



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

MCPB
Item # 6
02/26/09

February 13, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John Carter, Chief *JAC*
Urban Design and Preservation Division

FROM: John Marcolin, RLA, ASLA, Planner Coordinator (301/495-4547) *JM*
South Central Transit Corridor Team, Design Division

SUBJECT: Mandatory Referral No. 08108-M-1: Montgomery College Parking Garage– 901 Jesup Blair Drive, I-1 Zone, February 2000 Approved and Adopted Silver Spring CBD Sector Plan

RECOMMENDATION: APPROVAL to transmit the following to Montgomery College:

Prior to beginning work in the park the following are required:

- Relocate the proposed stormwater vault and filter system to avoid the critical root zone of the 25-inch tree near the limits of disturbance (LOD).
- Finalize the Memorandum of Understanding with the Montgomery County Department of Parks regarding use of parking facility by school and park users, and maintenance of park facilities. This MOU will include 10 metered parking spots in the garage for use by park visitors and free parking on the weekends except when events are held at the college.
- Acquire a park building permit before beginning work in Jesup Blair Park including the installation of the proposed stormwater vault and split rail fencing along the proposed path.

The following comment will be transmitted to Montgomery College:

- Update the Planning Board on the facilities master plan prior to finalizing the plans for the next project.

PROJECT SUMMARY

Montgomery College (MCPS) has submitted a Mandatory Referral to build a parking facility on the west campus of their facility in South Silver Spring. The project will consist of building the parking facility, and the reconstruction and improvement of Jesup Blair Drive and King Street. These two roads will be linked by a connector road through the proposed garage to form a loop road circulation system through the west campus. The location of the parking and the use of the park road for access was approved by the Planning Board during the review of the concept plan for this area. This parking facility will meet an existing demand for adequate parking, not only

for students and staff attending the west campus facilities, but also for people attending events at the cultural arts center as well as for park users during the weekday and weekends.

Previous Review

This Mandatory Referral comes at the end of a long series of Planning Board briefings and mandatory referrals dating from 2000, and it represents the capstone of the development of Montgomery College on Georgia Avenue in South Silver Spring. The following table illustrates the history of Planning Board actions regarding this development since 2000.

Date	Board Action	Subject
June, 2000	Mandatory Referral #00103-M-1	Site selection and the concept plan for the expansion of the campus into South Silver Spring along Georgia Avenue
March 2001	Board Briefing	Briefing on the concept plan for the college expansion into South Silver Spring
May 2001	Mandatory Referral #00103-M-1	Review of the design for the Health Sciences Building located on Georgia Avenue and the design for the re-alignment of Fenton Street on the east campus. Also review of the size and location of the pedestrian bridge over the CSX tracks and the building envelope for the Cultural Arts Center
November 2001	Mandatory Referral (#01103-M-1)	Review of the design for the Pedestrian Bridge
February 2003	Mandatory Referral (#01103-M-1)	Review of the revised pedestrian bridge connections to Jessup Blair Park and site selection for the Cultural Arts Center at the intersection of Georgia Avenue and Burlington Avenue
May 2003	Mandatory Referral (#03104-M-1)	Review of the proposed Student Services Center at the intersection of Fenton Street and New York Avenue
February 2005	Mandatory Referral (#04105-M-1)	Review of the King Street Arts Center (now called the Cafritz Art Center) on the existing Giant Bakery site and site selection for the Parking Garage site
March 2006	Mandatory Referral (#05106-M-1)	Review of the design for Cultural Arts Center at the intersection of Georgia Avenue and Burlington Avenue and the Concept Plan for the western portion of the Takoma Park/Silver Spring campus

Montgomery College Facilities Master Plan

Montgomery College in collaboration with the City of Takoma Park, the M-NCPPC, and the County Executive planned the expansion of the campus to the west of the CSX Tracks. This highly successful planning effort resulted in the College receiving over \$100 million to construct the Health Science Building, the Cultural Arts Center, and the Cafritz Arts Center linked to the existing campus across the CSX Tracks by a new pedestrian bridge. The design of the proposed parking garage is consistent with this original planning effort.

