



April 29, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GJK*
Vision Division

CM
Callum Murray, Team Leader
Vision Division

FROM: Vanessa N. Francis, Senior Planner (301) 495-4509 *VNF*
North Central Transit Corridor Team
Vision Division

SUBJECT: Mandatory Referral No. 10301-MCDGS-1: Site selection for the Clarksburg Fire Station, Intersection of Frederick Road and Clarksburg Road, R-200 Zone, Clarksburg Master Plan

RECOMMENDATION: APPROVAL and transmit comments to the Montgomery County Department of General Services

1. The applicant should meet with the Clarksburg Civic Association and staff of the Historic Preservation Commission during the early stages of facility planning and at regular intervals during design development.

INTRODUCTION

Project Description

The applicant, the Montgomery County Department of General Services, (MCDGS) proposes to acquire two parcels, located within the boundaries of the 1994 Clarksburg Master Plan. The total site area consists of 4.04 +/- acres of unimproved land. This review is for site selection only. The purpose of the acquisition is to obtain land for building a fire station that will serve the Clarksburg Town Center and surrounding areas. The facility will be designed and built on the subject site for this purpose; a second mandatory referral review will be submitted for facility design at a later date.

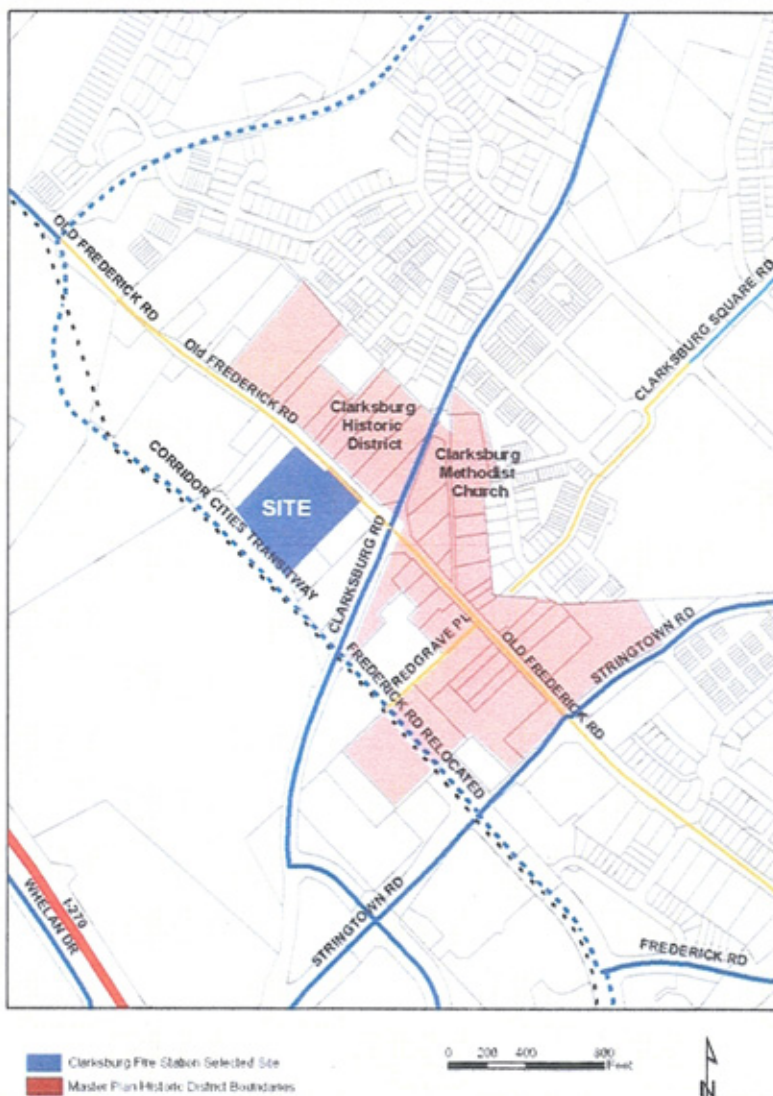
The proposed facility is a modified Class I fire station which will be approximately 22,600 gross square feet. The facility will include: four pull-through apparatus bays, dormitory and support space, staff living quarters, administrative offices, a meeting room, training rooms, and surface parking. The facility will also support other essential services including a Police satellite facility and an Upcounty Regional Services Center office.

