

## DISCUSSION OF ISSUES

### ANALYSIS: Conformance to Master Plan

The renovation of the Williams and Willste building, which has been a dilapidated structure for many years, will help accomplish the goals of the *Approved and Adopted February 2000 Silver Spring Central Business District Sector Plan*. The Sector Plan identifies the property as a potential housing site, which is a key component of an active downtown, smart growth policies and fulfills one of the six major themes in the Sector Plan of Promoting a Residential Downtown.

The Silver Spring CBD Sector Plan notes that the large vacant office buildings in South Silver Spring “create a sense of abandonment in South Silver Spring that has been difficult to overcome.” The renovation of the Williams and Willste building from vacant office to residential will help to improve image of South Silver Spring along with the renovations and conversions of other prominent buildings in the area such as the Grammax Building and the Robbins Building (Eco Housing).

Community-Based Planning recommends that the applicant address the concerns of the neighborhood by working with the Silver Spring Parking District to provide off-site parking for the future residents of the Williams and Willste Building. The Sector Plan recommendations regarding maximum building heights along Eastern Avenue were intended to apply to new development rather than renovations to existing buildings.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Current Zoning: CBD-1 and Ripley/South Silver Spring Overlay Zone  
 Zoning Standard Used: C-2  
 (Section 59C-18.204(f) of the Montgomery County Zoning Ordinance allows existing buildings to be altered, repaired or reconstructed under the standards of the C-2 Zone that were in effect at the time the building was constructed)

Development Standard	Permitted/ Required	Proposed
Gross Tract Area:	N/A	19,965 sf
Net Site Area (after dedication)	N/A	19,965 sf
Permitted Density Calculations: Multi-family	N/A	135 d/u (includes 17 MPDUs)
Floor Area Ratio (FAR):	N/A	
Setbacks (ft):		
Front yard:	N/A	0'
Side yard:	N/A	0'
Rear yard:	N/A	0'
Building Height (ft.):	110	92' (Northwest Wing) 110' (Southeast Wing)
Parking:	N/A*	0
Green Area:	N/A	2,625 sf (13.2%)
Building Coverage:	N/A	17,340 sf (86.8%)
Impervious Area:	N/A	18,695 sf (93.64%)

\* The proposed development is within the Silver Spring Parking District. The applicant shall pay a tax to the Parking District for the required spaces for maintenance and upkeep of the facilities.

### Recreation Analysis

<b>135 units-High Rise</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>
	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>
<b><u>Demand Points</u></b>					
Demand/100 units	4	4	4	77	46
135 units	<b>5.40</b>	<b>5.40</b>	<b>5.40</b>	<b>103.95</b>	<b>62.10</b>
<b><u>Supply Points</u></b>					
Indoor Fitness Facility (1)	0.00	1.08	1.62	83.16	46.58
Community Room (1)	0.54	0.81	1.62	31.19	24.84
Picnic/Seating (4)	4.00	4.00	6.00	20.00	8.00
<b>Total Demand Points</b>	<b>5.40</b>	<b>5.40</b>	<b>5.40</b>	<b>103.95</b>	<b>62.10</b>
<b>Total Supply Points</b>	<b>4.54</b>	<b>5.89</b>	<b>9.24</b>	<b>134.35</b>	<b>79.42</b>

Credit is being taken for off-site facilities at Jessup Blair Park. A maximum of 35% off-site credit is permitted in accordance with the Recreation Guidelines.

### Moderately Priced Dwelling Units (MPDU's)

**Required:** 12.5% of 135 dwelling units=17 units

**Proposed:** 17 units on-site

**FINDINGS for Site Plan Review:**

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.*

None required.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The site is currently located within the Silver Spring Central Business District (CBD-1 Zone) and the Ripley/South Silver Spring Overlay Zone but is developing the residential units under the zoning and development standards of the C-2 Zone due to a provision in the Ripley/South Silver Spring Overlay Zone.

59-C-18.204 (f) states: "Any building for which a valid building permit was issued before approval of the Ripley/South Silver Spring Overlay Zone Sectional Map Amendment, is a conforming building and may be altered, repaired or reconstructed under the standards of the zone in effect at the time the building was constructed, except:

- (1) If the building exceeds the standards of the underlying zone, any alteration, repair, or reconstruction of the building must not increase the gross floor area or the height of the building above that which existed as of the date of application of the Ripley/South Silver Spring Overlay Zone; or
- (2) If the building does not exceed the standards of the underlying zone, any alteration, repair, or reconstruction of the building must conform to the standards of the underlying zone, except as may be further regulated by the Ripley/South Silver Spring Overlay Zone."