Montgomery College has begun a new long range facilities plan for additional development. The City of Takoma Park has passed a resolution emphasizing expansion to the west along Burlington Avenue and away from the existing residential neighborhood. Any new construction on the existing campus must be in scale (building height, setback, green area and landscaping) with the existing campus and residential neighborhood.

The staff recommends that Montgomery College present the facilities master plan to the Planning Board as soon as possible and before finalizing the design for any project that requires a Mandatory Referral.

Project Description

This Mandatory Referral is for the proposed Montgomery College West Parking Garage, located approximately 410 feet east of Georgia Avenue (MD 97) on Jessup Blair Road (on park property) (see attachment 4). It is bounded by Jessup Blair Drive on the south, King Street on the north, the CSX right of way on the east and the Cafritz Art Center on the west. Jessup Blair Park is located directly south of the site and directly abuts the project site. The parking garage will be constructed on a parcel of land approximately two acres in size that was recently redeveloped as part of the Morris and Gwendolyn Cafritz Foundation Arts Center. Presently the site on which the parking garage will be built is vacant. There will be a total of 10 parking spaces provided for park users in the parking garage and this will be reflected in the Memorandum of Agreement between M-NCPPC, Parks Department, and Montgomery College. Presently, parking is provided for by a surface lot located directly north of the site and in the campus East Garage directly to the east across the CSX tracks. The site is zoned I-1 and it is surrounded by land zoned I-1, I-4, CBD-1, C-1, C-2, R-10 and R-60.

The proposed parking garage when completed will consist of a six tier, 161,000 gross square feet parking garage for 357 cars and 15 motorcycles (see attachments 1 & 5). The parking garage will provide parking for students and staff as well as parking for evening events at Montgomery College and the new performing arts center now under construction. It will also provide 10 parking spaces for users of Jessup Blair Park. The project will provide for the reconstruction of Jessup Blair Drive and King Street, and their associated streetscapes. The improvements will include installing upgraded streetscape on Jessup Blair Drive composed of concrete, cobble pavers in the sidewalks and in the drive, and street furnishings (including lamp posts, benches and trash cans). Montgomery College will also install a split rail fence along Jessup Blair Drive and on the west side of the pedestrian pathway linking the pedestrian bridge to the school facilities located on Georgia Avenue and Jessup Blair Drive. The purpose of this fence is to prevent pedestrians from walking on and compacting the critical root zones of the mature oak trees in Jessup Blair Park.

ANALYSIS

Master Plan

The Montgomery College West Parking Garage is included in the February 2000 Approved and Adopted Silver Spring CBD Sector Plan. The Master Plan does not specifically address the addition of the parking garage, but it does refer the Montgomery College's plan to expand the Takoma Park campus westward into South Silver Spring along Georgia Avenue. It also mentions a proposed pedestrian bridge over the railroad tracks to link the existing Takoma Park Campus

with the expanded campus on the west side of the tracks which has been completed since that time. This parking garage project is part of the work on the west campus that began with the construction of the Health Sciences Center and the pedestrian bridge over the CSX tracks. It follows the construction of the Morris and Gwendolyn Cafritz Art Center, completed in 2007, and the Performing Arts center, presently under construction.

Future work on the west campus will be focused on the lot now occupied by a surface parking lot located directly north of the parking garage site between King Street and Burlington Avenue. It is the college's policy to build on land they already own without having to purchase new sites in Takoma Park or South Silver Spring. The College has reserved the above mentioned site for future expansion that could include ground floor retail with offices and classrooms above.

Zoning

The site is zoned I-1, and the following table summarizes the conformance with the development standards. The proposed parking garage does not meet the minimum required setback for a side yard of 10 feet (8 feet provided) if any setback is provided adjacent to the CSX right-of-way. The proposed setback will provide adequate space for access and maintenance of the garage and the additional 2 feet is not needed. The site of the proposed garage does not meet the minimum requirement of 10 percent green space (8 percent provided). Although the specific site of the garage does not meet the green space requirement, the combined area of the garage and the adjacent arts center will meet the requirement.

Development Standards	Zoning Requirement	Provided
Minimum Net Lot Area	None	84.915 square feet (1.95 acres)
Minimum Setbacks		
Front	60 feet from centerline of Street	410 feet
Side yard:	0 feet	
If provided	10 feet	8 feet
Rear	0 feet	0 feet
Maximum Building Height	120 feet	68 feet
Coverage limitations-Min. green area	10 percent gross tract area	8 percent

Environment

The Environmental Planning Unit of the Countywide Planning Division recommends transmittal of the Mandatory Referral (Attachment 10) and offers the following comments.

