

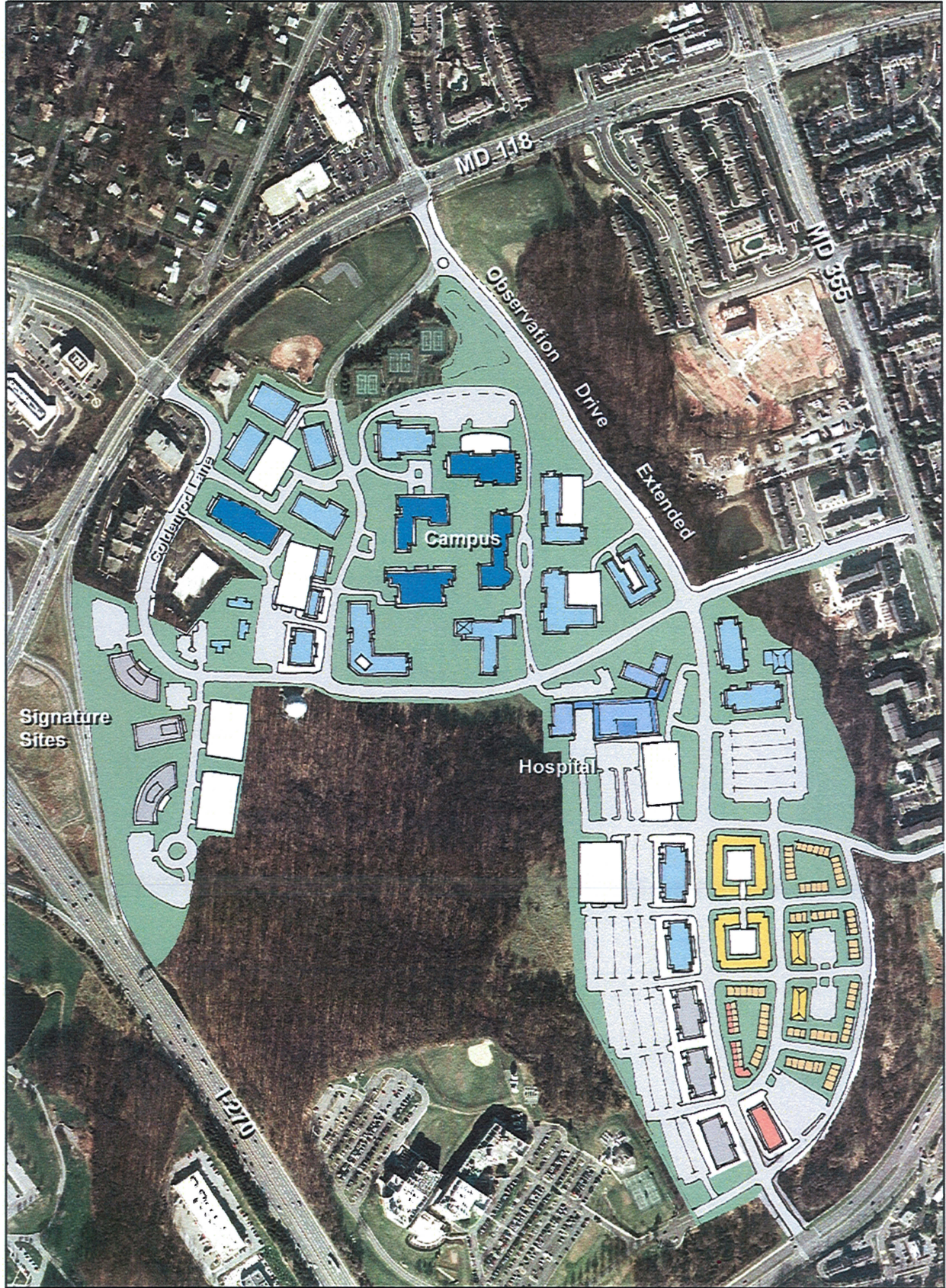
Germantown Worksession #4

MCPB October 20, 2008 — Item #3

- Attachment I Illustrative Concept: Option 1
 - Attachment J Illustrative Concept: Option 2
 - Attachment K Memorandum from Urban Design Division
-

