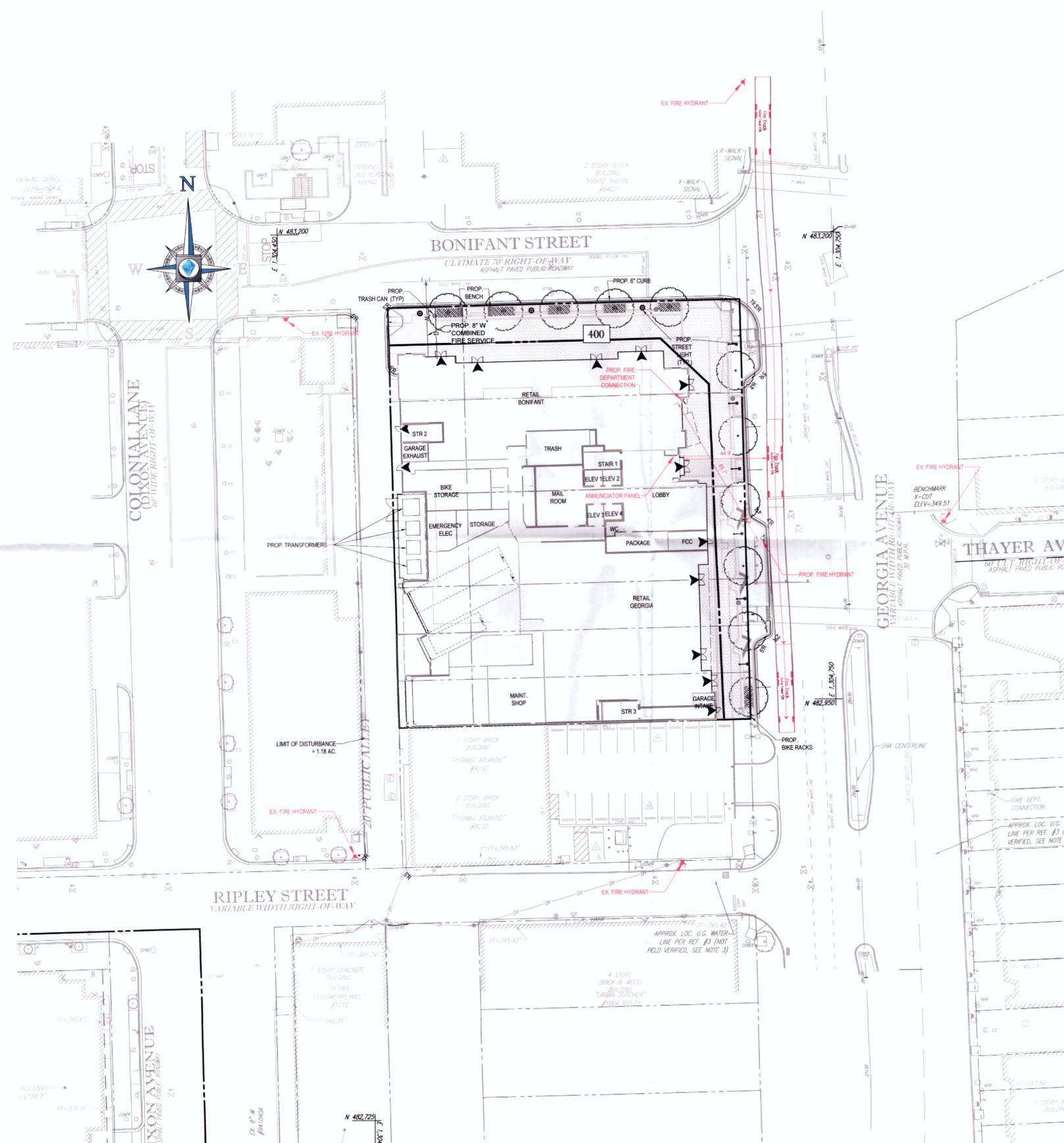
Sincerely,



Brian W. Young,
District Engineer, District 3, SHA

BMR/nk

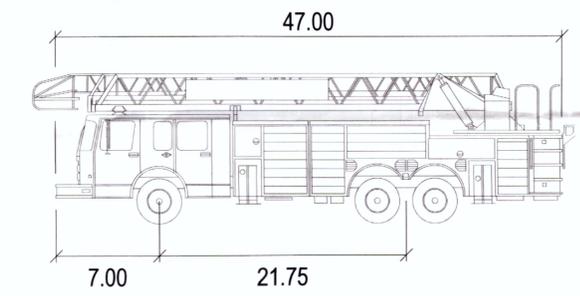
cc: Mr. Zuxuan Deng, District 3 Traffic, zdeng@sha.state.md.us
Mr. Dave Murnan, District 3 Traffic dmurnan@sha.state.md.us



LOCATION MAP
 COPYRIGHT ADD THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=200'

NOTES:

1. THE PROPOSED FIRE DEPARTMENT CONNECTION IS LOCATED 85.2 FEET FROM THE EXISTING FIRE HYDRANT.
2. ALL SIMULATED TURNING MOVEMENTS WERE CREATING USING AUTOCAD AUTOTURN PRO.



Aerial Tower 729	feet
Track Width	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2

NOTE: TRUCK DIMENSIONS OBTAINED FROM THE MONTGOMERY COUNTY FIRE MARSHAL

FIRE CODE ENFORCEMENT
 Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: *SM* PM: *YB* DATE: *10/22/15*

PROFESSIONAL CERTIFICATION
 I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 36999, EXPIRATION DATE: 3/15/2017

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 PERMITTING SERVICES
 LANDSCAPE ARCHITECTURE
 CONSTRUCTION SERVICES
 BALTIMORE, MD
 WASHINGTON, DC
 PHILADELPHIA, PA
 NEW YORK, NY
 PHILADELPHIA, PA
 NEW YORK, NY
 SOUTHERN MARYLAND
 CENTRAL VIRGINIA
 CHARLOTTE, NC
 FALCON, NC

REVISIONS

REV	DATE	COMMENT	BY
1	09/29/15	PER DRC COMMENTS	AL

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL: 811 (VA 1-800-246-4646) (PA 1-800-243-3776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT:
RIPLEY EAST

FOR
WASHINGTON PROPERTY COMPANY
 LOCATION OF SITE
 GEORGIA AVE AND BONIFANT STREET
 SILVER SPRING, MD
 MONTGOMERY COUNTY

BOHLER ENGINEERING
 16701 MELFORD BLVD, SUITE 310
 BOWIE, MARYLAND 20715
 Phone: (301) 808-4500
 Fax: (301) 808-4501
 MD@BohlerEng.com

M. K. JONES