Site Description

The site is a forested property consisting of two parcels (Parcels P004 and P050) located along the west side of MD Route 355/Frederick Road approximately 190 feet north of MD Route 121/Clarksburg Road (Figure 1). Abutting the site to the west is another wooded area which is the proposed route for the Clarksburg Bypass (Frederick Road Relocated). Opposite the property and across Frederick Road to the northeast are three commercial properties within the Clarksburg Historic District. A bank is located southeast of the site. The proposed site is zoned R-200 and the proposed use is permitted on the site.

Figure 1:

Site of Proposed Fire Station



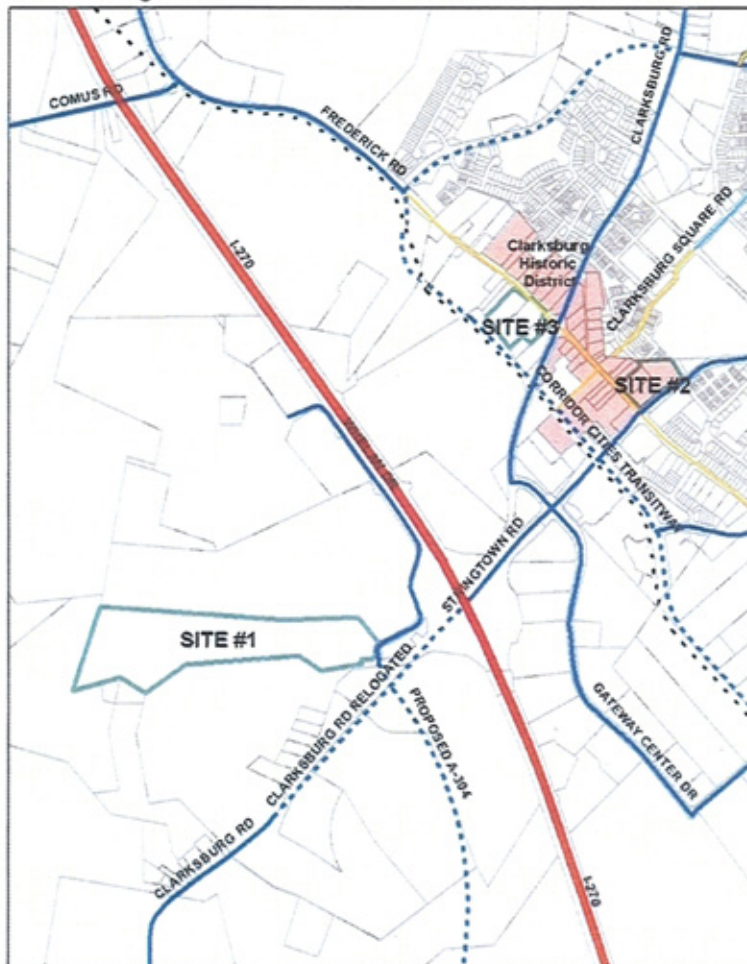
Other Sites Considered by MCDGS

In 2003, the Clarksburg Fire Station Site Work Group (“Work Group”) was formed to determine an appropriate site for a fire station near the Clarksburg Town Center. The Work Group identified 11 sites based on a set of criteria and suitability factors (see Attachment B). In February 2004, the Work Group toured the sites and determined that three sites met most of the criteria and site suitability factors. These sites are (Figure 2):

- Site #1 – Located at the corner of Clarksburg Road and Whelan Lane.
- Site #2 – Located at the northeast corner of Frederick Road and Stringtown Road.
- Site #3 – Located on Frederick Road immediately north of Clarksburg Road.
A significant portion of this site is currently recommended for the future fire station.