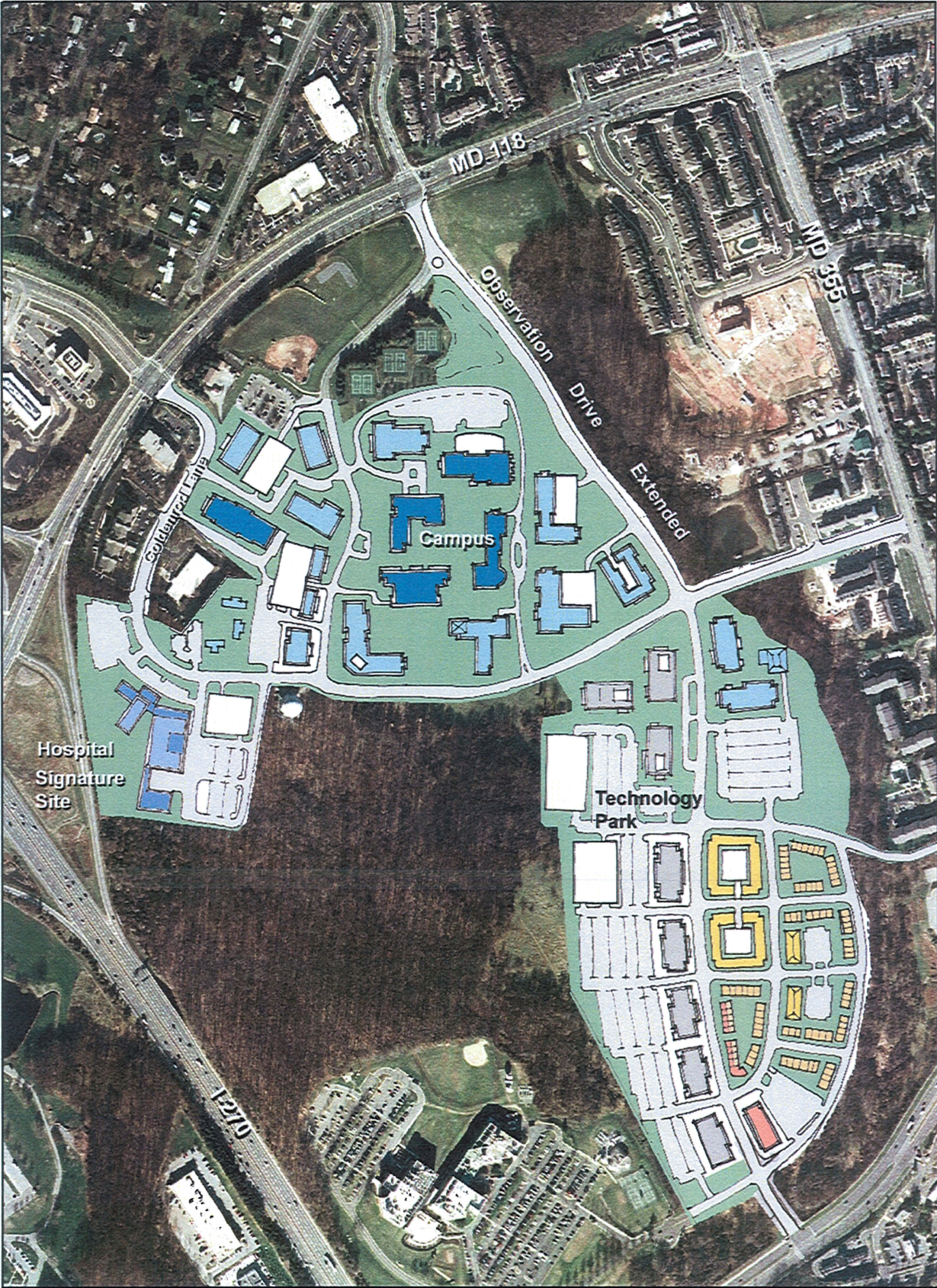
ATTACHMENT I

Montgomery College Illustrative Concept Option 1



ATTACHMENT J

Montgomery College
Illustrative Concept Option 2





ATTACHMENT K

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

October 7, 2008

MEMORANDUM

To: Glenn Kreger, Acting Chief
Community Based Planning

Sue Edwards, Team Leader
Community Based Planning

Via: John Carter, Chief
Urban Design and Preservation

From: Karen Kumm Morris *KKM*
Urban Design and Preservation

Subject: Montgomery College Land Use and Design Recommendations
Montgomery College District

Staff Recommendations:

1. Revise the proposed urban design recommendations of the Draft Plan to allow for a larger building footprint for medical facilities, such as Holy Cross Hospital.

