



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

MEMORANDUM - MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

William Barron, Eastern County Team Leader
Community-Based Planning Division



FROM: *W* Piera Weiss, Planner Coordinator, Eastern County Team
Community-Based Planning Division (301.495.4728)

SUBJECT: **Mandatory Referral No. 07607-DPWT-1:** Burtonsville Fire Station No. 15,
13900 Old Columbia Pike, Silver Spring, R-200 Zone and the
Environmental Overlay Zone for the Upper Paint Branch Special
Protection Area, 1997 *Approved and Adopted Fairland Master Plan*

STAFF RECOMMENDATION: **APPROVAL** to transmit the following comment to the
Montgomery County Department of Public Works and
Transportation:

Based on analysis of the zoning and other regulatory requirements, the potential impacts to the Upper Paint Branch Special Protection Area (SPA) and consistency with the 1997 *Approved and Adopted Fairland Master Plan*, the proposed use is consistent with the master plan and meets the requirements of the R-200 and Overlay zones.

PROJECT SUMMARY

The Montgomery County Department of Public Works and Transportation (MCDPWT), on behalf of the Fire Department, is proposing a one-story, 2,495 square foot addition to the existing fire station. The purpose of the addition is to provide permanent sleeping accommodations for firemen assigned to the station, a training room (the facility does not have a training room) and a laundry facility.

This staff report reviews and makes recommendations for Burtonsville Fire Station No. 15 Addition Mandatory Referral. There are two other regulatory items required for this Mandatory Referral. The Planning Board must act on the Forest Conservation Plan as required by Chapter 22 A (Forest Conservation Law) and the Special Protection Area (SPA) Water Quality Plan, pursuant to Chapter 19. Planning Staff will be handling these two items in separate staff reports.

PROJECT BACKGROUND

Neighborhood Context

The site is situated between the Fairland West and Perrywood communities that were delineated in the 1997 Master Plan. Both communities are primarily composed of single-family detached neighborhoods. There are about 700 homes (290 townhomes) in Fairland West and 770 (47 townhomes) homes in Perrywood. There are three schools in the Perrywood community: Paint Branch High School, Banneker Middle School and Fairland Elementary School. The ICC will cross the Fairland West community about 2,000 feet south of the subject site. There is a small shopping center on Briggs Chaney Road opposite the station. The Paint Branch Stream Valley Park forms the west boundary for both communities as does US 29 on the eastern boundary. There are two local parks, one in each community, and a recreation center and public library are within a mile of the subject site.

The immediate surroundings of the subject site are Old Columbia Pike on the east, Briggs Chaney Road on the south, Old Briggs Chaney Road on the north and on the west by a single-family home, in the R-200 Zone. Opposite the fire station on Briggs Chaney Road is the Briggs Chaney Center, a 40,000-square foot neighborhood shopping center, zoned C-1. Opposite on Old Columbia Pike are single-family houses and a dentist's office, all zoned R-200. Opposite at the corner of the intersection is Avonshire, a detached and townhouse community, in the RT-15 Zone. The recently completed US 29/Briggs Chaney Road grade-separated interchange is approximately 200 feet to the east.

Subject Site

The 2.7-acre site, 13900 Old Columbia Pike, is located at the intersection of Briggs Chaney Road and Old Columbia Pike. The property has two zones: the R-200 base zone and the Environmental Overlay Zone for the Upper Paint Branch Special Protection Area. The site is generally flat. There is a stand of trees at the rear of the parking lot. The station house is situated at an angle to the intersection of Briggs Chaney Road and Old Columbia Pike, which provides the most efficient access for the fire vehicles. There is a second point of access for the staff from Old Briggs Chaney Road. This access provides access to the 30-space parking lot used by staff and located in the back of the building.

Proposed Project

The proposed addition is a one-story (10 feet tall), 2,495-square foot structure that will extend off the rear of the building. The addition will have bunk rooms, a training room and a laundry facility. The 30-space staff parking lot will be reconfigured to eliminate unnecessary paving. The area where paving is to be removed will be planted and included in the forest conservation area.

ANALYSIS

Master Plan Conformance

The governing master plan is the *1997 Approved and Adopted Fairland Master Plan*. There are no master plan issues.