Figure 2:

Clarksburg Fire Station Initial Site Selection Sites



Legend
Master Plan Historic District Boundaries
Initial Site Selection Sites

0 400 800 1,600
Feet



After presenting these sites at a community forum in April 2004, the work group used input from the community to determine the feasibility of each site. Site #2 (Frederick Road at Stringtown Road) was recommended as the site for the fire station in late October 2004. However, several challenges prevented the County from selecting this location:

1. The reconstruction of Stringtown Road as part of the development of Clarksburg Town Center resulted in a vertical realignment of Stringtown Road fronting Site #2. This resulted in a site elevation approximately 10 feet lower than the road;
2. Two historical structures (a house which fronts Frederick Road and a barn which sits behind the house along Stringtown Road) were located on Site #2. The location would have reduced the size of the proposed facility and forced construction behind the historical structures along Stringtown Road;
3. Rapid residential and commercial development adjacent to the property, resulting in heavy traffic congestion during peak hours; and
4. Citizen concern regarding the impact and compatibility of the proposed site location.

Due to these constraints, the work group conducted a second review of potential sites that closely met criteria and suitability standards. These five sites are (Figure 3):

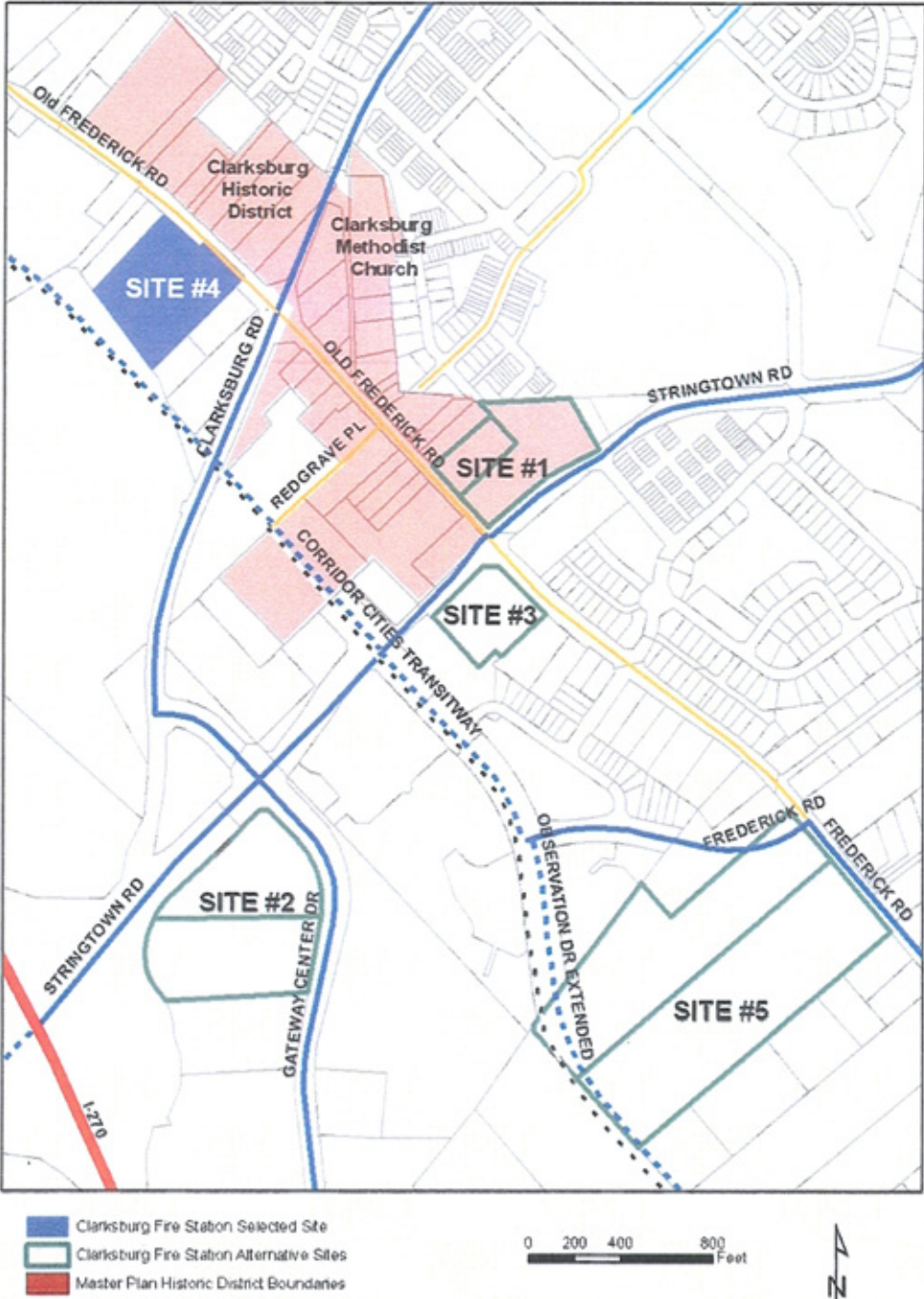
- Site #1 - Located at the northeast corner of Frederick Road at Stringtown Road (Shown as Site #2 in Figure 2)
- Site #2 - The current interim fire station site at the Gateway Corporate Center
- Site #3 - Located at the southwest corner of Frederick Road and Stringtown Road
- Site #4 - Two parcels located on the west side of Frederick Road north of Clarksburg Road.
- Site #5 - Property located on the west side of Frederick Road south of Site #3

