

Germantown Worksession #4

MCPB October 20, 2008 — Item #3

- Attachment D July 22, 2008 letter from Royce Hanson
- Attachment E August 15, 2008 letter from Rollin Stanley

ATTACHMENT D



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

July 22, 2008

Dr. Brian K. Johnson, President
Office of the President
Montgomery College
900 Hungerford Drive, Suite 300
Rockville, MD 20850

SUBJECT: Draft Facility Plan for the Germantown Campus

Dear Dr. Johnson:

Thank you for the opportunity to review the Montgomery College Facilities Master Plan Update that was presented to the Germantown community on June 17, 2008. The public comment period for this draft facility plan will close on July 22, 2008, although the Planning Board will not be consulted until September. We will send a copy of this letter to Dave Capp and the facilities planning staff who have been working with the M-NCPPC staff.

I have directed the M-NCPPC staff to work closely with the College's facility planning staff and consultants at this important juncture when the Germantown Master Plan and the College Facility Master Plan are in development. This alignment of planning efforts can produce the framework for a vibrant, walkable, environmentally sustainable campus that is accessible to the larger Germantown community through educational and enrichment programs, transit service, and design quality.

I am pleased to see that Montgomery College is interested in sustainability and protecting natural systems. However, the overall approach to public and private development at the Germantown campus merits reconsideration.

We suggest revising the text of the draft Germantown Master Plan as follows:

The technology and education uses in the 334-acre Montgomery College District will be elevated to an important community resource. Developed in a compact pattern, the campus can be an active center, fostering links between business and education, a physical and intellectual focal point in the I-270 Technology Corridor. A compact pattern will reserve land for the College's future expansion (up to 1.12 million square feet of academic and service buildings by 2056), and also protect the site's natural features—a large stand of upland forest and two tributaries to Gunner's Branch. This intense and active campus will accommodate vehicle, bus, pedestrian, bike, and trail links through the site, linking to the larger Germantown area.

The Plan recommends expanding Montgomery College's academic facilities to meet the estimated enrollment growth of 10 percent per decade with approximately 886,000 square feet in additional facilities needed by the year 2036. Allow a business park of up to one million square feet that will link the business and academic communities. Development of private facilities on the campus will be subject to site plan review.

The location and function of Observation Drive is key to both the future expansion of the campus and as a future public road for transit usage. Locating the 80-foot right-of-way along the stream valley buffer and eastern campus edge will minimize conflicts with campus-related circulation. Any future connection to existing Goldenrod Lane must meet the standards for a business district street within an 80-foot right-of-way.


The location of these roadways is key to retaining the large stand of upland forest—a natural resource not found elsewhere in Germantown and critical to water quality enhancement in the Gunners Branch. This environmental feature and the associated stream buffers should be celebrated in total and intact, not as “fingers of green” illustrated in slide #2 of the College's Facilities Master Plan Update.

The College will expand through its emphasis on bioscience education and training. We urge your facility planning staff and consultants to apply a broader consideration of sustainability practices beyond LEED and use of native species/drought tolerant plantings. As the campus facilities and business park develop, the site could become a showcase of energy generation and sustainability, compact buildings and related open space, urban stormwater techniques, and reuse and recycling of both water and materials. Both sustainability and bioscience are rooted in the biological building blocks of the physical environment.

Finally, we urge the College to implement the design ethic of taller, compact buildings comprised of smaller floorplates to create relationships between buildings and with meaningful, well-used greens and plazas.

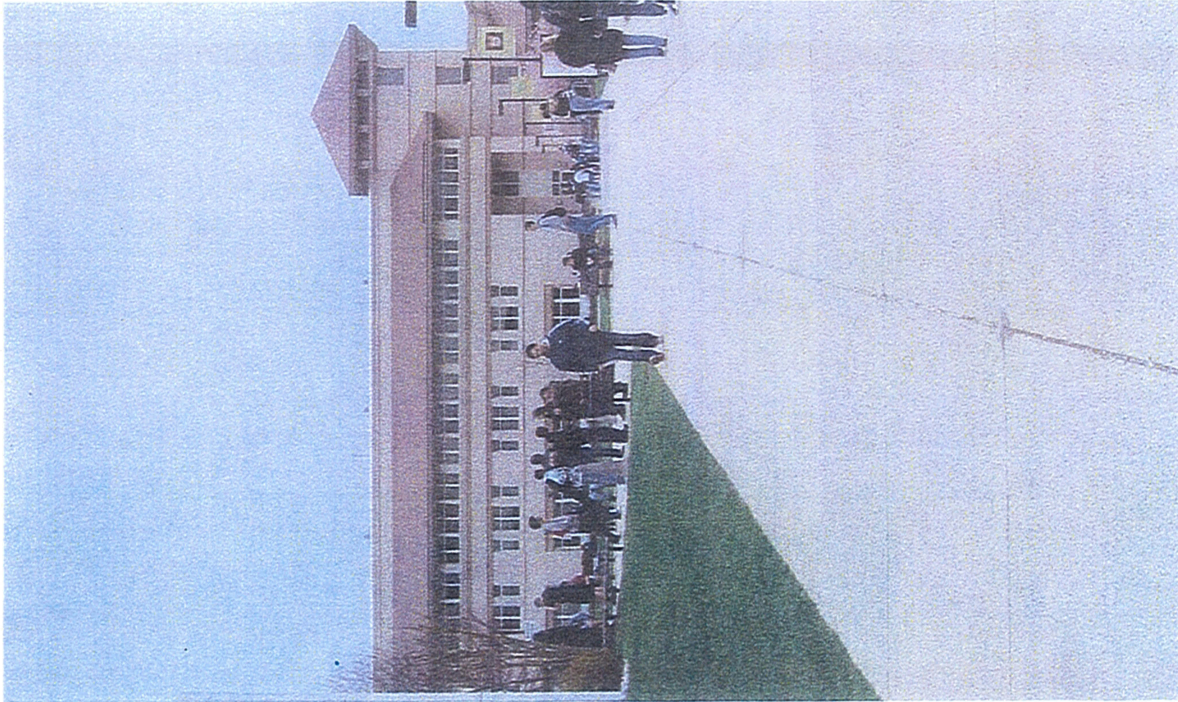
We look forward to discussing these concepts with you at the July 28, 2008 Public Hearing on the Germantown Master Plan and during your briefing with the Planning Board scheduled for September 18, 2008. We hope our concerns will be given serious consideration before the College's Board of Trustees approves the new Facilities Master Plan.

Sincerely,



Royce Hanson
Chairman

Copy to David Capp, Vice President for Facilities, 40 W. Gude Drive, Rockville, MD 20850-1166



PROJECTS IN DESIGN OR CONSTRUCTION

- A new **Bioscience Education Center** (126,900 GSF)
- A new **Childcare** (6,900 GSF) building with parking and access road
- Expansion of Observation Drive to Middlebrook Road