Development Standards

The Fire Station opened in March 1995 before adoption of the 1997 Master Plan and the Environmental Overlay Zone and the Special Protection Area designation. This project, however, is subject to current zoning, both the base and overlay zones, and county regulations, including Chapter 22A, Forest Conservation and Chapter 19, SPA Water Quality Plan.

*R-200 Zone

The proposed modifications comply with the zoning requirements of the R-200 Zone. Staff notes that the property is a corner lot and has two fronts, a rear and one side.

Section No.	Development Standard	Required	Proposed
59-C-1.322.	(a) Minimum lot area	20,000 sf	2.7 acres
	(b) Minimum lot width	25 feet	320 feet
	Width at FBL	100 feet	360 feet
	Street	25 feet	68 feet
59-C-1.323.	Yard Requirements		
	(a) Minimum setback from street	40 feet	60 feet
	(b) Setback from adjoining lot (feet)		
	(1) Side		
	-One side	12	110
	-Sum of both	25	---
	(2) Rear	30	90
59-C-1.327.	Maximum Building Height	50 feet	30/10 feet
59-C-1.328.	Maximum building coverage	25%	14.2%
59-E-2.81	Parking Facility Setbacks		
	Front	30 feet	120 feet
	Side/Sum	12/25 feet	12 feet
	Rear	30 feet	30 feet

*The site is within the Environmental Overlay Zone for the Upper Paint Branch Special Protection Area, which has an imperviousness limit.

Environmental Overlay Zone for the Upper Paint Branch Special Protection Area

The Overlay Zone has an imperviousness limit of eight percent in accordance with the County Council resolution of October 2, 2007, which lowered the imperviousness from 10 percent. Section 59 C-18.152 (a) Development Standards, (1) (A), states that any impervious surface lawfully existing pursuant to a building permit issued before July 31, 2007 that exceeds the eight percent restriction, may continue or be reconstructed under the development standards in effect when the building permit was issued.

The subject site contains 49.1 percent imperviousness and, because it predates July 31, 2007, can reconstruct to the same percentage of imperviousness, in other words, there can be no net increase in imperviousness. To fulfill that requirement, the applicant is removing pavement by reconfiguring, restriping and relocating the staff parking lot located at the rear of the building. Environmental Planning staff has reviewed the layout and has determined that there will be no net increase in imperviousness and that the applicant is in conformance with the requirements of the Overlay Zone.

Transportation and Access

According to the Transportation Planning staff, the proposed addition at the Burtonsville Volunteer Fire Station will not have an adverse effect on the transportation network since the mandatory referral changes are to provide relief for existing space deficiencies.

Environmental

SPA Water Quality Plan

The applicant must file a Water Quality Plan pursuant to Chapter 19. The Department of Permitting Services (DPS) is the lead agency for specific elements of the water quality plan. The Planning Board reviews the imperviousness aspect as well as forest conservation and environmental buffer protection. DPS has approved elements of the Water Quality Plan under its purview (Attachment 4). The Planning Board must take action on the imperviousness before review of the Forest Conservation Plan and the Mandatory Referral. Environmental Planning staff will address this SPA Water Quality Plan in a separate item.

Forest Conservation

The Planning Board must act on the Forest Conservation Plan before review of the Mandatory Referral. The Environmental Planning staff will address the Forest Conservation Plan in a separate item.

Leadership in Energy and Environmental Design (LEED)

The project is not LEED certified. The HVAC system will have a 13 SEER rating. A 13 SEER rating is the minimum required by the Department of Energy (DOE). SEER stands for Seasonal Energy Efficiency Ratio. On January 22, 2006, the minimum standard was raised from SEER 10 to 13 SEER.

COMMUNITY OUTREACH

Staff notified adjoining, confronting and abutting owners, civic associations, home owners associations and other interested parties by mail on October 7, 2007 in accordance with the Mandatory Referral Guidelines (March 2005 edition). Staff received one phone call.

CONCLUSION

Based on staff analysis of the zoning and other regulatory requirements, the potential impacts to the Upper Paint Branch SPA and consistency with the *1997 Approved and Adopted Fairland Master Plan*, staff concludes that the proposed use is consistent with the Master Plan and meets the requirements of the R-200 and Overlay zones.