Environmental Guidelines

The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation.

Forest Conservation

A separate memo is included that discusses the Preliminary Forest Conservation Plan.

Stormwater Management

Stormwater Management Concept Plan approval was granted by DPS in a letter dated June 19, 2008. The Concept Plan includes a proposed underground stormwater storage vault with filter system as an off-site improvement located at the northeast corner of the Jesup Blair Park property. The stormwater management storage vault needs to be relocated to preserve existing trees in the park.

Transportation Analysis

Montgomery College will provide a supplemental traffic analysis and traffic signal warrant study after the west parking garage and the internal roadway connecting King Street and Jesup Blair Drive are completed. If the traffic signal warrant study indicates the need for signalization of Georgia Avenue/Jesup Blair Drive, and the State Highway Administration concurs with this finding, then Montgomery College will participate with SHA in funding the implementation of the signal.

Master Plan Roadways

- The 2000 Approved and Adopted Silver Spring CBD Sector Plan describes the following nearby master-planned roadways:
- Georgia Avenue (MD Route 29 south of Colesville Road), has a recommended CBD right of way of 125 feet between the District line and the CSX overpass.
- Burlington Avenue (MD 410) to the north of the site, has a recommended CBD right of way of 80 feet between Georgia Avenue and Fenton Street.
- Philadelphia Avenue to the north, across the CSX right of way in Fenton Village, has a recommended CBD right of way of 70 feet between Georgia Avenue and Fenton Street.
- Blair Road to the south of Jesup Blair Park has a recommended CBD right of way of 60 feet.

Community Notification

Montgomery College carried out a community outreach plan that included a presentation and discussion of the new West Parking Garage for the Takoma Park/Silver Spring Campus as part of a community meeting held on June 24th, 2008. The College also presented the campus update of the facilities master plan, which includes the West Parking Garage, and its role in future campus development. Approximately 20 community members attended the meeting.

Attachments:

1. **Image of Proposed Garage**
2. **Vicinity Map**
3. **Zoning Map**
4. **General Site Plan**
5. **Elevations**