 PROFESSIONAL ENGINEER
 10/22/15

SHEET TITLE:
FIRE DEPARTMENT ACCESS PLAN
 SHEET NUMBER:
1

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OR RECORD WRITER PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DESCRIBED BY THE DRAWINGS AND ALL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

820150130 Ripley East

Contact: Sam Farhadi at 240 777-6333

Site Plan file "**07-SITE-820150130-004.pdf V6**" uploaded on/ dated "**10/7/2015**" meets our DRC comments.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

September 17, 2015

Ms. Stephanie Dickel
Area 1 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Ripley East
Sketch Plan Amendment No. 32015001A
Preliminary Plan No. 120150220
Site Plan Amendment No. 820150130

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced plans and find them responsive to DHCA's Development Review Committee (DRC) comments. DHCA therefore recommends Approval of the plans.

Please note that an MPDU Agreement that is in compliance with Chapter 25A must be executed between the applicant and DHCA prior to the release of any residential building permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa S. Schwartz".

Lisa S. Schwartz
Senior Planning Specialist

cc: C. Robert Dalrymple, Linowes and Blocher LLP
Heather Dlhopsky, Linowes and Blocher LLP
Brad Fox, Bohler Engineering

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Ripley East DHCA Letter 9-17-2015.doc

Division of Housing

Affordable
Housing Program
FAX 240-777-3709

Multifamily Housing
Programs
FAX 240-777-3691

Landlord-Tenant Affairs
FAX 240-777-3691

Licensing & Registration Unit
240-777-3666
FAX 240-777-3699

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-0311 • www.montgomerycountymd.gov/dhca