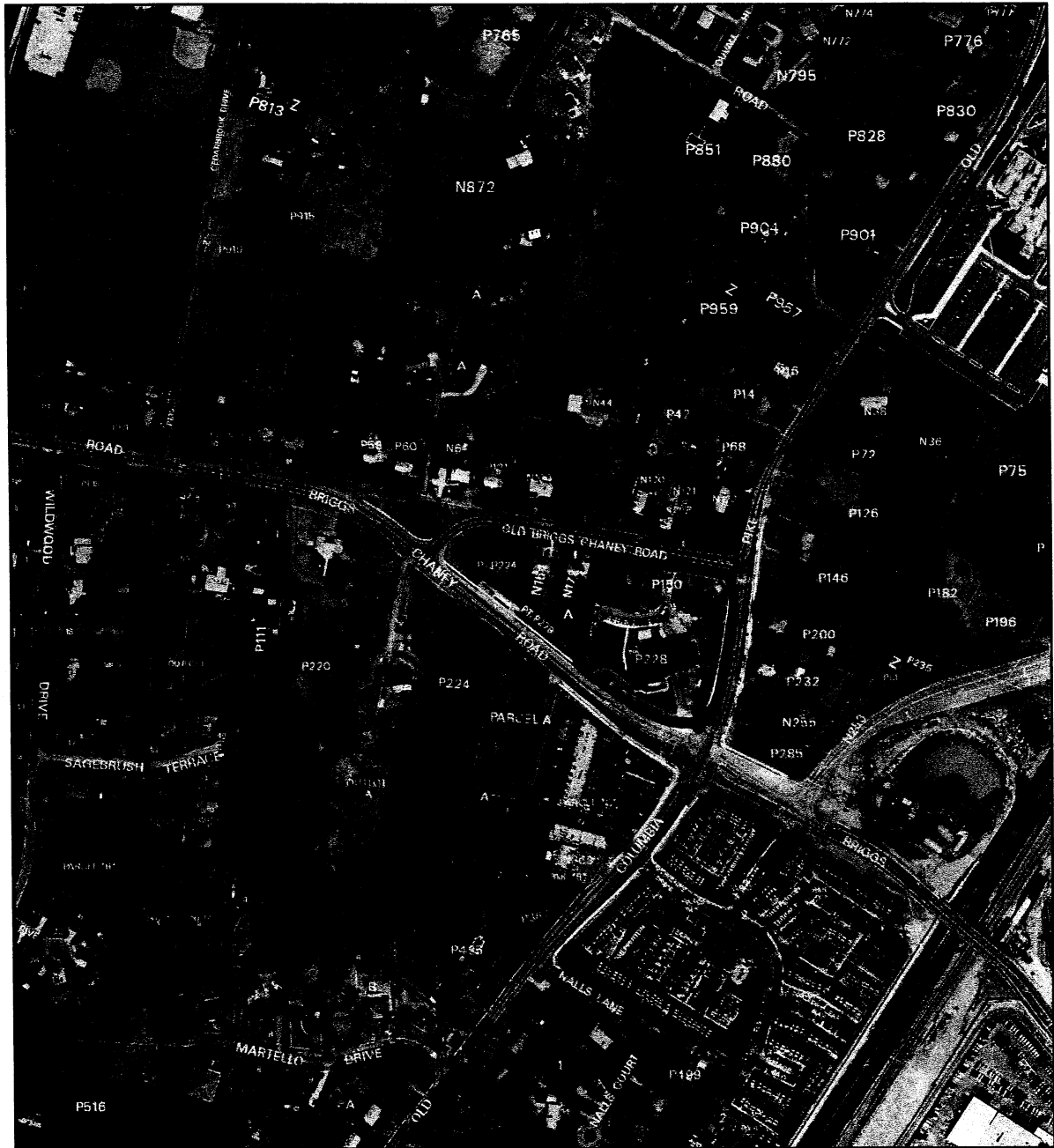
PW:ha: m:\weiss\Burtonsville FS No15

Attachments

1. Vicinity Map
2. 10/03/2007 Letter requesting Mandatory Referral
3. 10/10/ 2007 Letter from DPWT regarding details of the project
4. 09/24/2007 Letter from DPS approval Final Water Quality Plan
5. Proposed Site Plan
6. Building Addition Elevations
7. Building Addition Floor Plan
8. Transportation Planning Memorandum

