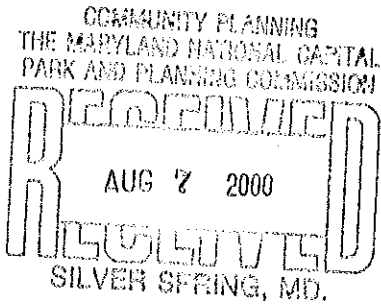


Appendix F:

County Council Approval Resolution



Resolution No: 14-628

Introduced: August 1, 2000

Adopted: August 1, 2000

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Approval of Planning Board Draft North and West Silver Spring Master Plan

1. On December 20, 1999, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft North and West Silver Spring Master Plan.
2. The Planning Board Draft North and West Silver Spring Master Plan amends the approved and adopted 1978 North Silver Spring Sector Plan and the 1972 Master Plan for the Western Portion of the Silver Spring Planning Area.
3. On May 9, 2000, the County Executive transmitted to the District Council a copy of the Fiscal Impact Analysis on the Planning Board Draft North and West Silver Spring Master Plan.
4. On May 9, 2000, the County Council held a public hearing regarding the Planning Board Draft North and West Silver Spring Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On June 12, 2000 and June 27, 2000, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board Draft North and West Silver Spring Master Plan.
6. On July 11, 2000 and August 1, 2000, the County Council reviewed the Planning Board Draft North and West Silver Spring Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft North and West Silver Spring Master Plan, dated December 1999, is approved with revisions. Council revisions to the Planning Board Draft North and West Silver Spring Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 3 Revise the third bullet on the page as follows:

- Remove the designation of properties as suitable to apply for a non-resident professional office special exception on [all] most properties in the Master Plan area except the nine houses on Cedar Street between Ellsworth and Pershing Drive and for properties that currently have an approved special exception.

Page 5-8 Revise maps to improve function, clarity, and visual appeal.

Page 12 Revise the description of the Smart Growth Program that appears in the box to appropriately reflect the scope of the Program (since the program is far broader than just supporting older urban areas).

Page 13-14 Condense the description of the "Planning Process" and revise/update the section entitled "Next Steps" to focus on those activities that will occur after adoption of the Plan and the Sectional Map Amendment.

Page 21 Add to Proposed Land Use Map the sites that are suitable for R-60 Cluster.

Page 22 Add the following language to the right-hand column, after the third paragraph in this column:

Preserving community character and stability, especially the edges along major highways and adjacent to the Central Business District (CBD), is a challenging issue. The issue centers around how best to preserve residential character and stabilize the edges while protecting the interior of the neighborhoods. A sensitive land use/zoning policy that balances the needs of properties fronting on major roads with those of residences in the interior is critical. This is a long-standing problem with no easy answer. The 1978 Sector Plan developed several strategies for properties with highway or CBD frontage: non-resident professional office special exceptions, townhomes, or R-60 cluster zoning. This Plan evaluated those options and provides guidance that seeks to stabilize the edges

of the neighborhoods while preserving their residential character. The Plan provides guidelines for townhouse development (see page 24) and non-resident professional office special exception uses (see page 45).

Page 24 Add the following text to the left hand column after the first bullet:

- Provide guidance for the possible redevelopment of townhomes along Georgia Avenue.

Under the Zoning Ordinance, the development of townhomes along Georgia Avenue may be allowed in the future. Any redevelopment must maintain the residential character along Georgia Avenue while protecting interior neighborhoods from increased development pressure. Some properties in this area may ultimately be included in a Woodside Historic District once they are evaluated (see page 32).