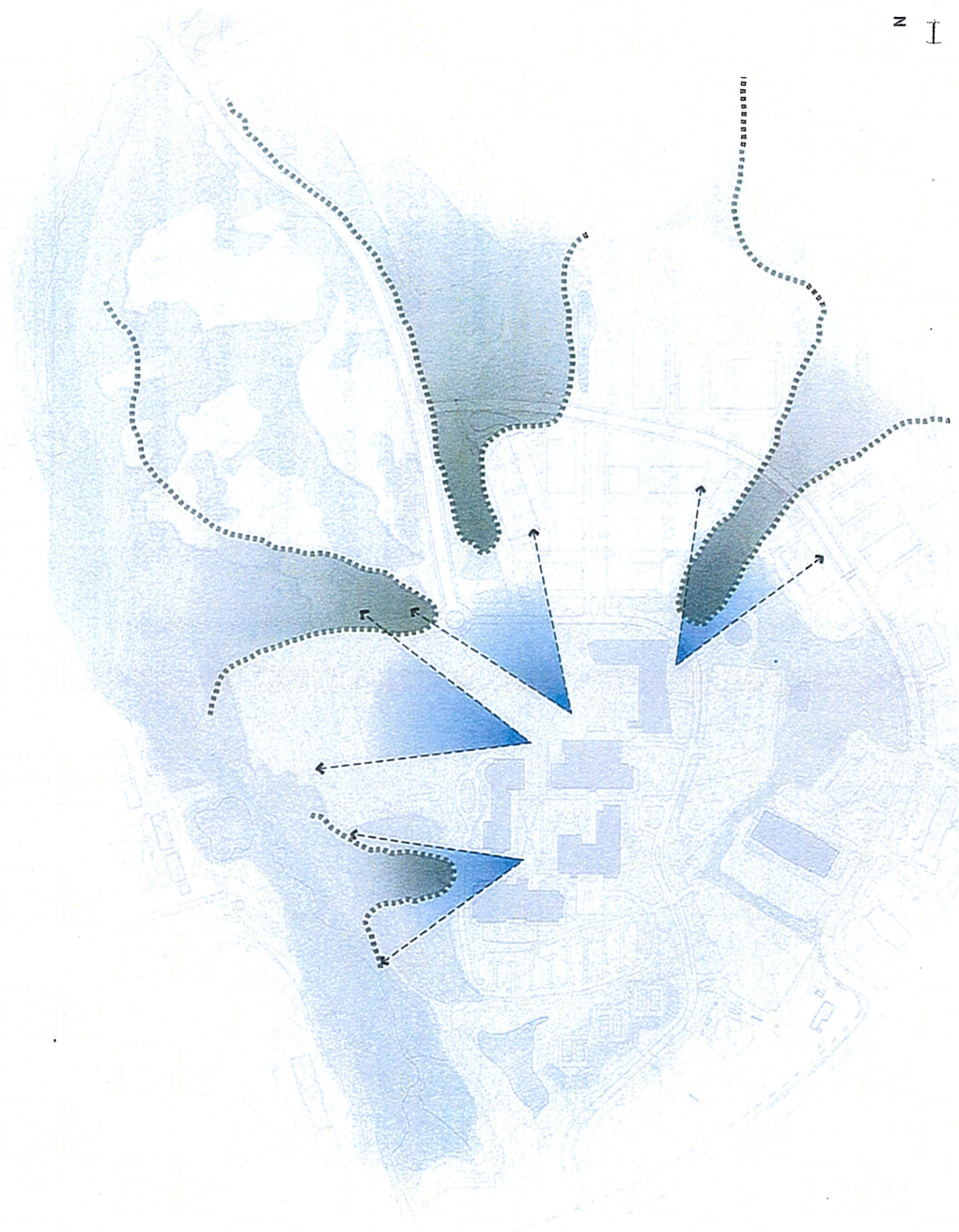
ADDITIONAL BUILDING DEVELOPMENT PRIORITIES FOR THE CAMPUS

- A new **Student Resource Center** (124,500 GSF)
- A new **Physics, Engineering and Math Building** (61,800 GSF)
- A renovation of and addition to the **Physical Education Complex** (36,325 GSF addition)
- A new **Physical Plant** (17,900 GSF) building as an addition to the Grounds Storage Building
- A renovation of the Humanities and **Social Sciences Building**
- A renovation and circulation change to the **Sciences and Applied Studies Building**
- Purchase of the **Goldenrod Building** and possible reallocation;
- **WDCE** classroom and lab space (12,200 GSF)
- Relocation of the **Greenhouse** (2,400 GSF) and the landscape program (an additional 4,800 GSF)
- An alteration of the High Technology and Science Center
- Inclusion of additional parking (a 500 space garage in FMP 2012)
- Potential workforce housing or employee sponsored housing



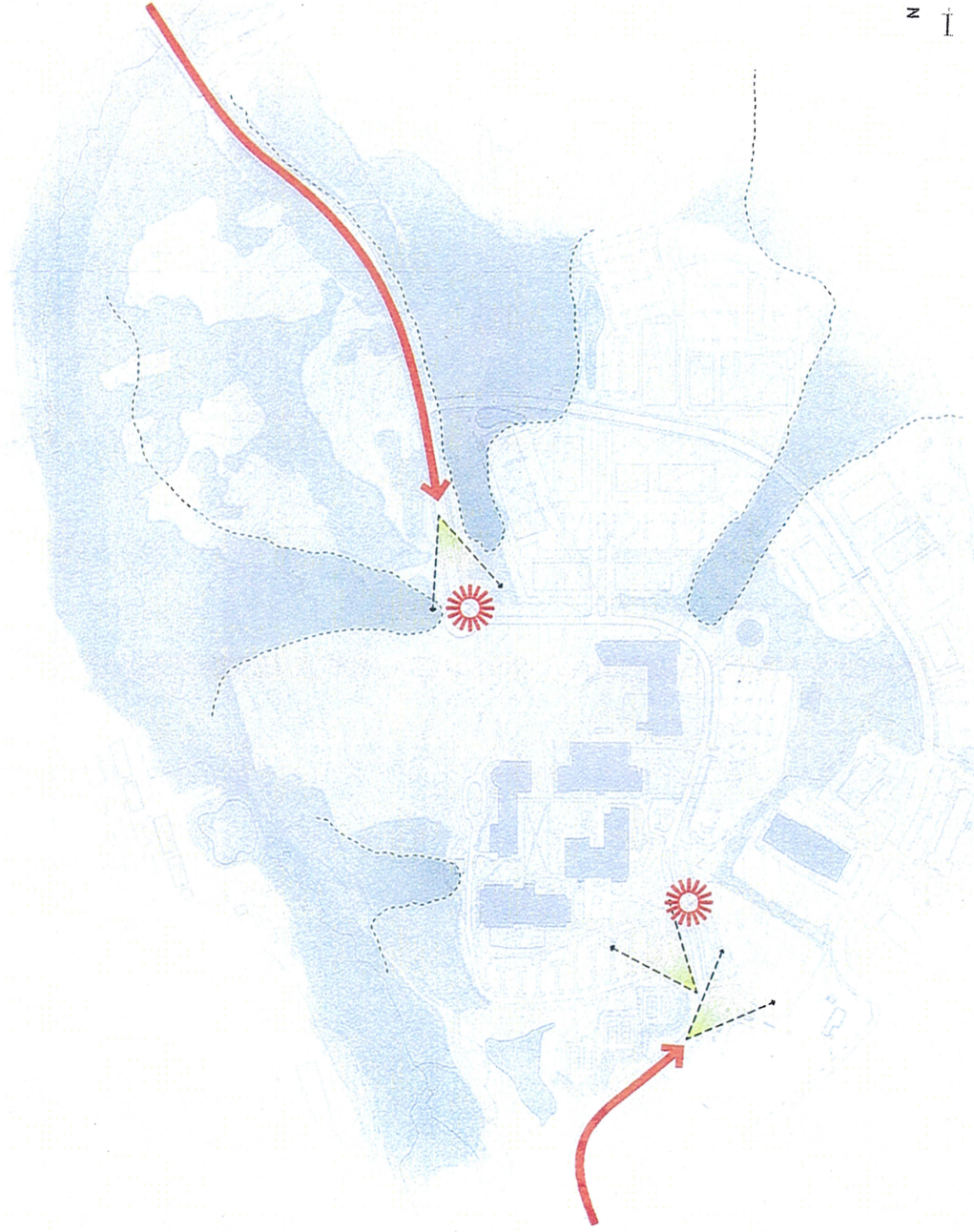
CAMPUS-WIDE GOALS / CAMPUS CHARACTER & GATEWAYS