JM:rb: M:/Marcolin/MR Staff Report MC Parking Garage

Attachment 1



VIEW FROM FOOT OF PEDESTRIAN BRIDGE LOOKING NORTH

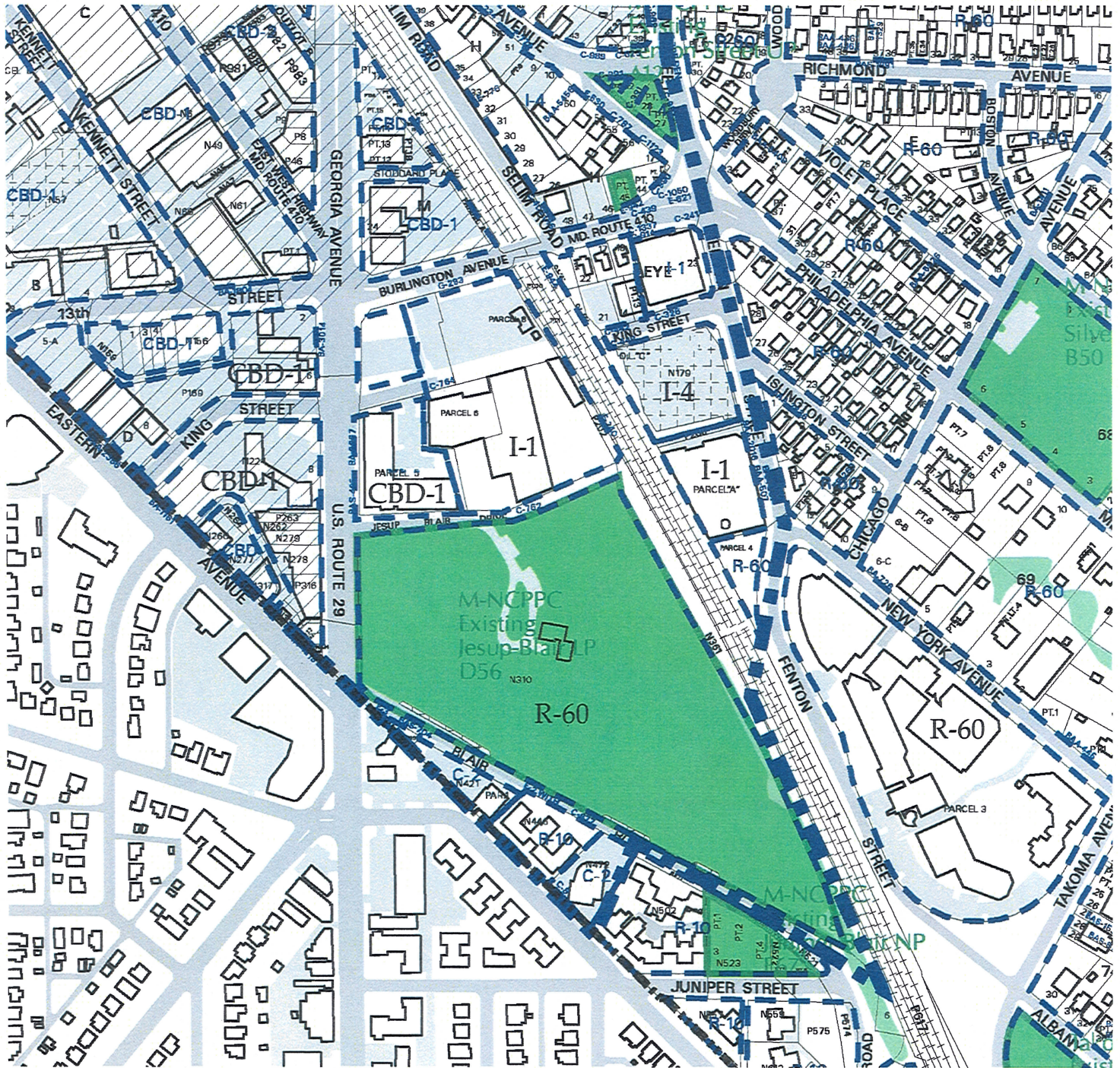
IMAGE OF PROPOSED GARAGE

Attachment 2



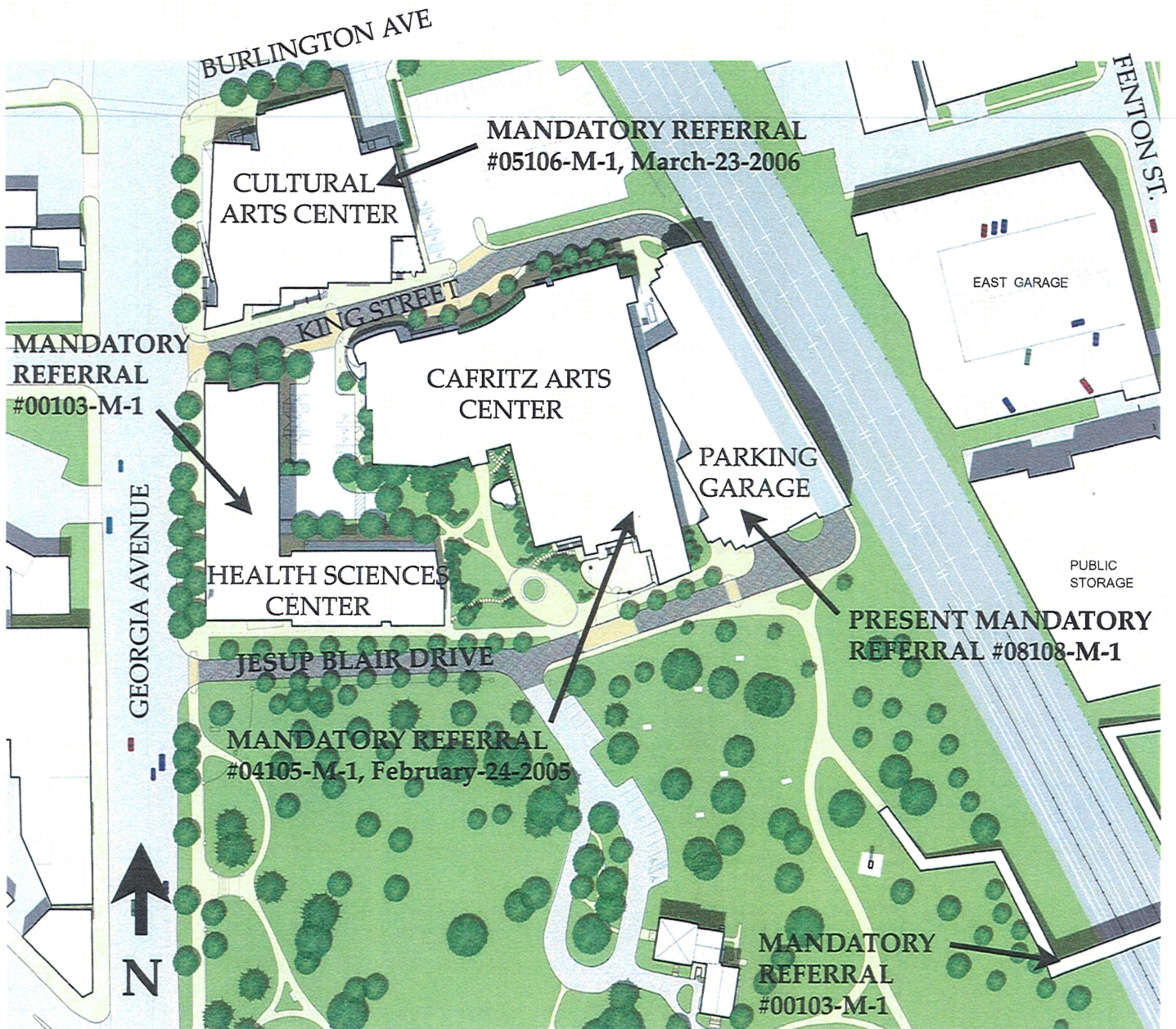
VICINITY MAP

Attachment 3



ZONING MAP