This Plan does not recommend rezoning at this time. However, if assemblage occurs, the Zoning Ordinance permits application for rezoning to the residential townhouse (RT) zone through a local map amendment. This Plan recommends that any future rezoning to RT should be through the optional method application of the local map amendment process, which requires a schematic development plan. The following guidelines should be considered in addition to all other requirements in the Zoning Ordinance related to the RT zone (e.g., compatibility with surrounding land uses) if there is a future rezoning application for townhomes along Georgia Avenue:

- Limit the development of townhomes to the blocks along Georgia Avenue and do not encroach into the interior blocks.
- Buildings should front on Georgia Avenue, where possible, in order to maintain an attractive residential appearance and enhance the urban boulevard character.
- Along Georgia Avenue, ends of a townhouse row should be designed to be or appear to be fronts, rather than blank facades on Georgia Avenue.
- A minimum front yard setback of 25 feet should be provided along Georgia Avenue.
- Vehicular access points should be minimized along Georgia Avenue to reduce pedestrian/auto conflicts.
- Attractive landscaped open spaces and streetscaping should be provided, including a sidewalk separated from the curb with a tree panel.
- Parking and/or garage access should be oriented to the rear of the buildings and sufficiently screened from adjoining properties.

Page 25 Add the following sentence to the bottom left-hand column:

- Rezone the vacant 2.32-acre Triad property from the R-H (multi-family, high-rise planned residential) Zone to the RT-15 (residential, townhouse) Zone. Rezone

Lot #6 on Albert Stewart Lane from R-60 to RT-15. The rezoning of Lot 6 is intended to provide access and design flexibility rather than to facilitate the construction of townhouses on that lot.

Page 25 Delete one sentence and add two sentences to the end of the first paragraph in right-hand column:

The site is surrounded by developed parcels, including the Friendly Gardens Apartments, single-family homes on Albert Stewart Lane, and industrial uses to the west. [Access should be determined at the time of subdivision.] The owners of the Triad property have purchased a vacant lot (# 6) on Albert Stewart Lane to provide access to the site. This Plan recommends that the Triad property and Lot 6 on Albert Stewart Lane be rezoned to the RT-15 zone.

Page 37 Add the following text after the first bullet in the left-hand column:

Lots 17 and 18 on Cameron Street are zoned R-60, but have no street access or frontage on a residential street. Access and site orientation for these two lots is from Cameron and Spring streets, which are oriented toward the CBD. Other uses on Cameron Street are commercial, with C-O and C-T zoning.

The Plan recommends that the C-T Zone be applied by local map amendment with a schematic development plan to ensure compliance with the guidelines of this Plan. Buildings constructed under the C-T zone should be compatible with the surrounding residential neighborhood in terms of height, bulk, and building materials and should be screened from the residences on Noyes Drive using landscaping or other forms of buffering.

Page 37 Modify the first bullet in the right hand column of the page as follows:

- [Enhance] Support the use of the Rock Creek Center on Grubb Road as a neighborhood-oriented retail facility.

Page 44 Add a new bullet under Recommendations in right-hand column:

- Limit impacts of existing special exceptions in established residential neighborhoods.

The Woodside Center Nursing Home is located within an established residential neighborhood and its potential expansion is a source of concern to the neighborhood in terms of compatibility. If any significant modification or expansion to the facility is requested, the Board of Appeals should take into account the impacts on the neighborhood, particularly with regard to noise, traffic,

and the number and scheduling of deliveries. Given the possibility that a modification could change the effect of the special exception on the immediate neighborhood, the Board should hold a public hearing to adequately address these issues. The Board should also seek to ensure that any such modification or expansion is compatible with the surrounding neighborhood in terms of its scale and design.

Page 45

Delete and add the following text to the last bullet in the left-hand column:

- **[Remove the designation in the 1978 *North Silver Spring Sector Plan* that properties along Georgia Avenue and Colesville Road are suitable to apply for a non-resident professional office special exception.**

Properties that have obtained a non-resident professional office special exception prior to the adoption of this Plan may continue to operate pursuant to current special exception regulations. However, if the current special exception is revoked for any reason in the future, a property owner may not reapply for the non-resident professional office special exception.]

- **Retain the designation that 8808 and 8810 Colesville Road are suitable to apply for the non-resident professional office special exception.**

These two properties are adjacent to the Silver Spring Central Business District and a high-rise residential building. Both structures have been approved for use as professional offices by non-residents.