After further review, the work group determined that Site #4 was most suitable for the fire station. Their reasons include the following:

1. The location of the site is approximately one-quarter mile from the optimum target location for response times as determined by Fire and Rescue Service for response to Clarksburg and surrounding areas from the intersection of Frederick Road and Clarksburg Road (see Attachment C);
2. The location provides immediate access to the north and south via Frederick Road; and
3. The location provides immediate access to the east and west via Clarksburg Road.

Figure 3:

Clarksburg Fire Station Alternative Sites



PRIOR REGULATORY ACTIONS

There are no known prior regulatory actions for the proposed site.

ANALYSIS

Master Plan

The proposed project is consistent with recommendations of the 1994 Approved and Adopted Clarksburg Master Plan due to its ideal location. This site is zoned R-200 which permits publicly supported fire stations. The Master Plan provides several recommendations for community facilities in Clarksburg, including recommendations for a fire station. A summary of community facilities recommendations is listed on page 167 (Table 15) of the Plan and includes the following:

<i>Facility</i>	<i>Master Plan Locational Guidelines</i>
<i>Fire Station</i>	<ul style="list-style-type: none">▪ <i>Consider locating a station in Clarksburg, close to the Town Center (including the possibility of relocating station #9 from Hyattstown).</i>▪ <i>Utilize, if feasible, the site owned by the Hyattstown V.F.D.</i>▪ <i>Maximize access to the Study Area's road network.</i>

The Master Plan provides further guidance for the location of public services on page 49 of the Plan noting "public functions that serve the community but which do not require day-to-day public access (such as fire stations and maintenance depots) should be located outside of the Town Center." The proposed site follows this recommendation and the location guidelines. There is close proximity to the Clarksburg Town Center near the major intersection of Frederick Road and Clarksburg Road and the site is within the required service area for the facility.

Development Standards

This review addresses the site selection and general consideration for the selected site. Development standards for the proposed facility will be evaluated as a second mandatory referral and as part of the facility design.

Environmental Resources

The proposed site is located within the Ten Mile Creek Special Protection Area (SPA) and is situated approximately two (2) miles from Ten Mile Creek and its stream valley buffer. The site is mostly forested. The stand is comprised of deciduous trees with a limited number of evergreen trees. A significant amount of the trees are dead and/or unhealthy. Most of the trees less than four inches in diameter are dead. The largest tree is 58 inches and is in very poor condition. A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) will be necessary during the design phase of this project and will provide further information on the site's environmental resources.

The applicant has noted that sustainable design is a major goal for the project. The proposed facility will be designed to receive at least a LEED Silver rating from the United States Green Building Council (USGBC) rating system.