The building meets the height and setback requirements of the C-2 Zone and conforms to the development standards in the zone.

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

- a. **Location of Buildings**

The location of the existing building will remain fronting on Eastern Avenue; however, a portion of the 12-story wing will be removed to accommodate a new lobby and courtyard for the residents between the buildings. An additional two floors are being added to the 8-story wing. The alley in the rear of the buildings will remain for service vehicles.

- b. **Open Spaces**

The site is exempt from storm water management concept because there will be no new construction and the total disturbance is less than 5000 square feet.

Although not required, the Department of Permitting Services and M-NCPPC-Environmental has recommended that the applicant consider applying Green Technologies while retrofitting the existing building.

c. Landscaping and Lighting

The landscaping and lighting provides safety and efficiency for daily users of the site, neighboring residents and visitors in this urban setting.

The applicant has agreed to coordinate with the District of Columbia Public Works Department for any improvements within the Eastern Avenue right-of-way to provide streetscape improvements that are consistent with the design and materials specified in the *Silver Spring Streetscape* technical manual (April 1992).

Additional landscaping, seating and lighting will be constructed by the applicant to be incorporated into the exterior courtyard providing an open space for the residents of the community. Foundation planting and benches on each side of the entrance will be provided at the base of the building along Eastern Avenue along with accent planting at the entrance to the lobby.

d. Recreation

Recreation is provided in the form of an indoor fitness facility and a community room within the building, as well as seating areas in the exterior courtyard. Benches are also being provided on each side of the entrance to the lobby along Eastern Avenue. The exterior courtyard will be private community space for the residents of the building. Off-site credit is being taken for the public facilities at Jessup Blair Park as permitted in the Recreation Guidelines.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

On-street parking is proposed along Eastern Avenue and residents and visitors can also park in the nearby parking garage on Kennett Street (Garage No. 9) or the parking lot on King Street (lot #16). Service to the building will be accommodated within the alley to the rear of the building.

Pedestrian circulation consists of an existing streetscape along the frontage of Eastern Avenue, including street trees and the standard granite curbs and concrete permitted by the District of Columbia. The applicant has agreed to coordinate with the District of Columbia to provide the standard streetscape (Type B treatment) typical for Silver Spring CBD projects on Eastern Avenue.

The Montgomery County Department of Housing and Community Affairs (DHCA) has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. The illustrative plan indicates the area surrounding 13<sup>th</sup> Street and King Street as a future phase with proposed pedestrian links through the two wings of the Williams and Willste building, connecting Eastern Avenue and parallel to the rear of the building within the alley for a possible connection from 13<sup>th</sup> Street to King Street. DHCA has decided that the link between the wings is not appropriate given the proposed lobby and private courtyard area for the two wings will be completely shut off to the public.

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

The structure and use is compatible with other uses and with existing and proposed adjacent development.

The existing building varies in height from eight-stories to twelve-stories and has existed as a commercial use since the late 1950's. The change in use to residential dwellings is more compatible with the uses in the surrounding neighborhood, given the change in the landscape of South Silver Spring to more multi-family high-rise units along with a mix of retail and commercial properties. The applicant provides even greater compatibility with the surrounding neighborhood by increasing the height of the smaller wing to become more compatible with the adjacent wing, and by creating a greater distance between the wings to accommodate windows and open space for the new residents.

The activity associated with the proposed development will not cause any negative effect on the existing adjacent residential or commercial uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The property is exempt from Forest Conservation requirements. M-NCPPC has recommended the applicant consider Green Technologies while retrofitting the two existing buildings.

## **APPENDIX**

- A. Memorandums from various agencies
- B. Letters from civic associations

## **APPENDIX A**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

March 22, 2004

Jeffery Amateau, PE  
Vika, Incorporated  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874

Re: William & Willste Building, 7915 Eastern Avenue  
Lots/Block: 10/D  
Watershed: Lower Rock Creek

Dear Mr. Amateau:

Based on a review by the Department of Permitting Services Review Staff, stormwater management and sediment control is not required for the following reasons:

1. The proposed development is not associated with "New" construction, and
2. The proposed total disturbance is less than 5000 square feet.