- **Retain the non-resident professional office special exception designation for Georgia Avenue properties that have an approved special exception. Remove the designation of Georgia Avenue properties as suitable to apply for a non-resident professional office special exception for all properties that do not currently have an approved special exception. (See Table 1 and Map 18 for specific addresses and locations.)**

Page 45

Add the following language after the first sentence in the last paragraph in the right-hand column:

These homes are suitable for continued residential use or permitted special exceptions, including application for use as a professional office by a non-resident. These properties are located on the border between North Silver Spring and the Silver Spring Central Business District. They are somewhat isolated from the other single-family homes in the neighborhood by the Chelsea School, a private school located to the rear of these homes. Other surrounding uses include a public parking lot across the street in the CBD that has been approved for a 160-unit residential development with two levels of parking and an

existing high-rise residential building to the west. This Plan strongly recommends that the existing residential structures be retained but that continued designation as suitable for non-resident professional offices is appropriate given the surrounding uses.

Page 48-50 Update chart to reflect current status of special exceptions and indicate which properties are recommended to retain the designation of being appropriate to apply for a non-resident professional office special exception.

Page 55 Modify the fifth bullet in the left-hand column as follows:

Permit left turns from northbound Georgia Avenue onto westbound Seminary Road during the evening peak period (these turns would continue to be prohibited during the morning peak period unless the State determines that the turns can be provided without significantly degrading traffic capacity).

Page 58 Revise the second to last paragraph in the left-hand column as follows and revise Map 21:

The closure of Brookville Road to through traffic between Seminary Road and Linden Lane, and the closure of Seminary Road between Seminary Place and Lane Linden Lane, will require a total of [four] two lanes with turn lanes on Second Avenue between Seminary Road/Seminary Place and Linden Lane to accommodate the diverted traffic.

Page 58 Replace the bulleted paragraph in the right-hand column and the next paragraph with the following:

- **Consider alternative parking arrangements for the Dale Center.**

The parking needs for both the Parking Lot District and the retail businesses should be reviewed at the time of the State study to determine the appropriate conceptual design and means for constructing and operating any new parking. This will be particularly important if it appears that the addition of the median will significantly reduce the number of spaces in front of the Dale Center. If a parking need exists, the following options should be considered:

1) Determine whether it would be possible to narrow the width of the lanes and/or the median in the area in front of the Dale Center so that it will not be necessary to eliminate the first row of parking (or to at least replace it with some parallel parking);

2) Consider closing off Columbia Boulevard just north of its intersection with Rookwood Road and locate new parking in this area, where it will minimize impact on nearby residences; and

3) As a last resort it may become necessary to add parking directly behind the Dale Center on lots 8, 9, and 10 with a green buffer or open space along the western edge of these properties. If this is necessary, every effort should be made to minimize the size of the parking lot and/or maximize the buffer for adjoining residences (e.g., changing the grading to place the parking at a lower level that would be less visible to adjacent residents). A vehicular and pedestrian connection between the front and rear lots could be made along the south side of the building.

Page 58 Add the following text to the last sentence in the last paragraph in the right-hand column:

The [se] residentially zoned lots behind the Dale Center should only be used for parking if the Proposed Concept for Georgia Avenue is implemented and there is a loss of parking in front of the center, and the other options for making up the parking loss, outlined above, are not feasible.

Page 59 Revise Map 21 to show the proposed road alignments for the Seminary Road/Seminary Place/Second Avenue intersection, but not the number of lanes on each road link.

Page 66 Delete the following text under Recommendation/Comment for A-30, Second Avenue:

[This Plan recommends 4 lanes;]

Page 67 Revise the limit of the Lyttonsville Road portion of A-60 from [Michigan Ave.] to Lyttonsville Place.

Page 68 Revise in Table 2 the limits of the Linden Lane segment of I-1 from [B&O Railroad] to Stephen Sitter Lane to Fraser Avenue.