ATTACHMENT 1

BURTONSVILLE FIRE STATION NO. 15



Map compiled on October 03, 2007 at 3:30 PM | Site located on base sheet no - 218NE03 | Data of Orthophotos: April 2006 - Used with permission from Montgomery County Government

NOTICE

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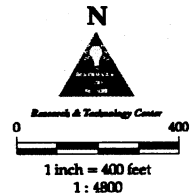
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

200 George Avenue - Silver Spring, Maryland 20910-5200





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An Employee Owned Company

ATTACHMENT 2

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Pennsylvania • Virginia • West Virginia

October 3, 2007

Mr. Bill Barron
Maryland-National Capital Park and Planning Commission
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Burtonsville Fire Station No 15 - Bunkroom Expansion

Dear Mr. Barron,

The Montgomery County Department of Public Works and Transportation (DPWT), Division of Capital Development, Building Design Section is currently in the design phase of a one story 2,600 square foot addition to the existing Burtonsville Fire Station No. 15 building. The project is located in the northwest quadrant of Old Columbia Pike and Briggs Chaney Road. ATI Inc. has been retained by DPWT to design the proposed facility and Johnson, Mirmiran & Thompson (JMT) has been retained by ATI to perform civil and site engineering design for the project.

The project is located in a Special Protection Area (Upper Paint Branch). No new impervious surfaces are being added to the site as we are removing portions of the parking lot to offset the addition to the building. We have enclosed a site plan, per your request and telephone conversation, reflecting the proposed landscape and site improvements for the project.

We are requesting at this time a mandatory referral be scheduled for the proposed project. It is our understanding this meeting before the Planning Board will also address the request for Board approval of the Forest Conservation Plan and Water Quality Plan. We have received DPS approval of the preliminary / final water quality plan (per the enclosed September 24, 2007 letter from DPS), and the NRI/ FSD (per the enclosed September 26, 2007 letter from Environmental Planning). The Forest Conservation Plan has also received conditional approval pending approved signatures.

Thank you for your input into this project and should you have any questions, please feel free to contact us directly at 410.316.2216. We look forward to further working with your office.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON


Matthew J. Crane, P.E.
Senior Associate

Enclosures

C: M. Jelveh (ATI), R. Ghazarian (DPWT-DCD)

ATTACHMENT 3



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

October 10, 2007

Piera Weiss
Community Based Planning
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Burtonsville Fire Station Addition

Ms. Weiss:

I am writing per your e-mail date October 8, 2007 requesting the confirmation of the followings:

The planned addition of bunkrooms for the above subject fire station is to better accommodate the current condition of the firefighters and not for the increase of the staff. Presently the firefighters are doubled up in their dorm rooms and/or the use their bunk beds. The additional dormitory style rooms will allow discontinue the use of these methods and eliminate the cramped conditions in the current dorm facilities.

Presently there is no training room in the station and the new training room will provide the staff the much needed area for this purpose.

The only plumbing work involved in this project is for the use of the new laundry room.

Based on the demolition of some impervious surfaces on the Fire Station, there will not be any net gain in the impervious surface for this project.

Please call me at (240) 777-7228 if you have any questions or need additional information.

Sincerely,

Rouben Ghazarian, P.E.
Engineer III

RG/mrs

cc: Hamid Omidvar
Don Scheuerman

Division of Capital Development

101 Monroe Street, 11th Floor • Rockville, Maryland 20850 • 240-777-7221 • 240-777-6003 FAX
www.montgomerycountymd.gov

ATTACHMENT 4



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

September 24, 2007

Carla Reid Joyner
Director

Mr. Matthew Crane
Johnson, Mirmian & Thompson
72 Loveton Circle
Sparks, Maryland 21152

Re: Preliminary/Final Water Quality Plan
for Burtonsville Fire Station Expansion
SM File #: 231976
Tract Size/Zone: 3.78 acres/R-200
Tax Plate: KS62
Parcel: P940
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Mr. Crane:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (PFWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream valley buffer encroachments.

Site Description: The site is located at 13900 Old Columbia Pike. This proposal is for the construction of a bunkroom expansion to the existing building, totaling approximately 2,600 square feet. This site is tributary to the Mainstem of the Upper Paint Branch. This watershed has been designated as a Special Protection Area.