- Retain and enhance the wooded hilltop campus character that currently exists on the campus
- Retain wooded buffers along campus edges and within forested corridors 'fingers of green'
- Retain and emphasize the distant viewshed, maximizing the opportunities to view down the hill



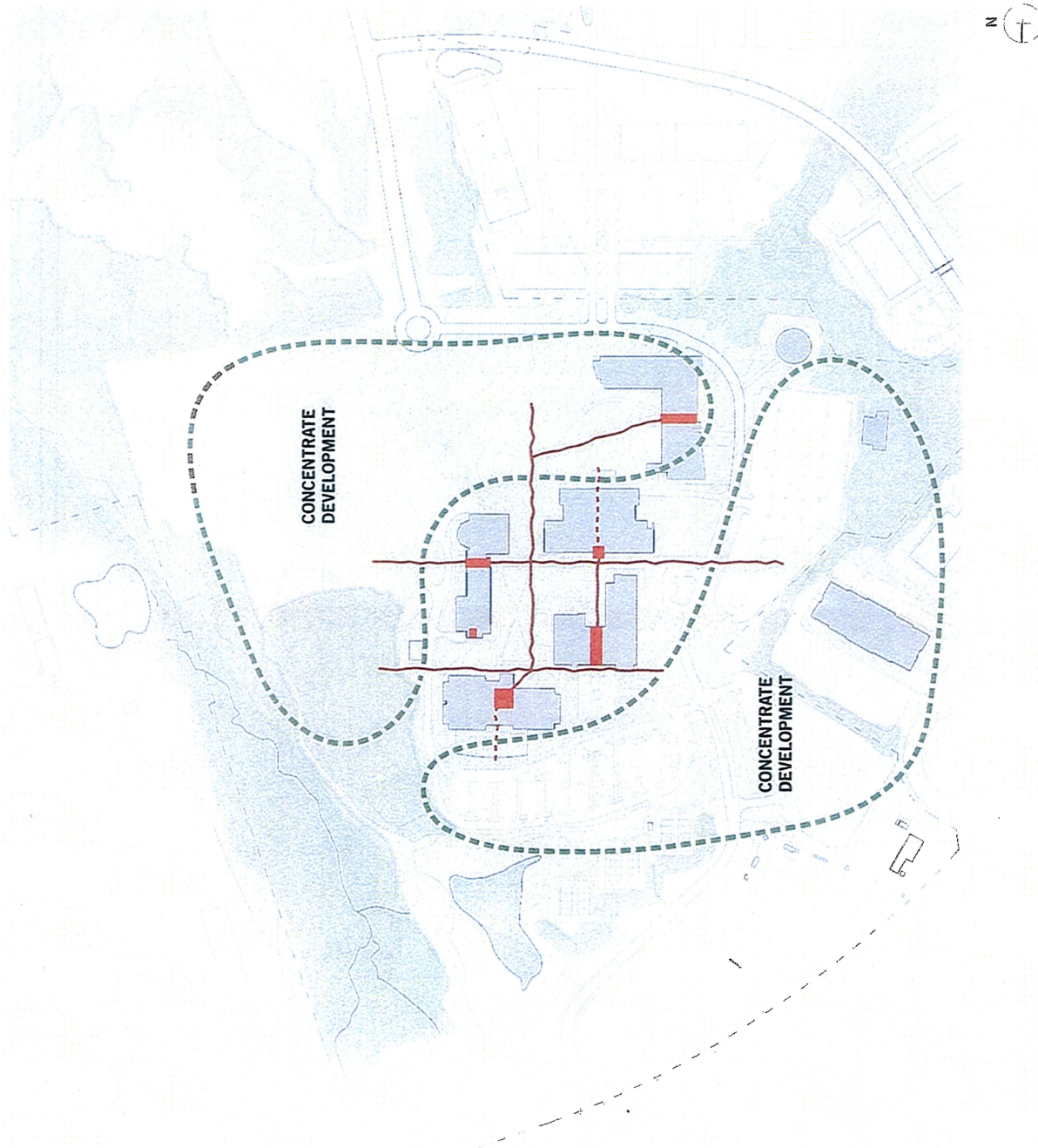
**CAMPUS-WIDE GOALS /
CAMPUS CHARACTER & GATEWAYS**

- Encourage buildings that create a positive physical presence when viewed from the approaches to the campus.



CAMPUS-WIDE GOALS / BUILDING DEVELOPMENT

- Site buildings carefully to enhance views and sight-lines
- Concentrate the campus and locate entrances to ensure walkability and accessibility for all students and faculty
- Site buildings to encourage proximity of departments and programs



**CAMPUS-WIDE GOALS /
PEDESTRIAN CIRCULATION
& OPEN SPACE**

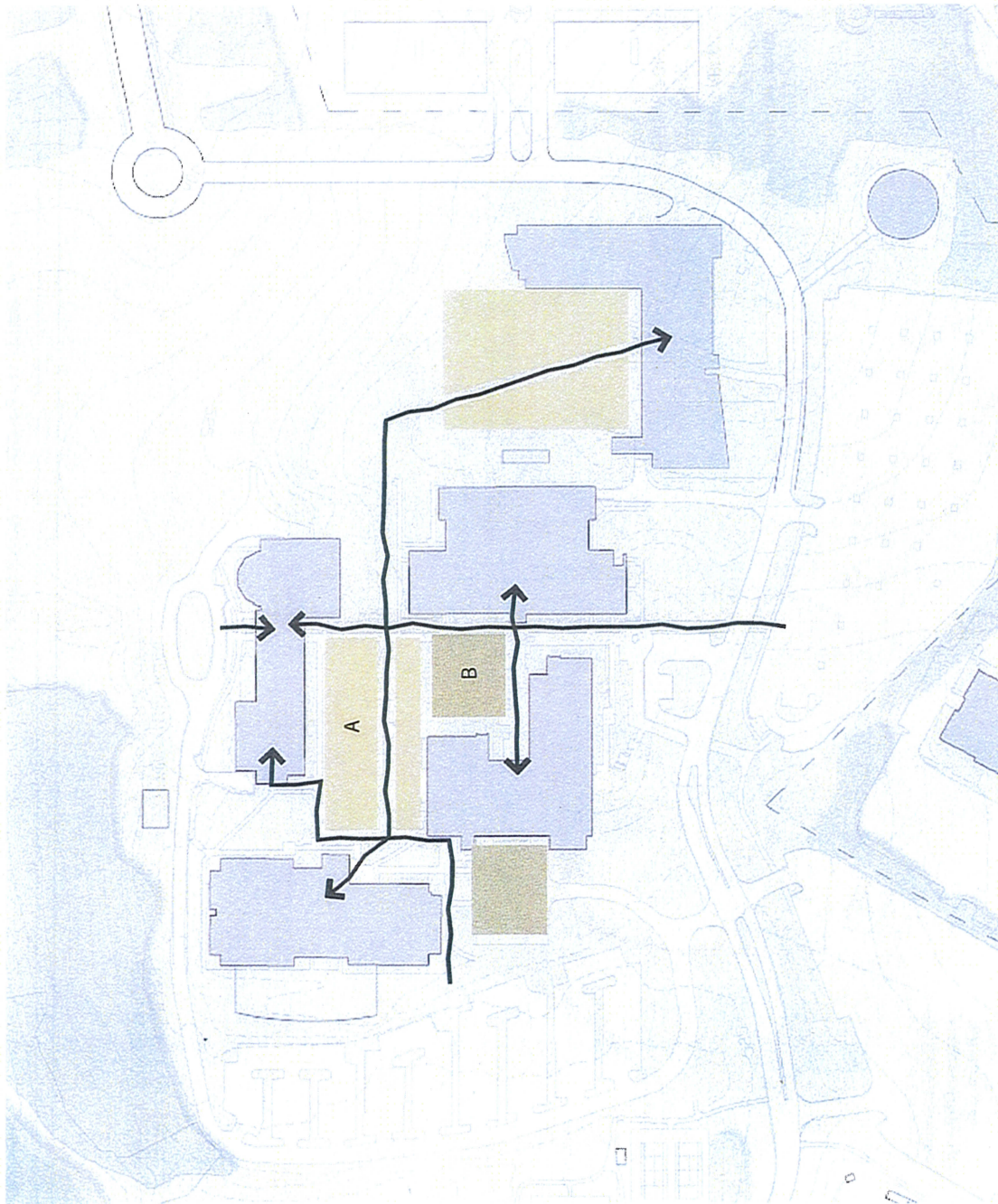
- Develop usable outdoor open space of a scale appropriate to the size of adjoining buildings
- Outdoor green and hardscape space should be enhanced in a purposeful way, with shade trees, seating and other amenities coordinated with each other