A review of the site selection mandatory referral application by Environmental Planning staff determined that the following items will be requested of the applicant once the project reaches the facility design mandatory referral stage:

1. Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)
2. Water Quality Plan

Historic Resources

Prior regulatory actions did not provide an analysis of historic resources for the subject site. A review of historic resources is not necessary for this case. However, the subject site is located adjacent to the Clarksburg Historic District, and this should be taken into consideration during the facility design phase of this project.

Transportation Access and Parking

The site is well located in the required emergency service area and on the western side of Frederick Road, approximately 190 feet north of Clarksburg Road. The site is located east of the proposed Frederick Road Relocated (MD 355 Bypass) (Clarksburg Master Plan, p. 113), which will realign Frederick Road west of the Clarksburg Historic District. The location of the site will likely provide an opportunity for a secondary access connection to the future Frederick Road Relocated. Access, circulation and parking will be evaluated as part of the facility design and subsequent mandatory referral review.

A review of the applicant's proposed project by staff found the selected site provides the most efficient access to the Clarksburg Town Center and surrounding areas and is an optimum location for the provision of emergency services. Staff will review a transportation analysis when a traffic study is submitted with the mandatory referral review for facility design.

COMMUNITY OUTREACH

Throughout the initial and revised site selection process, the Department of General Services has engaged the community regarding this project. The Clarksburg Fire Station Site Selection Committee conducted two community open house meetings. These meetings were held on April 21, 2004 (first site selection) and April 21, 2009 (revised site selection). The April 2009 meeting was held by the Upcounty Regional Services staff at the Clarksburg Community Center.

On April 19, 2010, Planning Department staff along with the applicant's representative provided a mandatory referral overview and status update for this project at the Clarksburg Civic Association's monthly planning meeting. The attending members of the Committee were receptive of the location of the fire station at the recommended site. The Committee was particularly interested in the County's Department of Environmental Protection (DEP) recent initiative seeking a plan for sewer service for the subject site and the Clarksburg Historic District. County staff from DEP attended the meeting, addressed the Committee's concerns for sewer service in the Historic District and reviewed the sewer service considerations for the fire station site.

CONCLUSION

The County's proposal for site selection of the Clarksburg Fire Station is consistent and compatible with the 1994 Clarksburg Master Plan. The proposed Clarksburg Fire Station will be the primary fire station to serve the fire and rescue needs of the Clarksburg Town Center and surrounding areas. The proposed station's location is critical to meeting response times as noted by the Montgomery County Fire and Rescue Service.

This site selection mandatory referral for property acquisition is the first of two actions that the Planning Board will consider. A second mandatory referral submission will be made when facilities are designed for the selected site. At the facility design stage, the Board will consider forest conservation, site design and access, stormwater management, setbacks, building height and placement, landscape and lighting, compatibility with the Historic District and other details. For more information regarding this project, please refer to the Montgomery County Department of General Services website for the Clarksburg Fire Station at http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/DBDC/RegionalProjectPages/UpCountyProjects/clarksburg_fs.asp

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- Attachment A: Letter from David Dise, Department of General Services
- Attachment B: Station Location Criteria and Site Suitability Factors
- Attachment C: Response Time Map from Proposed Site
- Attachment D: Site Layout for Fire Station
- Attachment E: Memorandum from M-NCPPC Transportation Planning Division

ATTACHMENT A



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

February 18, 2010

David E. Dise
Director

Mr. Royce Hanson, Chairman and Vice Chairman
Montgomery County Planning Board
Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

MR No. 10 301-DGS-1

Subject: Clarksburg Fire Station
Project No. 450300
Mandatory Referral for Site Selection

Dear Mr. Hanson:

The Montgomery County Department of General Services (DGS) is requesting Administrative review and approval of the County's site selection for the Clarksburg Fire Station.

After a long site selection process, a two parcel site was selected north of the intersection of MD Route 355 (Frederick Road) and MD Route 121 (Clarksburg Road). To move forward with the project, DGS is requesting your concurrence that the selected site is in compliance with the Clarksburg Master Plan and is acceptable to the Montgomery County Planning Board.

