



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

MCPB
Consent Item
Date: 12/8/16

Alexander House, Site Plan Amendment No. 81989071B

 Stephanie Dickel, Planner Coordinator, Area 1, Stephanie.Dickel@montgomeryplanning.org, 301-495-4527

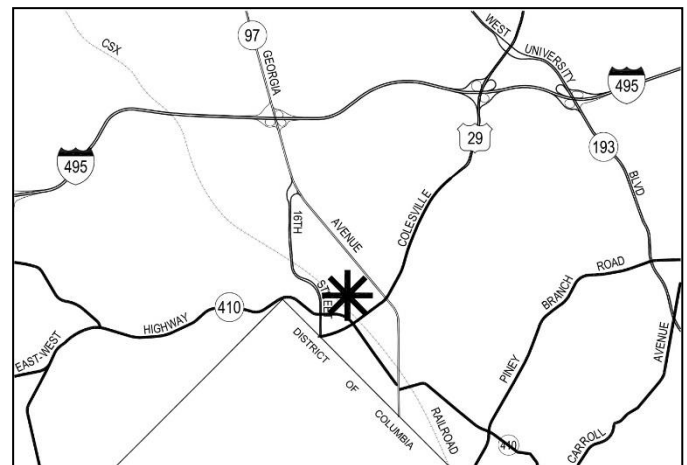
 Elza Hisel-McCoy, Supervisor, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

 Robert Kronenberg, Chief, Area 1, Robert.Kronenberg@montgomeryplanning.org, 301-495-2187

Staff Report Date: 11/28/16

Description

- Consent Site Plan Amendment to reduce the number of dwelling units from 311 to 305, make minor modifications to the building exterior and interior, revise parking requirements consistent with the 2014 Zoning Ordinance, and other minor changes;
- Located at the corner of Second Avenue and Apple Avenue;
- 1.48 gross acres zoned CBD-2 in the Silver Spring CBD Sector Plan;
- Applicant: Housing Opportunities Commission of Montgomery County;
- Acceptance Date: July 18, 2016;



Summary

- This Site Plan Amendment No. 81989071B supersedes the previously approved Amendment Site Plan No. 81989071A in its entirety.
- This Application is being reviewed under the CBD-2 Zone development standards in effect on October 29, 2014 as permitted under Section 59.7.7.1.B.3 of the Zoning Ordinance.
- Staff has not received correspondence regarding this Amendment.
- Staff recommends approval of the consent Site Plan Amendment.

RECOMMENDATION

Staff recommends approval of Site Plan Amendment No. 81989071B, Alexander House, to reduce the total number of dwelling units from 311 to 305, reduce the non-residential floor area, provide publicly owned/operated government facilities, and minor modifications to the building and landscaping. This Amendment also modifies the parking requirements to reflect the updated unit count. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required. All previous conditions of the original site plan approval remain valid and binding.

SITE DESCRIPTION

Site Vicinity

The subject property is part of a larger site, Elizabeth Square, that includes a Housing Opportunities Commission of Montgomery County (HOC) property, and Lee Development Group, Inc. (LDG) property. The Subject Property included in this Site Plan Amendment is located on the southeastern portion of the Elizabeth Square site, at the corner of Apple Avenue and Second Avenue, all in the 2000 *Silver Spring CBD and Vicinity Sector Plan* (Sector Plan) area. The Property is located near the northern edge of the CBD, approximately 700 feet north of the Silver Spring Transit Center. The Property is approximately 64,580 gross square feet or 1.48 gross acres and is zoned CBD-2.

