



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Site Plan Review #8-89071
Project: Alexander House (HOC)

Date Mailed: December 19, 1989

Action: (Motion was made by Commissioner Floreen, seconded by Commissioner Hewitt, with a vote of 5-0, Commissioners Bauman, Keeney, Floreen,, Henry, and Hewitt voting for and no Commissioner voting against.)

On October 6, 1989, the Montgomery County Housing Opportunities Commission (HOC) submitted an application for the approval of a site plan for property in the CBD-2 zone. The application was designated Site Plan Review #8-89071.

On November 30, 1989, Site Plan Review #8-89071 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development; and
4. the Site Plan is consistent with the approved Project Plan #9-88002.

The Montgomery County Planning Board approves Site Plan Review #8-89071 as follows:

311 dwellings - multi-family
(20% MPDU's)

subject to the following conditions:

1. Site Plan Enforcement Agreement & Development Program. The applicant shall provide a Site Plan Enforcement Agreement and Development Program.
2. Allocation of jobs. The project plan is limited to 1,000 square feet of retail space and cannot exceed three jobs.

3. Provision of Public Garden. Prior to approval of the site plan, the applicant must provide the following:
 - a. A Public Garden designed as a passive recreational space, easily accessible to the public, including the handicapped. The park will be furnished with two fountains, appropriate garden furniture such as benches and game tables, arbor bridge, three terraces, walkways, and planting beds.
 - b. Quality paving materials on all walkways and terraces.
 - c. Sufficient number of light fixtures of type and intensity to assure adequate lighting levels.
 - d. Assurance that all mature and healthy trees within the Public Garden area will be retained.
4. Adjacent Swimming Pool. Improvements to the adjacent swimming pool will be made to allow the continued public use by the senior citizens of Silver Spring, as well as other residents.
5. Corner Plaza and Arcade. In order for the Corner Plaza and Arcade to be counted as amenity space, the following must be included prior to site plan stage:
 - a. Easy public access, including access for the handicapped with special attention to arcade design to make it more inviting for public use.
 - b. High-quality paving materials, such as brick or stone, incorporating special pavement designs [by an artist].
 - c. Double row of trees (15 feet on center, four-inch caliper) to create a visual buffer on the Corner Plaza toward Second and Apple Avenues.
 - d. Continuity and design coherence between the Corner Plaza, Second Avenue, Apple Avenue, and Fenwick Lane in terms of streetscape design, pavement materials, plant materials, and lighting fixtures.
 - e. Commitment to provide complementary adjacent uses, including some retail.
6. Improvements to Rose Kramer Park. Prior to approval of the site plan, the applicant must provide the following:
 - a. Additional trees along Second Avenue side (four-inch caliper, 30 feet on-center maximum). The same type of plant material and integrated design treatment to match the rest of Second Avenue fronting the Elizabeth I and Alexander House residential projects must be used.

- b. Brick and other quality paving materials to provide design continuity and to match the proposal for the Second and Apple Avenue sidewalks and Corner Plaza.
 - c. Visual screen toward Second Avenue, made of brick or mature green hedge, or both.
7. Off-Site Streetscape Improvements. Landscaped areas within the public right-of-way must be in conformance with the Silver Spring streetscape guidelines and must include the following for review prior to site plan stage:
- a. One row of trees (minimum 4-inch caliper, 30 feet on-center maximum) on west side of Second Avenue and north side of Apple Avenue.
 - b. See-through iron fences, flower trees, and other attractive plant material to be provided in the front yards of townhouses.
8. Public Art Program. Prior to approval of the site plan, the applicant must establish an art program to address the following:
- a. Features to improve the Corner Plaza and Arcade pavement, and three terraces in the Public Garden.

The applicant will provide final designs in the form of appropriate visual material to illustrate the art program for staff review prior to the site plan approval. If a panel to review public art in project plans is formed, the final designs will be submitted to the panel for comment prior to approval by the Planning Board.

9. Compatibility and Human Scale. The following compatibility features and human scale elements must be incorporated and further refined prior to the approval of the site plan:
- a. A more visually attractive west end of the building with window openings, balconies, or above 60 feet in height, and other architectural features to help break up the mass and height of the building, or special design embellishments if the blank wall stays to be reviewed by staff prior to site plan approval.
 - b. Additional design work on the base of the buildings to further emphasize horizontality and human scale.
10. MPDU units. As part of the amenity package, the applicant shall maintain a minimum of 69 units of assisted housing which will meet the needs of households below 50% of median income. These 69 units represent 20% of the total units. An additional 20% at moderate income rents will be provided if subsidy resources are available or lower development costs are experienced.

11. Traffic Mitigation Agreement. To be addressed at preliminary plan.
12. Underground Utilities. All new and existing utilities located along the west side of Second Avenue and the north side of Apple Avenue adjacent to the development must be located underground. In accordance with these requirements, the following conditions also apply:
 - a. Applicant Utility Services - All utility connections requested to serve the proposed development must be made underground.
 - b. Utility Service Transition from Underground to Overhead - Transition of service from underground to overhead must be provided by this applicant.
 - c. Detailed Review - Detailed requirements for placement of utilities underground will be addressed at site plan. Drawings for any improvements required by MCDOT or SHA, including signal work, must be reviewed concurrently with utility drawings.
 - d. Environmental Service - Prior to approval of the site plan, the applicant must provide a mechanical/HVAC concept plan showing location of fresh air intakes for residential, and intakes and exhausts for the garage. The intakes for residential must be on the roof and away from highways and garage exhaust.
 - e. Building should include noise mitigation through acoustical treatment.
 - f. At site plan submit HVAC concept plan and stormwater management concept or proof of waiver.
 - g. Coordination - Location of underground utilities shall be coordinated with all affected utilities and public agencies. Location of the underground garage must be approved by SHA and WSSC with respect to location of existing or future underground improvements.
13. Maintenance Agreement. The Planning Board will review at site plan stage an agreement with the Silver Spring Urban Maintenance District for maintenance of amenity features in the public right-of-way of Second and Apple Avenues.