DGS met with Mr. Ronald Cashion of your office and reviewed the criteria for site selection. We believe that the enclosed document provides the information requested by Mr. Cashion and demonstrates that the selected site complies with the Clarksburg Master Plan. Therefore, we request that you review this package at this time for approval of site selection.

If you have any questions regarding this project and/or require additional information, please contact me at 240-777-6191 or the County Project Manager, Mr. Jeffrey Knutsen, at 240-777-6079.

Sincerely,

David E. Dise, CPPO
Director
Department of General Services

Enclosure: Mandatory Referral for Site Selection

cc: Ronald Cushion
Ernest Lunsford
James Stiles

Jeff Knutsen
Read/Project File
Office of the Director
101 Monroe Street, 10th Floor, Rockville, MD 20850
www.montgomerycountymd.gov

ATTACHMENT B

CONSIDERATIONS IN SITING A FIRE STATION

STATION LOCATION CRITERIA

- Response time
- Population – density and total population served
- Special needs populations
- Incident call load
- Area of coverage
- High hazards
- Water supply for fire suppression

SITE SUITABILITY FACTORS

- Size – 3-5 acres is preferred (required if a Class 1 station like Clarksburg station)
- Shape/dimensions – sufficient width and depth
- Topography – preferably level
- Access to major roadways – preferably north-south and east-west
- Egress and ingress of fire-rescue apparatus and citizens' vehicles
- Not located on or at bottom of a steep grade
- Compatibility with surrounding land-uses
- Soil composition/stability
- Utility hookups – electricity, water, gas, phone, cable TV, IT systems
- Well and septic suitability if municipal water hookup not possible
- Cost
- Special considerations – ecological issues, located in a historic district?
- Pedestrian safety

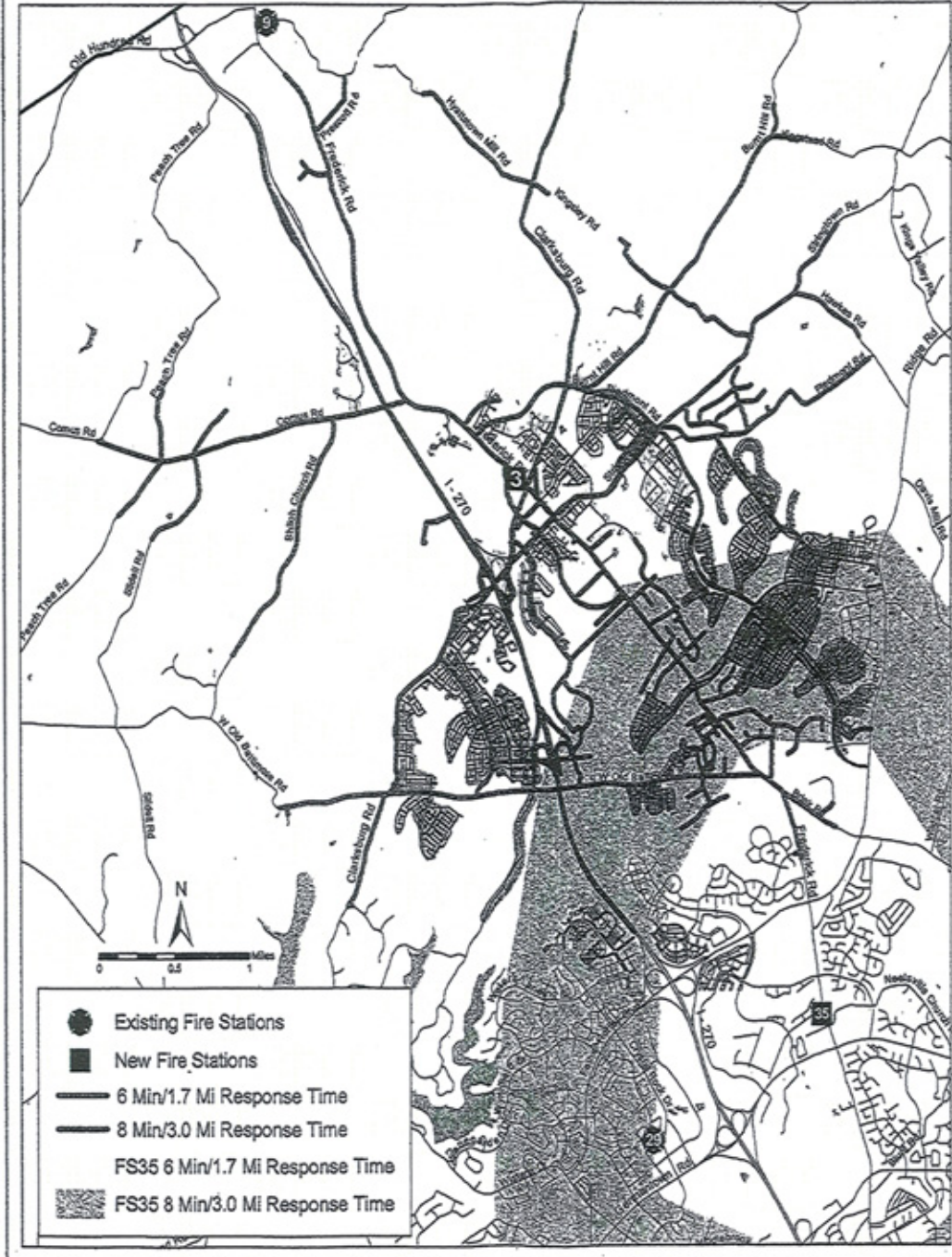
PROPER SITING OF STATION IS VITALLY IMPORTANT

