

November 1, 2005

MEMORANDUM

TO: ✓ Mary Beth O'Quinn, Planner Coordinator
Development Review Division

Catherine Conlon, Supervisor
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team *GK*
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator *MI*
Community-Based Planning Division

SUBJECT: Site Plan Review No. 8-05036
Preliminary Plan Review No. 1-05094
836 Bonifant Street

The Community-Based Planning staff has reviewed the above referenced Site Plan and Preliminary Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located on the south side of Bonifant Street east of the intersection with Fenton Street in Silver Spring. Community-Based Planning recommends the approval of this Site Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Dedicate additional street right-of-way for Bonifant Street equal to 40 feet measured from the centerline of the street.
2. Provide a Class III bikeway (signed, shared roadway) for Bonifant Street.

ZONING AND LAND USE:

The 5,445 square foot subject property is zoned CBD-0.5 (Central Business District, 0.5). The approved CBD Sector Plan recommends the CBD-0.5 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600.

The proposed commercial use is permitted under the CBD-0.5 zone. The proposal will be implemented under the Standard Method of Development. The project proposes 5,445 gross square feet of non-residential development with a 1.0 FAR (floor area ratio). The permitted maximum for Standard Method projects under Section 59-C-6.2353 in the CBD-0.5 zone is 1.0 FAR subject to Site Plan review. The minimum required public use space for this project is 489 square feet (10% of the net lot). The project proposes 866 square feet of on-site public use space, which equals 17.7% of the net lot. Additionally, the applicant is providing 1,034 square feet of off-site streetscape improvements along the Bonifant Street frontage plus six new street trees.

SECTOR PLAN CONFORMANCE:

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes, which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes (i.e. a commercial downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. This project is providing a public open space and streetscape improvements in keeping with amenities typically proposed under the Standard Method of Development. This project encourages the development of active urban streets by providing a building entrance along Bonifant Street. This project encourages the development of active urban streets and improves the quality of the pedestrian environment by providing a brick sidewalk and six trees on Bonifant Street.

- A. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a street right-of-way of 80 feet for Bonifant Street. Staff recommends additional street right-of-way dedication for Bonifant Street equal to 40 feet measured from the centerline of the street.
- B. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-road) bikeway for Bonifant Street. Staff recommends a Class III bikeway (signed, shared roadway) for Bonifant Street.
- C. **Streetscape:** The Applicant proposes to improve the Bonifant Street streetscape with a 5-foot wide brick sidewalk separated by a wide lawn panel with six street trees. Staff recommends that the 5-foot wide sidewalk improvements be constructed in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.

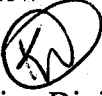
COMMUNITY OUTREACH:

Community-Based Planning staff has not received written or verbal comments from the public regarding this proposal.

**MEMORANDUM**

DATE: November 3, 2005

TO: Mary Beth O'Quinn,
Development Review

FROM: Katherine Nelson, 
Countywide Planning Division
Environmental Planning

SUBJECT: 836 Bonifant Street

Recommendation: Plant six 3-inch caliper trees along the street in the vicinity of the modified building. This must be in accordance with DPWT standards and guidelines.

This .013-acre property is located near the eastern edge of the Silver Spring Central Business District (CBD). Current Improvements include a rear parking area and a large building. There is a small lawn area in front of the building. There is a very large old Silver Maple located in this lawn area. The trunk of the tree extends to the sidewalk.

This tree is mature and in good health, but shows some signs of decline including poor growth and dieback in the crown of the tree and significant sucker growth from the trunk and lower branches of the tree.

Nevertheless, the tree provides significant functional value. It is an important transition between a part of the CBD nearly devoid of mature trees and the leafy adjacent neighborhood. Its leaves shade the surrounding pavement and helps to cool the heat island of the CBD. Its crown helps provide a gateway between the neighborhood and the CBD.



It is staff's opinion that the proposed improvements to this property, which are required by the master plan, will result in the death of this tree. Because of this, staff recommends that replacement trees be planted to mitigate functional values lost due to the death of this tree. These trees should provide transition between the CBD and the neighborhood, replace the crown over Bonifant Street, and provide cooling shade to the CBD. Trees should be:

- At least 3-inches in caliper
- Compatible with other CBD plantings such as willow or red oak
- Native and non-invasive
- Drought-tolerant