Draft Plan Recommendations

The Draft Plan supports up to 1.1 million SF for Montgomery College, consistent with their 2050 plans and up to 1 million SF for the Technology Park as proposed by Foulger Pratt. The total amount of development can be accommodated with Observation Drive Extended along the eastern side of the property and with the existing high priority forest preserved. See Illustrated Concepts Options 1 and 2.

The Draft Plan envisions Montgomery College expanding into a compact, academic village located on the hill with a technology business park located along I-270, Goldenrod Lane and adjacent to Observation Drive Extended. The land uses would include academic, college administrative uses, technology, some limited retail, and some housing. Access to the college and technology park will be from Observation Drive Extended and Goldenrod Lane with an interconnected street system that ties into MD 355 and Middlebrook Road. See Land Use Map.

The integrated development will be an urban form with buildings adjacent to the street, surface parking for interim level of development located behind buildings, and structured parking provided for final development phases. Preservation of the existing mature forest is a key recommendation and defines the buildable areas of the property.

Public Testimony:

1. Oppose the location of Observation Drive Extended (Montgomery College, Magada, Germantown Alliance)
2. Support for Observation Drive Extended (Minkoff Development)
3. Oppose the Draft Plan’s urban form and structured parking (Montgomery College, Foulger Pratt)
4. Oppose the amount of woodland preservation (Montgomery College, Foulger Pratt, Gathersburg Germantown Chamber of Commerce)
5. Support for woodland preservation (Milmoie, Hauck, Sierra Club, Fain)
6. Oppose hospital on Montgomery College – prefers Cabin Branch, Clarksburg location (Hulley)

Subsequent to the Public Hearing, July 28, 2008, Holy Cross Hospital has proposed an expansion of their medical services to be part of the 1 million SF Technology Park as represented by Montgomery College. Initially, they propose a clinic that would ultimately be expanded into a hospital facility, 350,000 SF, in later phases if approved by the Maryland Health Care Commission.

Staff Response

Revise the Urban Form Guidelines, page 39, to accommodate the potential for a medical facility as follows:

- Buildings must have a minimum of three stories with floorplates no greater than 25,000 square feet for non-residential uses. *Larger floorplates are permitted for medical facilities.*

Discussion

Size of Development and Land Use Mix

The Draft Plan supports Montgomery College’s proposed 2050 expansion plans to almost double the size of their facility by 2050. The 2050 plans anticipate up to 1.1 million SF for the college and 1 million for the Technology Park as follows:

Montgomery College Development

Type of Development	Existing	2010 Phase I	2025	2050
College	328,676 SF 6,000 students	459,776 SF 7,500 students	688,680 SF	1,118,680 SF* 20,000 students
Technology Park**	0	485,000 SF	690,000 SF	1,000,000 SF
Totals	328,676 SF	1,176,079 SF	1,378,680 SF	1,991,000 SF

* does not include proposed 350 -500 housing density.

** Tech Park phasing is estimated, subject to the Preliminary Plan approval.

It is staff's understanding the Holy Cross Hospital's proposal is part of the 1 million SF proposed for the Technology Park.

The Draft Plan supports the land use mix proposed by Montgomery College. The ultimate build out with 1,118,680 SF will have a variety of academic, administrative, student services and incubator uses. The proposed housing will help provide workforce and perhaps student housing options close to the College. The proposed Technology Park will provide a desirable synergism between the College and technology industries offering internships and partnership relationships for faculty and students. Holy Cross Hospital as a land use also will offer the College partnership opportunities for faculty and staff.

Arrangement of Land Uses

The Draft Plan recommends building up the academic center of the college on the hilltop where existing academic buildings are located and placing high rise technology uses along the signature office sites of I-270. Low rise technology uses can be located in various locations along Observation Drive Extended or within the campus. The Plan recommends an integrated pattern that promotes the synergy between these uses as desired by the college. A segregated land use pattern potentially reduces the synergy and could result in more automobile dependency.

Form and Circulation

The Draft Plan envisions a compact campus integrated with the Technology Park (and Holy Cross), preservation of the existing forest, and a network of streets to improve access within and through the property. A network of streets including the extension of Observation Drive is needed to improve circulation options on the east side of Germantown and especially needed if a medical facility is proposed.

Montgomery College and Foulger Pratt Development differ from Draft Plan's vision for the college property:

- Observation Drive Extended swings over along I-270 and through the high priority forest.
- High priority forest is developed with Tech Park and Hospital
- Campus Plan relies upon primarily upon surface parking at build out
See attached Master Plan by Montgomery College.