Stormwater Management: Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs. Quality control will be provided via installation of four dry wells to treat the new roof area. The project site is tributary to an existing downstream detention pond that will serve as additional water quality control.

Sediment Control: Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance. Immediate stabilization is to be emphasized.

Performance Goals: The performance goals that were established at the pre-application meeting are to be met as specified in the Preliminary and Final Water Quality Plan. They are as follows:

1. Minimize the loss of sedimentation from the site during construction.
2. Encourage groundwater recharge.

Monitoring: Stormwater monitoring is not required for this project.

Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

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 Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at (240) 777-6338.

Sincerely,



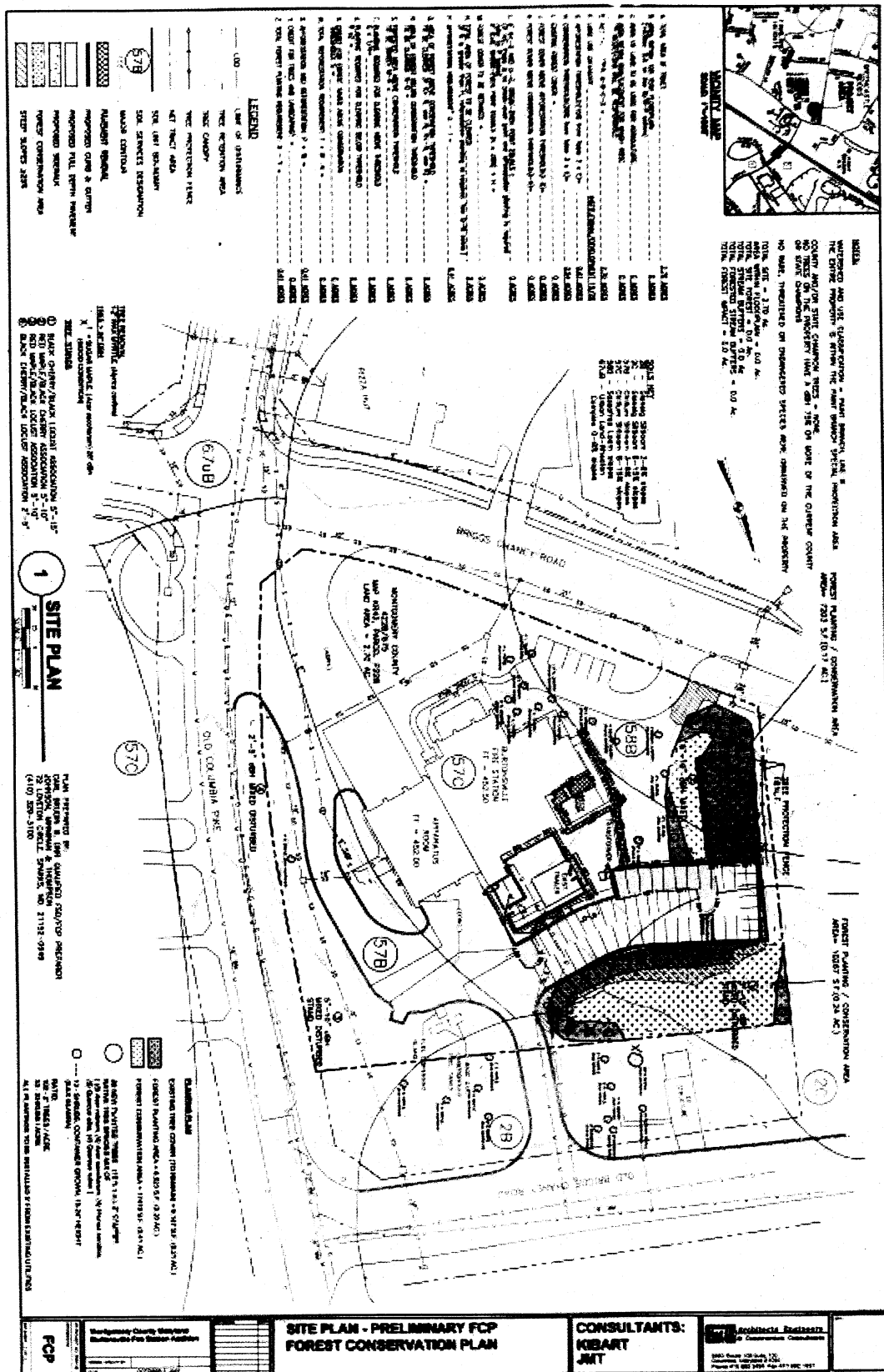
Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RFB:dpm:CN231976

