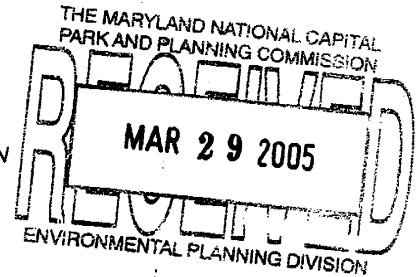


Harison



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



MEMORANDUM

DATE: March 24, 2005

TO: John Carter, Community Based Planning Division
Melissa Banach, Strategic Planning Division
Tom Vanderpoel, Community Based Planning Division
Mary Dolan, Environmental Planning Division
Daniel Hardy, Transportation Planning Division
Tanya Schmieler, Park Planning and Development Division
Gwen Wright, Historic Preservation Unit
Taslina Alam, Development Review Division
Glenn Kreger, Community Based Planning Team 1

FROM: Carlton Gilbert
Development Review Division

PLEASE REPLY TO: Joel Gallihue

SUBJECT: Board of Appeals Petition No. S-2639

Special Exception Request: Installation of an unmanned wireless telecommunication facility.

Location: 40 E. University Blvd., Silver Spring **Zone:** R-60

Please assign a person on your staff to review the case cited above. Written comments and recommendations are requested by **Monday, April 25, 2005** for the staff report on this case. Staff may sign case files out of the Development Review Division, briefly, for review.

In addition to any other observations, it would be helpful to have your input on the following:

Community Based Planning: 1) consistency with master plan, 2) whether the special exception will adversely affect the surrounding area, 3) any information or recommendation concerning relevant master planning studies or other government action now under way.

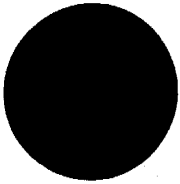
Environmental Planning: 1) environmental impact due to topographic or other factors which may cause problems, 2) conformance with tree preservation legislation of Chapter 22-A of the County Code.

Transportation Planning: traffic impact and adequacy of road network affected by request.

Park Planning & Development: impact on existing or proposed park areas.

Development Review: applicable subdivision requirements.

*no comments from
Environmental Planning
May 18, 2005
Harison Gilbert*



May 19, 2005

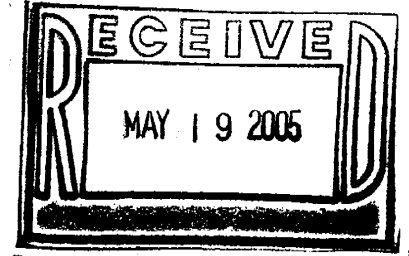
MEMORANDUM

TO: Joel Gallihue
Development Review Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator *CE*
Transportation Planning

SUBJECT: Special Exception No. S-2639: Rooftop wireless telecommunication facility
(Includes Modification of S-1424)
440 East University Boulevard, Silver Spring
Silver Spring/Takoma Park Policy Area



This memorandum presents the Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Special Exception Amendment Case to modify the prior Special Exception to add a telecommunication installation at 440 East University Boulevard.

RECOMMENDATIONS

Transportation Planning staff recommends no new transportation-related conditions to support granting of the subject Special Exception Amendment request, since the original Special Exception request met the transportation-related requirements of the APF test and the proposed change would not affect transportation conditions. The proposed use will not have an adverse effect on the transportation network within the immediate local area.

DISCUSSION

Site Location and Access

The subject site is located on the east side of University Boulevard (MD 193) and on Buckingham Drive. Vehicular access remains via the driveway off of University Boulevard. Pedestrian access is provided via a lead-in sidewalk from the existing sidewalk along University Boulevard.

Master Plan Roadway and Pedestrian/Bikeway Facilities

The East Silver Spring Master Plan classifies University Boulevard, M-19, as a major highway with a recommended 120-foot right-of-way. Dedication requirements have been met by the previous development and no subdivision is anticipated as a result of this application.

Local Area Transportation Review

A traffic study was not needed for the subject Special Exception Amendment Case to satisfy Local Area Transportation Review since the amendment did not include any on-site changes that would have increased the level of weekday peak period traffic generated by the site beyond what was approved as part of the original Special Exception Case. The existing senior housing use will continue to produce no more than 20 peak-hour trips during the weekday morning and evening peak periods. The telecommunications installation will require routine inspections or service once or twice a month. This increase is negligible.