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

. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,

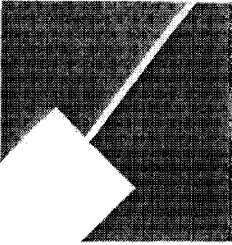
Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:em William & Willste Building.DWK

cc: M. Shancman  
S. Federtine







May 18, 2004

**MEMORANDUM**

TO: Robert Kronenberg, Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Shahriar Etemadi, Coordinator  
Transportation Planning

SUBJECT: Site Plan # 8-04028, Williams and Willste Building, Silver Spring Central  
Business District

---

This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject application

**RECOMMENDATION**

Transportation Planning staff recommends the following conditions as part of the requirements related to the approval of this Project Plan.

1. Limit the development to 135 high-rise condominium-housing units.
2. Coordinate with Montgomery County Department of Housing and Community Affairs (DHCA) CIP Project No. 760400, South Silver Spring Pedestrian Linkage (study) regarding the adjoining alleyway.

**Local Area Transportation Review**

A traffic study was submitted to determine the impact of the proposed development on the local area transportation system. A total of three intersections in the study area were evaluated and Transportation Planning staff concurs with the conclusion of the study that all

intersections operate within the congestion standard of 1,800 Critical Lane Volume (CLV) for Silver Spring Central Business District (CBD).

Generated trips from the site were added to the existing and background traffic (trips from approved but un-built developments) to form the total future traffic. The total future traffic was assigned to three intersections to calculate the CLVs at each intersection. The result of CLV calculation is shown in the following table.

Intersection	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
Georgia Ave/Blair Road	1,002	1,051	1,051	1,100	1,056	1,105
Eastern Ave/13 <sup>th</sup> Street	498	505	550	557	553	560
Georgia Ave/MD410/13 <sup>th</sup> Street	1,535	1,432	1,748	1,492	1,750	1,497

### Site Access, Circulation and Pedestrian Facilities

All of the parking for this site will be accommodated through County parking garages in the vicinity of the site. Therefore, no vehicular access will be provided to the building.

The applicant is required to coordinate with DHCA's CIP Project No. 760400 for South Silver Spring Pedestrian Linkage study regarding the planned facilities in the vicinity of the site. Appropriate cross walks and pedestrian signals are provided at the signalized intersections studied in the traffic study.

### Policy Area Review/Staging Ceiling Analysis

The site is located within the Silver Spring CBD area, which has a remaining capacity of 4,583 housing units and 2,860 jobs, as of April 30, 2004. The petition therefore passes the Policy Area Review test.

SE/gw

mno to kronenberg re SP 8-04028 Williambuilding

## **APPENDIX B**

# *The Gateway Coalition*

*Of Business and Civic Associations in Maryland and D.C.  
Dedicated to the Revitalization of South Silver Spring  
And Upper Georgia Avenue in the District of Columbia*

**Co-Chair for Maryland**  
**Daniel Meijer**  
929 Gist Avenue  
Silver Spring Md. 20910  
(301) 585-1458

fax #: (301) 585-9110

**Co-Chair for District of Columbia**  
**Gracie Baten**  
7624 13<sup>th</sup> St. N.W.  
Washington D.C. 20012  
(202) 882-6162

May 19, 2004

Mr. Robert Kronenberg  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

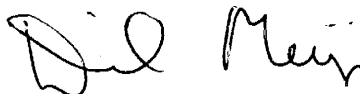
RE: Williams & Wilste Buildings

Dear Mr. Kronenberg,

As Maryland Co-Chair of the Gateway Coalition I would like to express support for the proposed renovations/conversions of the Williams & Wilste buildings in to "high end" condominiums by RST Development provided the parking issue is addressed. It is our understanding that the lack of any parking facilities for these proposed condominiums can be resolved by the developer's construction of a public/private-parking garage over and around adjacent surface public parking lot 16.

Due to recent surgery, I was unable to timely organize an official Gateway meeting & vote on this matter. However, polling Gateway participants most affected by this proposed development yielded similar conditional support.

Sincerely,



Daniel Meijer