A / overlarge open space

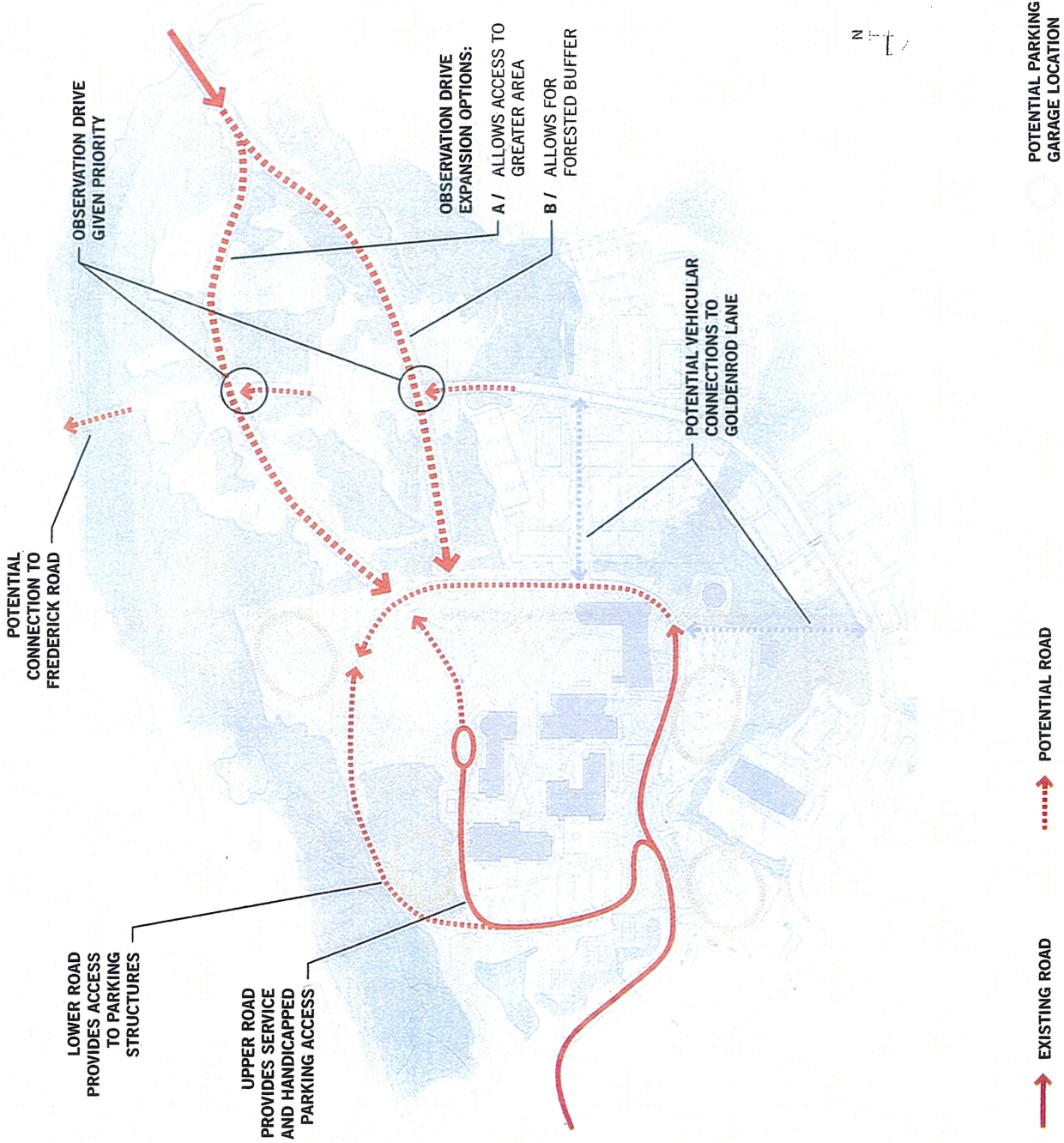


B / appropriately scaled open space



CAMPUS-WIDE GOALS / VEHICULAR CIRCULATION & PARKING

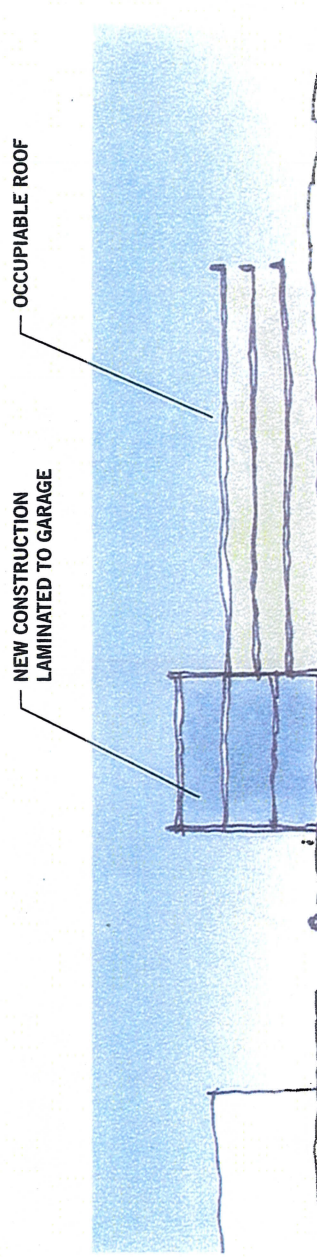
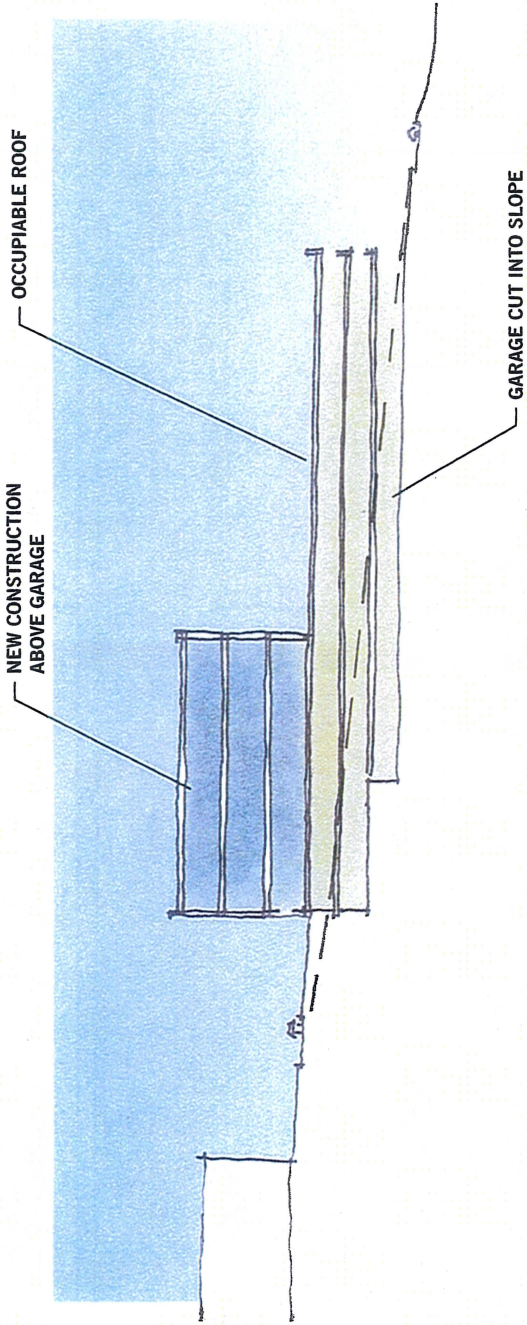
- Roadways should not become a barrier to campus development. They should be designed with pedestrian crossings and circulation in consideration
- Traffic calming measures should be employed to slow all campus traffic
- Parking as much as possible should be accommodated in parking garages instead of additional large area lots