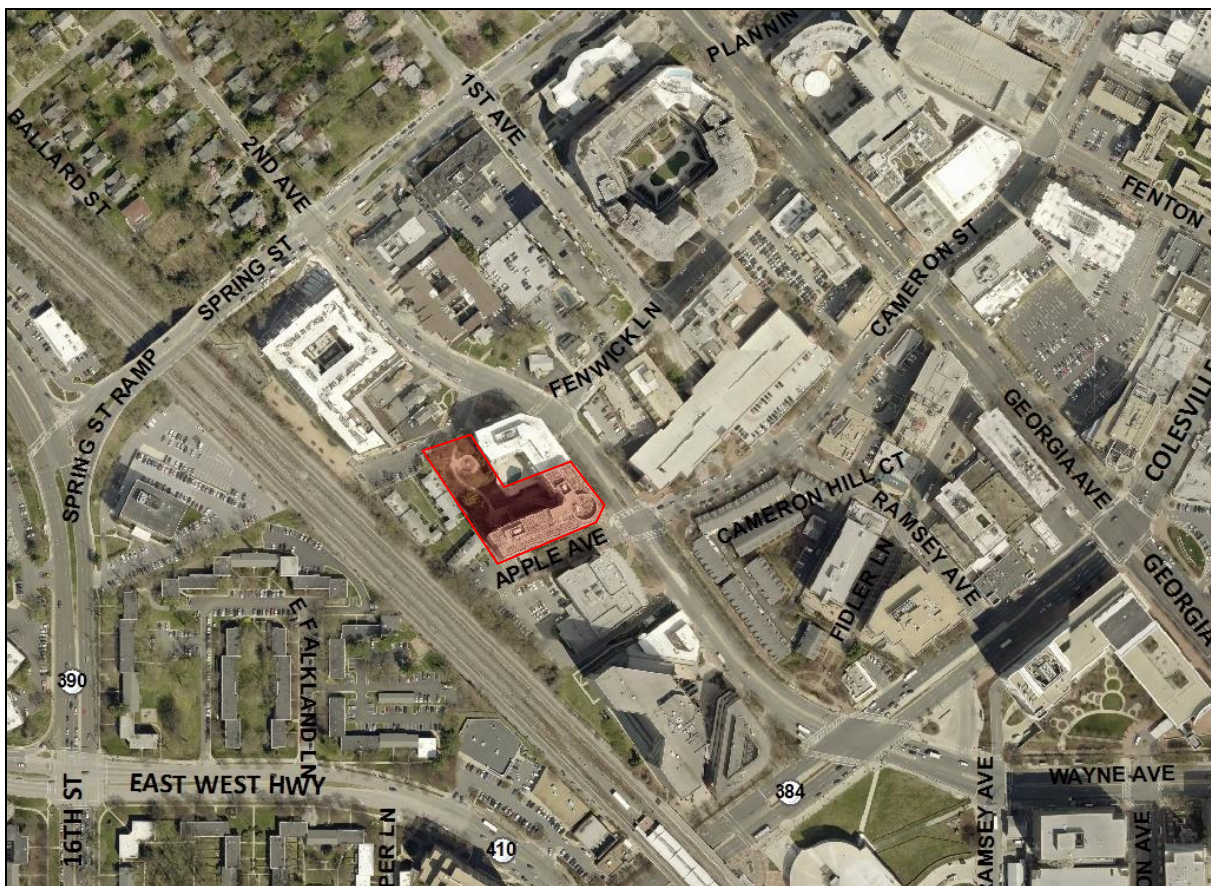


Figure 1-Aerial View

The neighborhood surrounding the Subject Property includes multi-family residential uses, commercial uses, and retail uses primarily in the CBD-1 zone. The recently constructed mixed-use Fenwick Station is located across Fenwick Lane to the north. The southeastern portion of that adjoining block on which Fenwick Station is located, contains older, small, residential-style buildings, now used for commercial purposes. Across Second Avenue to the northeast are a few older, small commercial buildings. To the north of and adjacent to the small commercial buildings on Second Avenue is a commercial condominium building.

Across Second Avenue to the east and southeast is a surface parking lot that serves an 8-story building recently converted to residential units, located along the south side of Fenwick Lane. Adjacent to the surface parking lot is County Parking Garage No. 7. To the south across Apple Avenue is the District Court of Maryland courthouse.

Site Analysis

The Subject Property currently houses the Alexander House, a 16-story (143 feet) building constructed in 1992 with 311 multi-family units. The site 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.

PROJECT DESCRIPTION

Previous Approvals

Alexander House

The Planning Board approved The Alexander House Site Plan, No. 819890710, for 311 multifamily dwelling units by resolution mailed December 19, 1989.