- Station will likely be operational for 30+ years, so if it is in the wrong location, it will negatively impact service delivery for the life of the station
- Career staffing costs are recurring¹, so resources will not be used efficiently over the life of the station if it is improperly located

¹ Annual cost to minimum staff a 3-person unit on 24/7 basis with career personnel is about \$1.1 million

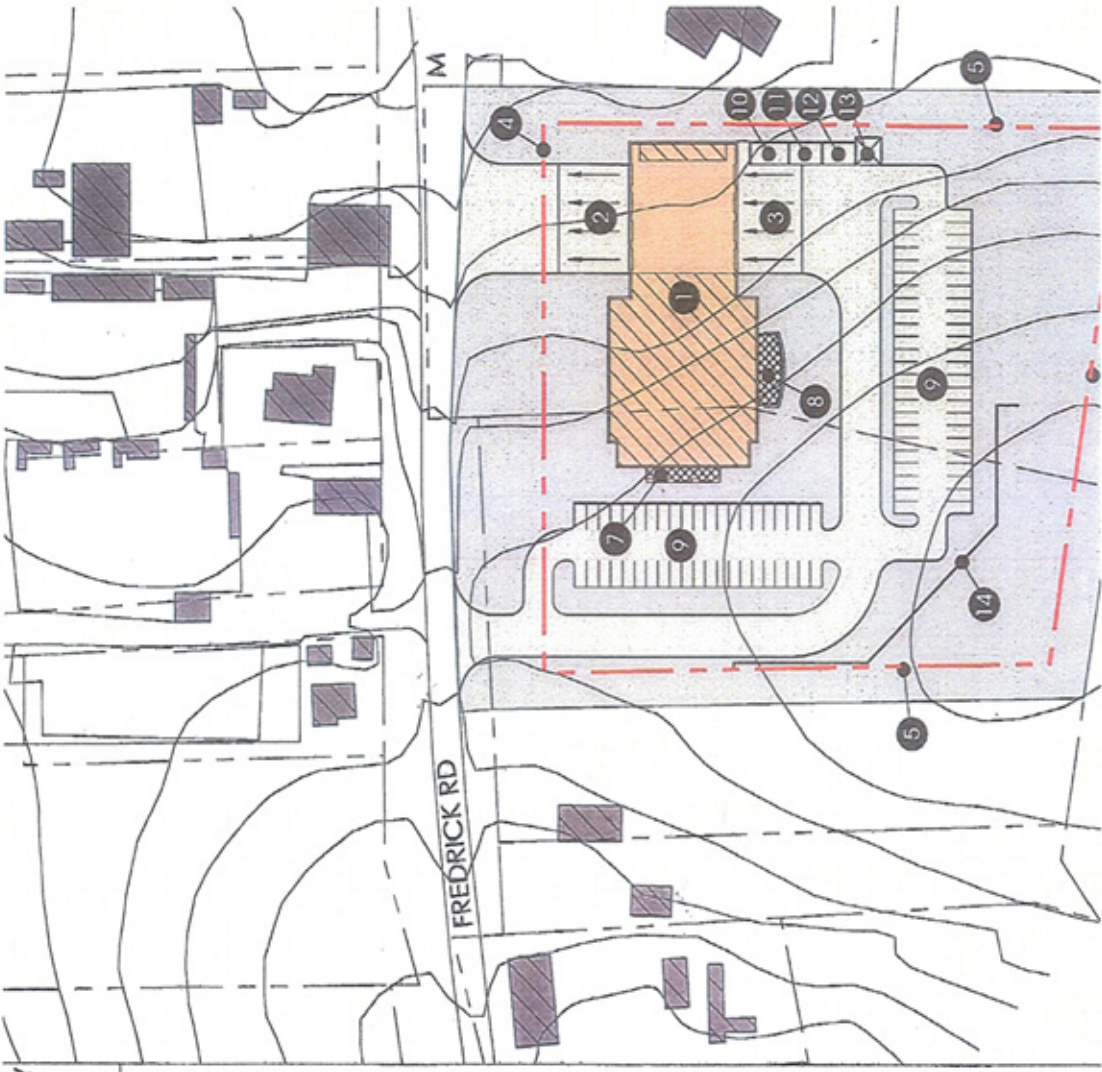
ATTACHMENT C

Clarksburg Fire Station: Response Time From Proposed Site #3 Frederick Rd and Clarksburg Rd



ATTACHMENT D

**CLARKSBURG FIRE STATION FEASIBILITY STUDY
1 STOREY, 4 DRIVE THROUGH BAYS
SCHEME 3**



- 1 22,600 SF, 4 BAY FIRE STATION
- 2 RESPONSE APRON
- 3 RETURN APRON
- 4 40' FRONT SETBACK
- 5 25' SIDE SETBACK
- 6 30' REAR SETBACK
- 7 ENTRY
- 8 PATIO
- 9 PARKING
- 10 TRANSFORMER
- 11 FUEL STORAGE/FUEL PUMP
- 12 GENERATOR
- 13 DUMPSTER
- 14 RETAINING WALL

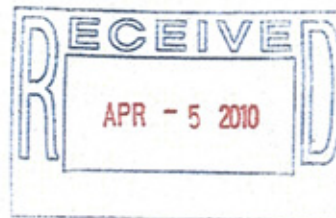


ATTACHMENT E



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

April 2, 2010



MEMORANDUM:

TO: Vanessa Francis
Community-Based Planning Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning Division

SUBJECT: Mandatory Referral 10301-DGS-1 – Clarksburg Fire Station Site Selection

Transportation Planning staff has reviewed the subject Mandatory Referral application and recommends approval of the selected site for the Clarksburg Fire Station.

Discussion

The selected site for the Clarksburg Station is located along west side of MD 355 approximately 190 feet north of MD 121 in Clarksburg.

Staff has initially reviewed five alternative sites that were analyzed in the Mandatory Referral document and found that the selected site provides the most efficient access to the area and the most optimum location to provide emergency services in the area. The selected site will have two driveways on existing MD 355 and future connection to the master planned Observation Drive Extended (MD 355 Bypass). This section of MD 355 is classified as a B-1 (Business Street) roadway. Observation Drive Extended is classified as an A-19 (Arterial Highway) in the Clarksburg Master Plan. These two roadways would provide necessary access for the Clarksburg Fire Station to respond to emergency calls in a timely manner. Staff will review a transportation analysis and make comments on what intersection/driveway improvements might be needed when a traffic study is submitted with the Mandatory Referral for construction of the selected Clarksburg Fire Station.

KK:tc