Page 68 Add the following streets to Table 2:

Number and Name	Limits	Minimum Right-of-way Width	Existing Pavement Width of Number of Lanes	Recommendation/ Comment
<u>P-1 Franklin Avenue</u>	<u>Colesville Road to Caroline Avenue</u>	<u>70'</u>	<u>36'</u>	
<u>P-4 Linden Lane</u>	<u>Brookville Road to Fraser Avenue</u>	<u>50'</u>	<u>2 lanes</u>	

Page 68 Replace Primary Residential Street number [P-1] with P-2 and replace Primary Residential Street number [P-2] with P-3

Page 68 From the last column in the Table, delete the following text that appears 3 times:

[No changes from previous plan.]

Page 68 Delete the sentence with the asterisk at the bottom of Table 2 and replace with:

*These are the number of planned through travel lanes or pavement widths for each segment, not including lanes for turning, parking, acceleration, deceleration, or purposes auxiliary to through travel.

Page 68 Add a second footnote without an asterisk to the bottom of Table 2:

In cases where dedication of the recommended right-of-way would result in yard setbacks that are too small, the Planning Board may reduce the amount of dedication to help preserve community character and stability.

Page 72 Add the following text at the end of the first full sentence in the right-hand column:

More frequent local bus service should also be considered as a way to improve community accessibility and increase transit ridership.

Page 76 Replace the last sentence in the first paragraph under Bikeways and Trails: [(See Map 25.)]

Recommended bikeways are shown on Map 25 and described in Table 3.

Page 77 Add the following sentence to the second bullet in the right-hand column:

If a Colesville Road overpass is constructed for the Sligo hiker-biker trail, it should be

designed so that its appearance is in keeping with other park elements.

Page 78 Add third bullet under Recommendations in left-hand column:

- **Remove the bikeway on Woodland Drive between White Oak Drive and Columbia Boulevard.**

Bicyclists wishing to continue north of Dale Drive should be directed either eastward via Columbia Boulevard toward the Sligo Creek trail or westward via Seminary Road toward the bikeway system west of Georgia Avenue.

Page 79 Map 25 - add Forsythe Avenue/Newcastle Avenue/Linden Lane on-road bikeway

After Page 79 Add the following as Table 3:

Bikeway System Framework Routes, North and West Silver Spring						
Route	Name	Location	Type	Plan Area	Comments	Status
Regional Trails and Routes along Major Highways						
1	Rock Creek Park Trail	Throughout Planning Areas	off-road	WSS NSS	Separated path preferred for portions adjacent to rail.	P
1	Metropolitan Branch Trail/Capital Crescent	Throughout Planning Area	off-road	WSS	Separated path preferred for portions adjacent to rail.	P
2	Sligo Creek Trail	Throughout Planning Area	off-road	NSS	Separated Path	E

Bikeway System Framework Routes, North and West Silver Spring						
Bikeways connecting to regional trails and local activity centers						
3	Seminary Road	District of Columbia line to Piney Branch Road	on-road	NSS	Shared use of roadway	P
4	Linden Road/Columbia Blvd	Capital Beltway to Sligo Creek Trail	on-road	WSS NSS	Shared use of roadway	P
5	Brookville Road	Sligo Creek Trail to Rock Creek Trail	off-road	WSS	Shared use sidewalk on both sides	E
6	Second Avenue/Locust Grove Road	Georgia Ave/I-495 Ramp to Fenwick Lane	on-road	NSS	Shared use of roadway	P
7	Lyttonsville Place & Road	Brookville Road to east end of Lyttonsville Road	off-road	WSS	Shared use sidewalk on both sides	E
8	East-West Highway	CBD to Rock Creek Trail	on-road off-road	WSS	Shared use of service road Shared use sidewalk on both sides	E
9	Colesville Road/16th Street	DC Line to Georgia Avenue	on-road	NSS	Shared use of roadway	P
10	Woodland Drive/Fenton Road	Seminary Road to Philadelphia Ave	on-road	NSS	Shared use of roadway	P
11	Silver Spring Green Trail	Silver Spring CBD to Sligo Creek Trail	off-road	NSS	Separated path preferred on north side with on-road bikeways	P
12	Cedar Street	Colesville Road to Ellsworth Road	on-road	NSS	Shared use of roadway	P