Urban Form The compact campus envisioned by the Draft Plan will support the transit serviceability of the College. Clustering academic, administrative and student services within walkable distances to a transit stop such as a feeder bus from the Town Center's transit station will promote use of transit. A compact form of development also will preserve more open space allowing for the preservation of the existing forest as well create more sense of a college community for the students.

The Technology Park envisioned by the Draft Plan identifies several signature sites along I-270 taking advantage of good visibility from the highway and an area closer to the academic center of the College. This compact arrangement will support the synergy between the College and the Technology Park businesses and help preserve more of the forested area. The signature I-270 sites are located near to the MD 118 interchange and would accommodate approximately three buildings, 8 stories in height (100 feet) or higher.

Two options are provided to help visualize how the allowable density might be accommodated while achieving preservation of the high priority forest and extending Observation Drive along the eastern side of the property. These options are not intended to be a graphics in the master plan. See Montgomery College Illustrative Concept Options 1 and 2.

In Option 1, the Technology Park development along I-270 could be approximately ½ million SF of space. The remaining ½ million SF could be located in several other integrated areas of the college's property. In Option 2, the hospital is shown along the I-270 signature site with the Technology Park oriented towards Observation Drive Extended.

Parking is a major element requiring significant land area. The Draft Plan envisions an ultimate build out with structured parking in order to achieve a compact, efficient layout. The Draft Plan, however, does not preclude some interim development with surface parking as a Phase I. Staging of Technology Park development should be addressed by the preliminary plan.

Circulation

The Draft Plan locates the extension of Observation Drive, a master plan roadway, along the eastern edge of the property along the Gunner's Branch stream valley and recommends a network of internal streets that connect Goldenrod Land and Observation Drive to MD 355 and Middlebrook Road. The Plan does not indicate a specific network of streets relying upon the Technology Park's preliminary plan to establish the network.

The eastern location of Observation Drive maximizes development options for the College west of the roadway and provides a more direct connection with Middlebrook Road. The College planning staff opposes this alignment because it does not directly serve the Technology Park and will require reconstruction of a stormwater pond near MD 118. The College planning staff also opposes a more central alignment citing that the roadway's 80 ROW would become a barrier dividing the campus. The eastern alignment of the roadway better serves the east side of Germantown by providing an alternative route to MD 335, providing

views along the stream valley's open space and minimizes impacts upon the college and Technology Park development.

The network of internal streets is recommended to provide access to College and technology buildings as well as to provide transit service within these areas and promote walking. An interconnected street system with short, walkable blocks is recommended to encourage walking, support the synergy between the Technology Park and the College and promote use of transit.

Building Types and Heights

The Draft Plan recommends that buildings have a minimum of three stories (40 feet) with floor plates no greater than 25,000 SF to promote compact development and preservation of open space and forest area. Bigger building footprints with lower two story buildings is typical of flex-office space development found in industrial areas. This is not the pattern of development that a Technology Park located along I-270 should have. Taller buildings with structured parking should be located along the signature sites of I-270. Taller buildings are desired in the range of 6 to 8 stories (100 feet). The King Farm office park with its six stories buildings and three story parking garage is an example of I-270 office development.

Foulger Pratt Development opposes the taller building requirement due to financing requirements involving multiple tenant buildings. Buildings need to be 50-60% pre-leased before financing can be achieved and they feel it would be difficult to achieve a critical mass of small bio tech tenants.

Different combinations of tenants with large and small businesses might be needed to achieve the critical mass for financing. Foulger Pratt Development should not be constrained by marketing only to small bio tech firms. The arrival of Holy Cross Hospital to the potential set of users on the college property suggests that a broader range of users might be realistic.

Open Space The Draft Plan supports maintaining the pastoral entrance along MD 118, preservation of Gunner's Branch stream valley and its buffers, and the existing forest at the southern end of the property adjacent the Hugh Corporation.

The College maintains the pastoral entrance and the Gunner's Branch stream valley but proposes development of the preserved forest area. See Montgomery College Master Plan.

Forest preservation is needed for the environmental reasons outlined in the Environmental Division's Memo. It also will provide the College with a variety of landscapes, providing outdoor lab opportunities for the Science and Technology programs and recreational opportunities for employees of the College and Technology Park.

Conclusion Support revisions to the Draft Plan's design recommendations to accommodate the potential for a medical facility such as a hospital.