On June 12, 2015, the Planning Director administratively approved Site Plan No. 81989071A to reduce the number of dwelling units from 311 to 300, make exterior modifications, reprogram interior public use space and renovate those spaces, reduce the parking spaces to reflect the relocation and reduction in dwelling units, and revise the distribution of units. This Amendment was never implemented and will be completely superseded by the proposed amendment.

Elizabeth Square Project Plan and Preliminary Plan

On July 23, 2015, the Planning Board approved Resolution MCPB No. 15-88 for Project Plan No. 920150010 and Resolution MCPB No. 15-89 for Preliminary Plan No. 120150030 and the accompanying Preliminary Forest Conservation Plan for a maximum of 766,046 square feet of residential development, with up to 907 dwelling units, up to 6,032 square feet of non-residential uses, and 63,896 square feet of government-operated facilities. The Project Plan also included 15 percent Moderately Priced Dwelling Units (MPDUs) and 10% Workforce Housing Units (WFHUs). The government operated facilities include a pool, fitness center and lockers, meeting/class space, the Wellness Center, and the Bistro Kitchen, all which will be open to the public. The entire site includes 68% on-site public use space, 55% as Government Operated Facilities as Public Use Space.

Proposal

The Applicant proposes the following changes:

- Amendment B proposes to reduce the total number of dwelling units in Alexander House from 311 to 305 dwelling units. The resulting distribution of units in Alexander House under Amendment B will be 183 market rate units, 47 MPDUs, 31 WHFUs, and 44 other affordable units, as approved by the Department of Housing and Community Affairs.
- Amendment B proposes to provide public use space; at the time of the original approved Site Plan, no public use space was provided. The interior public use space will increase to 6,846 square feet (the original Site Plan did not include any interior public use space). The exterior on-site public use space will increase from zero (0) square feet (approved with the original Site Plan) to 4,091 square feet (proposed in Amendment B), due to revising the existing residential patios along Second Avenue and Apple Avenue and adding landscaping. An accessible patio space will be provided. The total amount of public use space provided in Amendment B will be 10,937 square feet (i.e., 20.7% of the net lot area).
- Increase on-site amenity space (indoor and outdoor spaces) from 10,568 square feet (i.e., 20% of the net lot area) to 30,678 square feet (i.e., 58% of the net lot area).
- Update the parking requirements to reflect the new unit count.
- Minor modifications to the building exterior, affecting balconies, canopy design, signage, and interior modifications.
- Minor modifications to the landscaping at patio areas.
- Deaccession of the public artwork iron gates and related decorative panels (shown below in Figures 2-4).
- Enter into leases with third-party operators for the following public facilities in exchange for the deaccessioning of the Watermark sculpture, which the Art Review Panel has reviewed and recommended approval:
 - *Documentary Film Non-Project Arts Organization*
 - *A Media Arts and TV and Broadband Media Non-Profit*



Figure 2: Main Gates



Figure 3: Garden Screen



Figure 4: Pool Railing

ANALYSIS AND FINDINGS

Section 7.7.1.B.3.a. of the Zoning Ordinance allows for an Applicant to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment: (i) does not increase the approved density or building height unless allowed under Section 7.7.1.C; and (ii) either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the Amendment or the permit is submitted. The Application complies with this section and accordingly, the Applicant seeks to amend the Site Plan approval under the standards of Section 59-C-2.42 of the Zoning Ordinance in effect on October 29, 2014. The proposed modifications to the Site Plan 819890170 will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood.

The proposed modification to the unit count and parking spaces does not alter the intent of the original Site Plan No. 819890710 approved by the Planning Board, and will not generate any new vehicular trips.

COMMUNITY OUTREACH

The Applicant has met all signage, noticing, and submission meeting requirements. The Applicant posted held a pre-submittal meeting on March 16, 2016 at Lee Plaza. A notice about the Amendment was also sent on July 20, 2016. Staff has not received any correspondence on this Amendment.

CONCLUSION

The proposed Amendment is consistent with Section 59-D-3.7 for Plan Amendments. The Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in its review of the originally approved Site Plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved 819890710, remain in full force and effect, as modified by this Amendment. Staff recommends approval of Site Plan Amendment 81989071B.

APPENDIX

- A. Site Plan 819890170 Opinion
- B. Site Plan Amendment 81989017A
- C. Art Review Panel Recommendation
- D. Site Plan