CAMPUS-WIDE GOALS / VEHICULAR CIRCULATION & PARKING

Garages should be screened by new buildings or landscaping and sited in a way that allows the topography to reduce their negative visual impact on the campus:

- Cut parking garages into the hill when possible and top with terraces, buildings or parks
- Screen garages from view by laminating contributing buildings to garage perimeter



CAMPUS-WIDE GOALS / NATURAL SYSTEMS

- Site buildings, roads and parking to respect and enhance the existing streambed along the south and east edges of the campus.
- Utilize semi-pervious pavers and grassy swales to reduce stormwater impacts. Combine grass-lined swales with wooded buffers to treat run-off in an attractive and coordinated manner.
- Enhance views, Increase buffers and support the existing natural systems of the site through reforestation. Treat the environmental constraints on the site as an opportunity to create a better campus and learning environment. Celebrate the natural systems.



CAMPUS-WIDE GOALS / SUSTAINABILITY

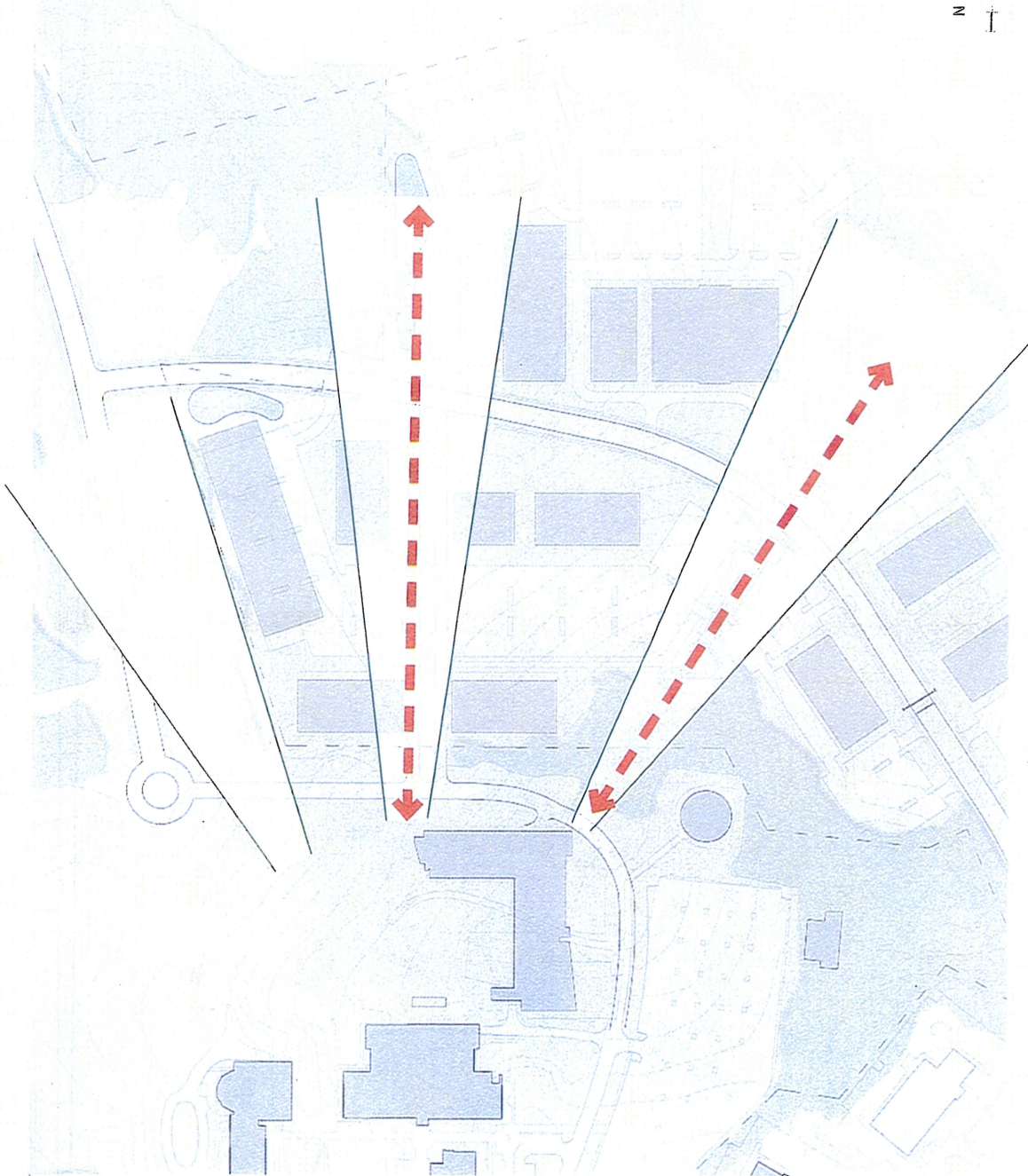
Plan the campus with principles of long-term sustainability in mind. This includes ensuring that new and renovated buildings achieve a minimum LEED silver rating. Beyond individual buildings, a number of improvements should be made to enhance the overall campus sustainability. These include:

- Replace parking lots with parking structures, and return previously paved surfaces to pervious, landscaped surfaces
- Increase tree planting for buffers, surface lots and green space
- Use native species/drought tolerant plantings
- Consider including green roofs in new construction projects



CAMPUS-WIDE GOALS / SCIENCE & TECHNOLOGY PARK

- Ensure that there are strong visual and pedestrian connections between the campus and the Science and Technology Park. Ensure that the design and siting of the buildings and parking do not create negative visual impacts.
- Ensure that rooftop mechanical units are screened effectively.
- Encourage green roofs on key buildings that are within the viewshed of the campus



**CAMPUS-WIDE GOALS /
FUTURE DEVELOPMENT**

- Retain land for future development.
Coordinate future plans to protect
important natural systems



MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE

GERMANTOWN CAMPUS
ALTERNATIVES PHASE DRAFT - 05.06.08

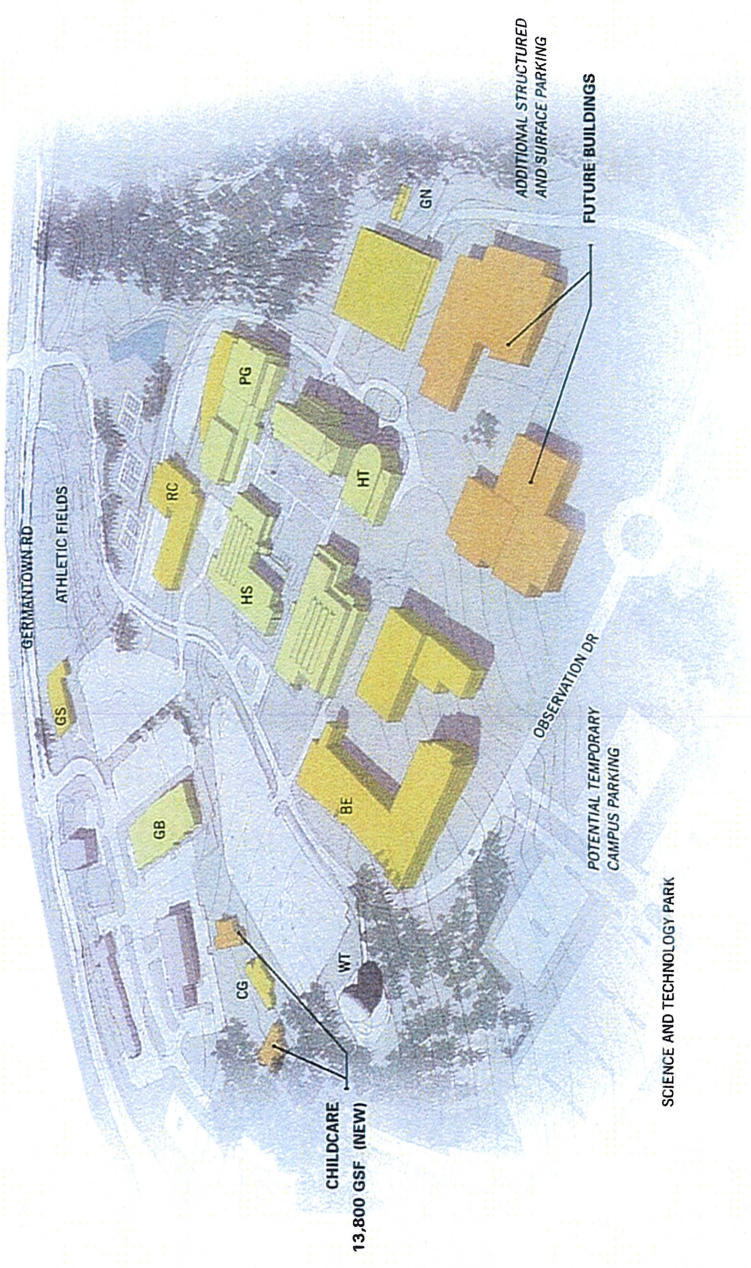
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









SCHEMATIC MASTERPLAN | OPT 04 2016



SCHEMATIC
MASTERPLAN | OPT 4
2026

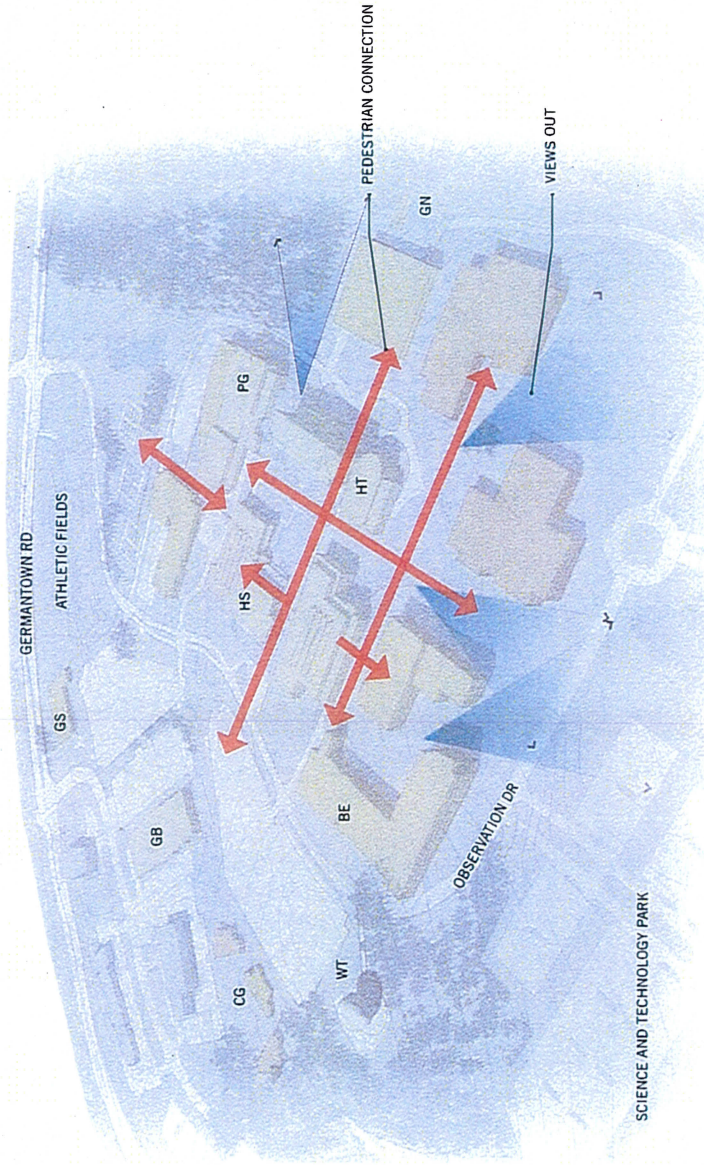


	EXISTING BUILDING		NEW BUILDING - 2026		BE	Bioscience Education Building (future)	HT	High Technology and Science Center
	NEW BUILDING - 2016				CG	Child Care (future)	PG	Physical Education
					CP	Central Plant	SA	Science and Applied Studies
					GB	Goldenrod Building	WT	Water Tower
					GN	Greenhouse		
					GS	Ground Storage Building		
					HS	Humanities and Social Sciences		

MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
 GERMANTOWN CAMPUS
 ALTERNATIVES PHASE DRAFT - 05.21.08



SCHEMATIC
 MASTERPLAN | OPT 04
 PLANNING FRAMEWORK

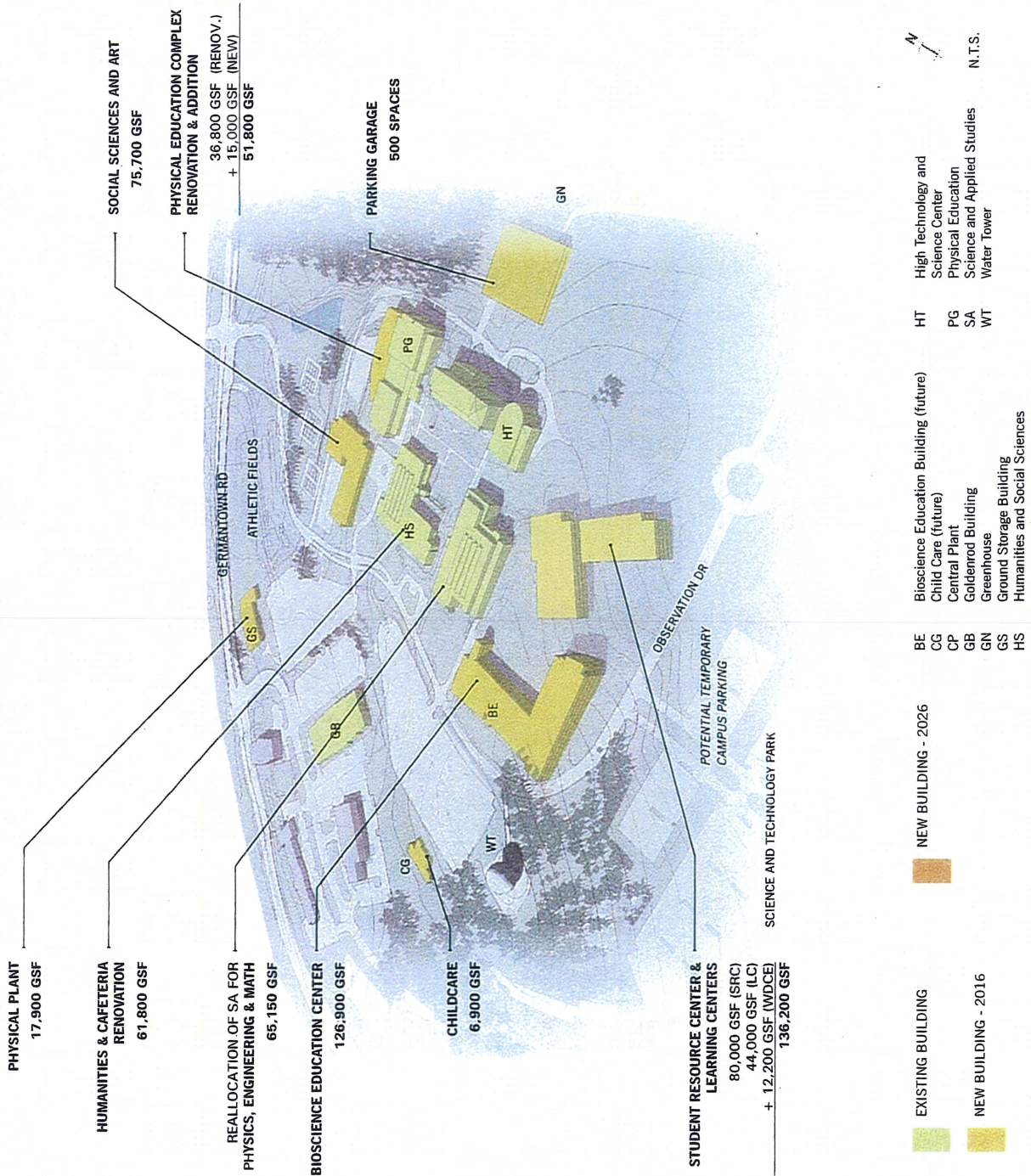


BE	Bioscience Education Building (future)	HT	High Technology and Science Center
CG	Child Care (future)	PG	Physical Education
CP	Central Plant	SA	Science and Applied Studies
GB	Goldenrod Building	WT	Water Tower
GN	Greenhouse		
GS	Ground Storage Building		
HS	Humanities and Social Sciences		

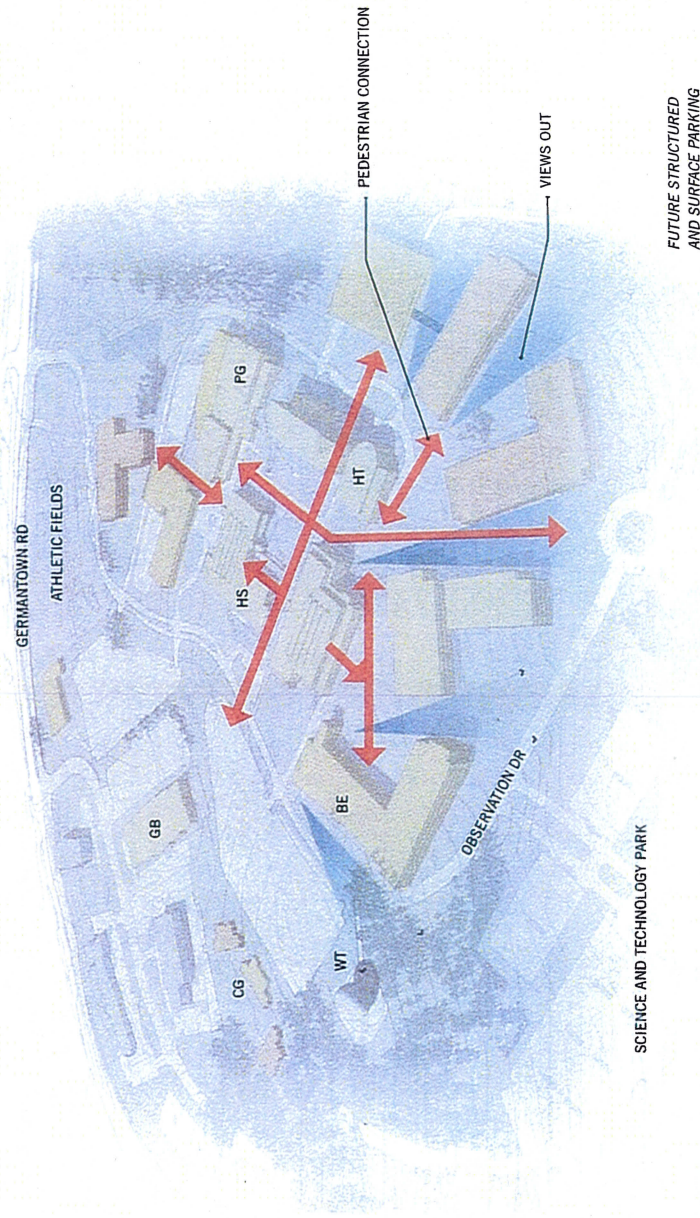


**SCHEMATIC
MASTERPLAN | OPT 05
2016**

- The buildings are sited to respect the views to the south of campus.
- The Student Resource Center acknowledges the new south entrance to the campus.
- The Student Resource Center acknowledges the pedestrian desire line to the Bioscience Education Center and helps define the courtyard space.
- The parking garage, carved into the hill, is screened from view from the upper access and drop-off drive and the HT building.
- The Social Sciences and Art Building creates a new gateway to the north of campus.



**SCHEMATIC
MASTERPLAN | OPT 05
PLANNING FRAMEWORK**



- HT High Technology and Science Center
- PG Physical Education
- SA Science and Applied Studies
- WT Water Tower