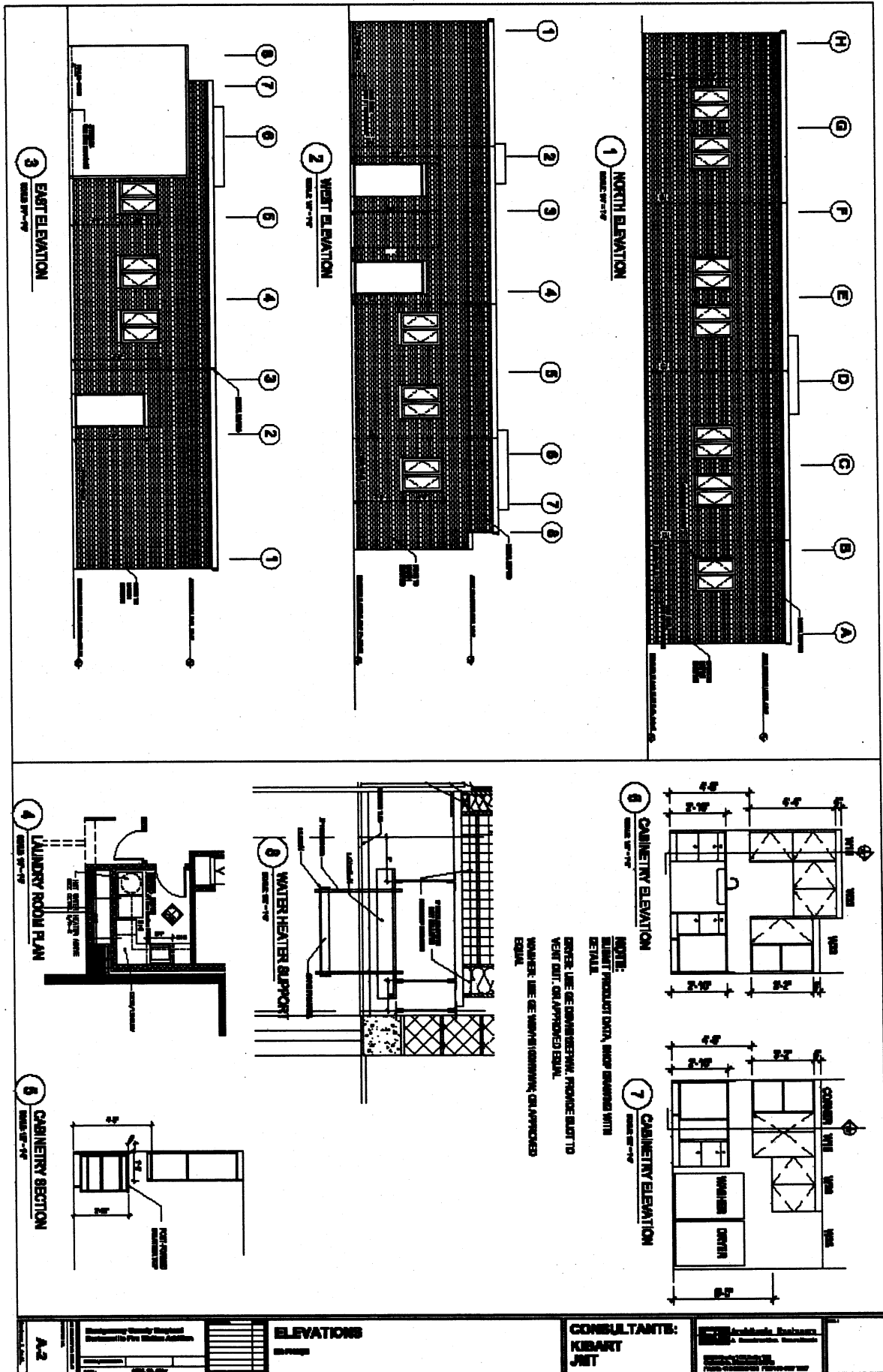
cc: C. Conlon (MNCPPC-DR)
C. Bunnag (MNCPPC-ED)
M. Sommerfield (MCDEP)
SM File # 231976