Status

E = Existing
P = Proposed

Other Notes

Countywide route numbering system under review for update to Master Plan of Bikeways

For descriptive purposes, "Location" may include portions outside relevant Plan Area
Recommendations only apply within relevant Plan Area

Plan Areas

NSS = North Silver Spring Planning Area
WSS = West Silver Spring Planning Area

*Due to constraints created by existing features, it may not be possible to meet AASHTO's bikeway guidelines along all bikeways.
Consider striped bike lanes for on-road bikeways

Page 86 Revise paragraph under first bullet in right-hand column:

Needs identified in the PROS Plan should be the primary evaluation criteria [and take precedence over other possible recreation facility uses].

Page 86 Make the following changes to the second bullet in the right-hand column. Delete the last sentence under the second bullet in the right-hand column:

- Consider a public or private educational use for closed schools before the County declares these facilities surplus. If there is no public or private educational need, consider conversion to a park as a means to meet the active recreational needs identified in the PROS Plan or identify another public use option. [If the site is not appropriate for either of these uses, it should be considered for other public use before being surplus.]

The former Montgomery Hills Junior High School [has been vacated by a private school] should be considered for reuse. The County has a process for disposition of closed school facilities that evaluates and determines the appropriate long-term reuse options. [The facility should be considered by MCPS as a means of relieving overcrowding at Sligo Middle School.]

Page 86 Add to the bottom of page 86 in the right-hand column:

The entrance to Woodlin Elementary School is located on Luzerne Avenue, which is a narrow residential street. The school is adjacent to Brookville Road, an arterial road that can better accommodate the school buses and other traffic associated with the school than Luzerne Avenue.

Page 89 Change 'Table 3' reference to 'Table 4.'

Appendix D National Park Seminary Historic District Boundaries – revise parenthetical expression on map to read: District Does Not Include Ultimate Master Plan Road Rights-of-Way).

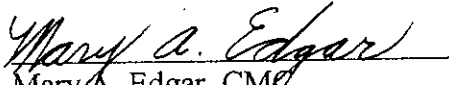
Linden Historic District Boundaries - revise parenthetical expression on map to read: District Does Not Include Ultimate Master Plan Road Rights-of-Way).

General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft North and West Silver Spring Master Plan. Maps should be revised where necessary to conform with Council actions. The

text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft North and West Silver Spring Master Plan, dated December, 1999.

This is a correct copy of Council action.


Mary A. Edgar, CMC
Clerk of the Council

STAFF ACKNOWLEDGMENTS

SENIOR MANAGEMENT

Charles R. Loehr, *Director*
Montgomery County Department of Park and Planning

John Carter, *Acting Chief, Community-Based Planning Division*
Glenn Kreger, *Team Leader, Silver Spring/Takoma Park Team*

PROJECT TEAM

Nancy Sturgeon, *Project Manager*
Dan Hardy, *Transportation Master Plan Coordinator*
Miguel Iraola, *Urban Designer*
Jean Kaufman, *Urban Designer*
Eve Tapper, *Planner*

CONTRIBUTING STAFF

*Denis Canavan
*George Cardwell
Clare Cavicchi
*R. Keith Moore
Margaret Rifkin
Brenda Sandberg
Tanya Schmieler
*Robert J. Spalding
*George Vaughn
Mark Wallis
Sandra Youla

TECHNICAL STAFF

Charles Coleman	Sheila Sampson
Sam Dixon	Robert Vollmerhausen
Kevin Leonard	Ricardo Wheeler

Special thanks to all the Park and Planning Department staff who contributed to this Master Plan.

The contributions by staff of several Montgomery County agencies are also appreciated.

* former staff member