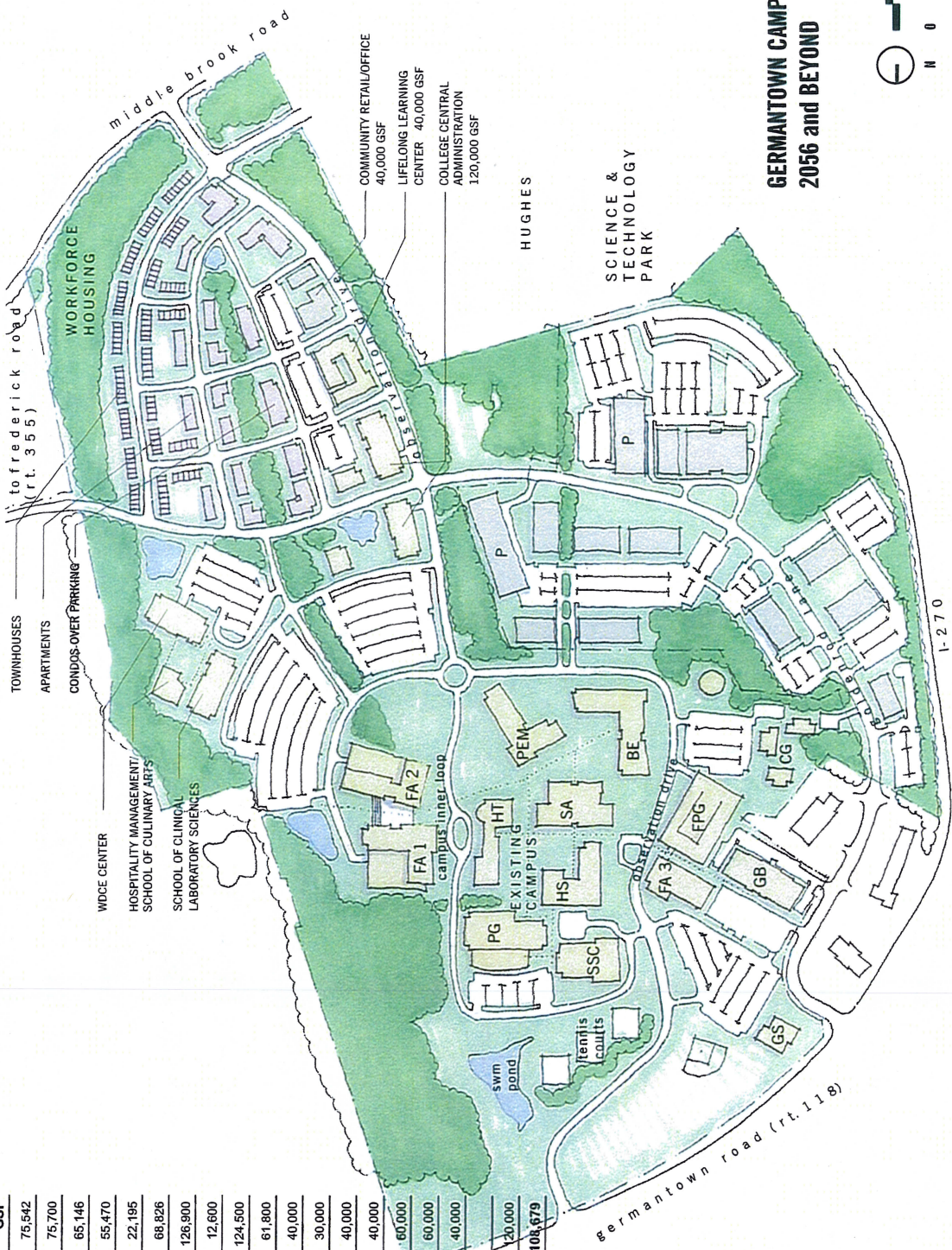
- BE Bioscience Education Building (future)
- CG Child Care (future)
- CP Central Plant
- GB Goldenrod Building
- GN Greenhouse
- GS Ground Storage Building
- HS Humanities and Social Sciences

FUTURE STRUCTURED AND SURFACE PARKING

SCIENCE AND TECHNOLOGY PARK



Building Inventory	GSF
HT High Technology and Science Center	75,542
HS Humanities and Social Sciences Building	75,700
SA Science and Applied Studies Building	65,146
PG Physical Education Complex	55,470
GS Ground Storage and Vehicle Maintenance	22,195
GB Germantown Innovation Center	66,826
BE Bioscience Education Building	126,900
CG Child Care Complex	12,600
SSC Student Services Center	124,500
PEM Physics, Engineering and Math Building	61,800
WDCE Center	40,000
Hospitality Management/Culinary Arts	30,000
Clinical Laboratory Sciences/Medical Tech	40,000
Lifelong Learning Center	40,000
FA 1 Future Academic Building	60,000
FA 2 Future Academic Building	60,000
FA 3 Future Academic Building	40,000
FPG Future Parking Garage	20,000
College Central Administration	1,108,679
Total 2056 Development	



**GERMANTOWN CAMPUS
2056 and BEYOND**



MONTGOMERY COLLEGE GERMANTOWN CAMPUS

JUNE 17, 2008

Cho Benn
Hollback +
Associates
INCORPORATED

ATTACHMENT E



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

August 15, 2008

Dr. Brian K. Johnson, President
Office of the President
Montgomery College
900 Hungerford Drive, Suite 300
Rockville, MD 20850

SUBJECT: Montgomery College - Germantown Campus

Dear Dr. Johnson:

On July 23, 2008, we held a productive meeting with your Facilities Planning staff and members of the Montgomery College Foundation. We agreed to further explore the Technology Park's opportunity for development along I-270, the alignment of Observation Drive Extended and the extent of forest preservation recommended in the Germantown Master Plan. Since that meeting, Holy Cross Hospital has announced their intention of expanding facilities on the College.

As stated previously, we support the College's plans to expand the academic facilities in Germantown and develop a Technology Park of up to 1 million square feet of uses. We also support the expansion of Holy Cross facilities within the Technology Park. We would like to obtain more information on Holy Cross' facility needs, if possible to better understand their goals and requirements.

As promised, we have given further consideration to the College's needs to expand the academic facility in Germantown, accommodate the Technology Park and, potentially, the Holy Cross Hospital facilities. We intend to revise the master plan recommendations to provide the College with a more consolidated development area while still achieving the master plan objectives of creating compact, walkable development, interconnected streets to meet regional transportation needs and forest conservation. See attached map showing proposed land uses.

The following points summarize our current thinking regarding what the master plan should recommend:

- **Observation Drive Extended** – Shift the alignment of Observation Drive Extended to the east outside the stream valley buffers of the headwater tributary of Gunner's Branch that parallels the east side of your property in order to maximize developable area of the property. This roadway is needed to serve regional and local traffic from the College and Technology Park and can provide superb access to the hospital. Classify it as an arterial with up to 85 feet of right of way to accommodate 4 lanes, undivided with bicycle lanes, sidewalks, streetscape facilities, and a shared use path to meet regional transportation needs.

- **Goldenrod Lane Extended** - Provide a connection of Goldenrod Lane to Observation Drive, skirting along the edge of the forest. This should be provided in conjunction with development plans for the Technology Park.
- **Western Headwaters Forest** - Preserve the Western Headwaters Forest as shown on the attached Proposed Land Use Map. This forest is high quality, high priority and is one of only a few remaining stands of such quality woodland in the planning area. Within this forest stand of over 400 trees are 108 Specimen trees that are larger than 30" girth. Considering the size of the contiguous forest block, the size of the trees, and the role this forest plays in sequestering carbon dioxide, minimizing the heat island effect, and protecting water quality, we feel that the recommendation to prioritize this forest for retention is fully supported. The Forest Conservation Law specifies that all available planning and zoning options be used to save this area. Final forest conservation easement area will be established by development plans for the Technology Park.
- **Technology Park** – Develop a compact pattern of development that fosters links between business and education and promotes walking with a network of tree-lined streets, pedestrian and bike trails through the site. Development of potential hospital facilities also should be compact and walkable with connections to the academic campus to meet the hospitals stated goal of integrating with the classrooms of the College.
- **Technology Signature Sites** - Designate I-270 signature sites for the Technology Park within the Kay Property north of the short stream tributary of Gunner's Branch. This area adjacent to the I-270 interchange ramp enjoys exceptional visibility from I-270. Property south of the stream along I-270 and adjacent to the Hughes Corporation Property does not have great visibility due to the steep wooded embankment and the short frontage along I-270.
- **Academic Campus** – Support an academic village with ancillary mixed uses including workforce housing. Create a compact pattern of development with an interconnected street network that promotes walking and convenient linkage with the proposed Technology Park.

These suggestions are consistent with the ideas in Royce Hanson's letter to you July 22, 2008. The Technology Park uses offer the possibility to promote synergy between the academic mission of the College and workforce training in biotechnology and healthcare. We look forward to discussing these revisions with your staff and with the Planning Board during the worksessions this fall.

Sincerely,



Rollin Stanley
Director

RS:se:kkm:ha
Attachment

cc: David Capp
John McLean

Montgomery College District Proposed Land Use