On: on-site 0.06 ac.
Off: on-site 0.06 ac.
Recharge is provided on-site

ATTACHMENT 5



ATTACHMENT 6



[illegible]

ATTACHMENT 8



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 22, 2007

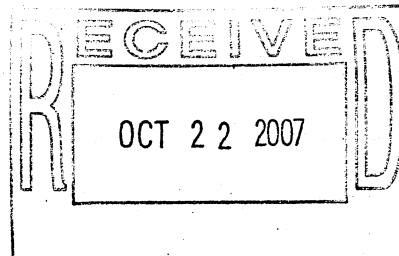
MEMORANDUM

TO: Piera Weiss, Planner
Community-Based Planning Division

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

FROM: Cherian Eapen, Planner/Coordinator
Transportation Planning *CE*
301-495-4525

SUBJECT: Mandatory Referral
Burtonsville Volunteer Fire Station Additions
Northwest quadrant of Briggs Chaney Road and Old Columbia Pike
13990 Old Columbia Pike
Fairland/White Oak Policy Area



This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral to add a new permanent bunkroom and new training room at the Burtonsville Volunteer Fire Station located at 13990 Old Columbia Pike, within the Fairland/White Oak Policy Area.

RECOMMENDATIONS

Transportation Planning staff recommends no transportation-related conditions for this mandatory referral. The proposed additions at the Burtonsville Volunteer Fire Station will not have an adverse effect on the transportation network since the mandatory referral changes are to provide relief for existing space deficiencies.

DISCUSSION

Site Location, Access, Parking, Pedestrian Facilities, and Public Transportation

Burtonsville Volunteer Fire Station is located in the northwest corner of the intersection of Briggs Chaney Road and Old Columbia Pike. Old Briggs Chaney Road is to the rear of the fire station and connects Briggs Chaney Road with Old Columbia Pike. The station was relocated to the present location from Burtonsville and was opened on March 20, 1995. Paint Branch High School is located to the northeast of the fire station.

The fire station apparatus gain access to station via a driveway that is oriented to the above intersection. Staff access to the fire station and its parking lot is facilitated via a driveway off Old Briggs Chaney Road. A small public parking area is provided to the front of the fire station and is accessed from Briggs Chaney Road.

Although all roadways adjacent to the fire station have a sidewalk to the station side, currently, no lead-in sidewalks are provided to the station from these streets. Since no off-site modifications are being proposed as part of this mandatory referral, pedestrian accessibility in the area will not be affected. Metrobus Routes Z6, Z8, Z9, and RideOn Route 39 provide service along Old Columbia Pike and Briggs Chaney Road and stops near the intersection.

Proposed Mandatory Referral Additions

The mandatory referral proposes to add a new permanent bunkroom and a new training room at the Burtonsville Volunteer Fire Station. The planned bunkroom addition is to provide better accommodation for staff at the fire station, currently housed in a trailer on the site. The new training room will provide an amenity at the station that it currently lacks.

Master Plan Roads and Bikeway Facilities

The 1997 Approved and Adopted *Fairland Master Plan* includes the following nearby master-planned roadways:

1. Briggs Chaney Road, along the south side of the station, a two-lane arterial (A-86) between Paint Branch to the west and Old Columbia Pike to the east, with a minimum right-of-way width of 80 feet. The master plan recommends a Class II on-road bike lane for this section of Briggs Chaney Road.
2. Old Columbia Pike, along the east side of the station, a two-lane primary residential street (P-25c) between Briggs Chaney Road to the south and Spencerville Road to the north, with a minimum right-of-way width of 70 feet. The master plan recommends a Class I/II bikeway for this section of Old Columbia Pike.

Local Area Transportation Review

The proposed additions at the Burtonsville Volunteer Fire Station are to provide relief for existing space deficiencies at the station and are not expected to result in an increase in the number of staff/volunteers already at the station. Therefore, this mandatory referral does not require a traffic study to satisfy Local Area Transportation Review.

DKH:CE:tc

cc: Barbara Kearney