Policy Area Review/Staging Ceiling Condition

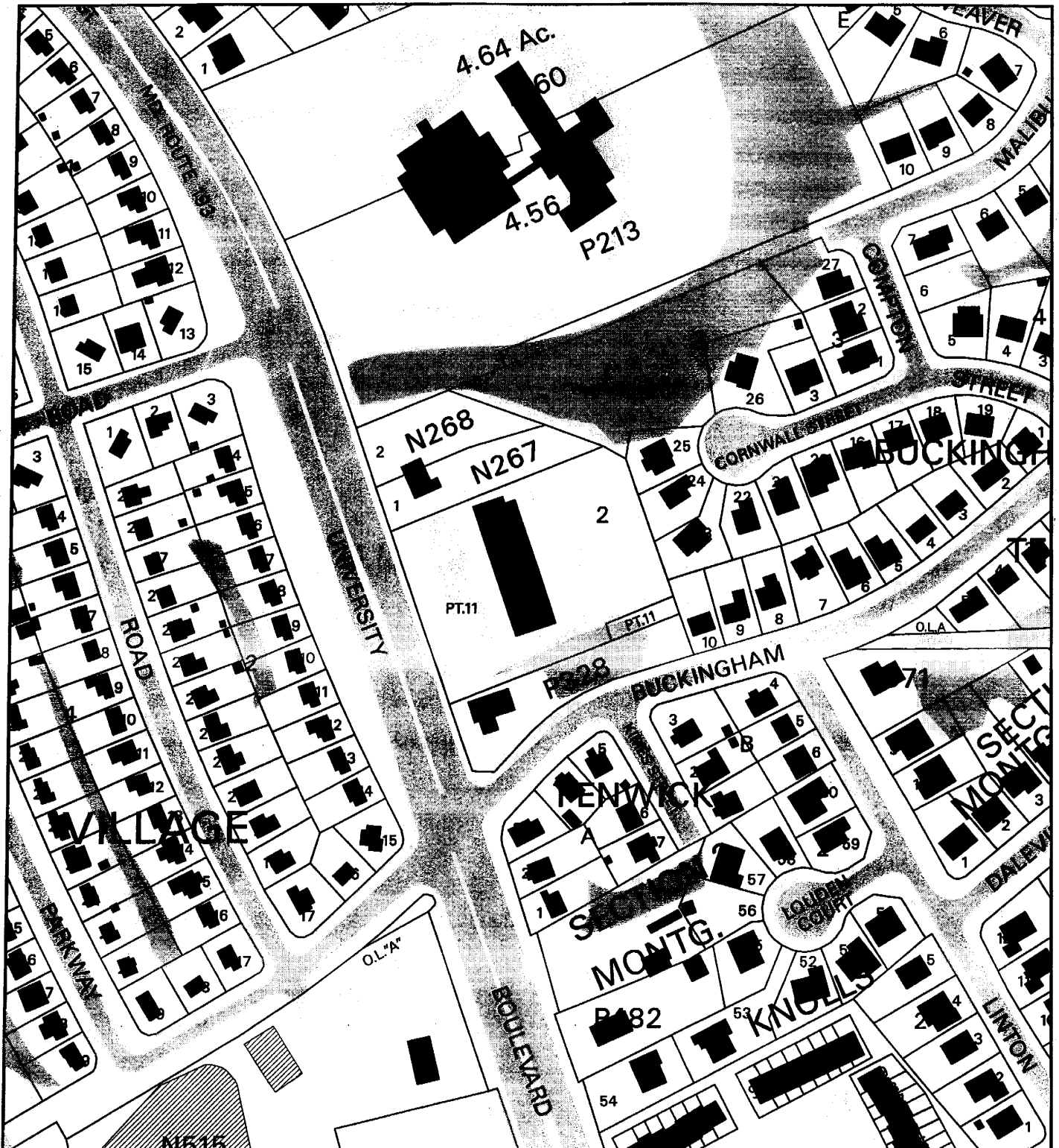
The site is located in the Silver Spring/Takoma Park Policy Area. The telecommunication facility will have no effect on jobs or housing totals in the Policy Area.

CE:gw

cc: Mary Goodman
Greg Cooke

mno to Gallihue re S2639 tmobile.doc

S-2639 TELECOMMUNICATION FACILITY 440 E. UNIV. BLVD. E.



Map compiled on May 20, 2005 at 10:30 AM | Site located on base sheet no - 211NE01

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Key Map



N



Research & Technology Center
0 200

1 inch = 200 feet
1 : 2400

M-NCPPC

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

S-2639 TELECOMMUNICATION FACILITY 440 E. UNIV. BLVD. E.



Map compiled on May 20, 2005 at 10:35 AM | Site located on base sheet no. - 211NE01

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Key Map



N



Research & Technology Center



1 inch = 400 feet
1 : 4800