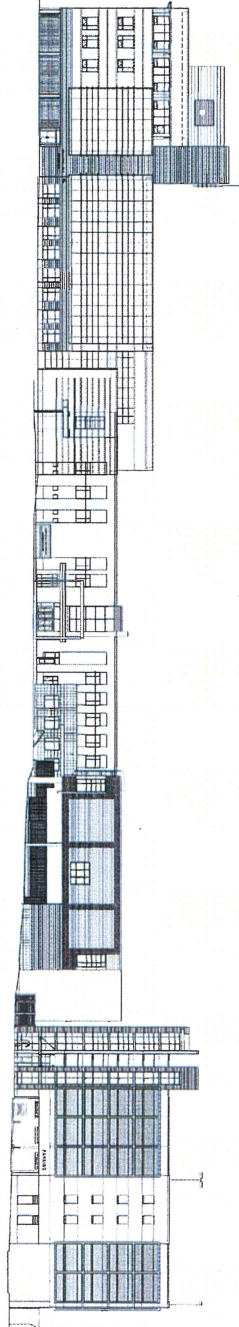
Attachment 4



GENERAL SITE PLAN

Attachment 5

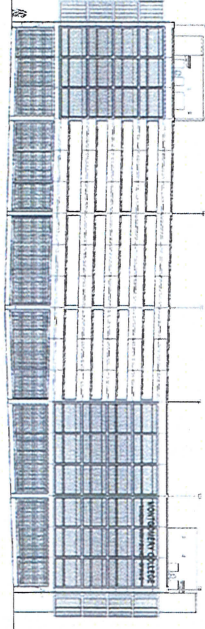
Georgia Ave



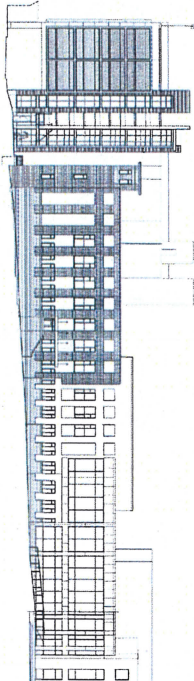
CSX ROW

SOUTH ELEVATION

Jesup
Blair Drive



King St.



EAST ELEVATION

WEST ELEVATION

ELEVATIONS