



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 7D
7/29/10

July 21, 2010

MEMORANDUM

TO: Montgomery County Planning Board

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

FROM: Calvin Nelson, Jr., Planner Coordinator/Urban Designer *CN*
Urban Design and Historic Preservation Division

SUBJECT: Mandatory Referral No.10721-DGS-1:
Travilah Fire Station #32
Northwest Corner of the intersection of Shady Grove Road and Darnestown Road
LSC Zone, Great Seneca Corridor Master Plan

RECOMMENDATION: APPROVAL and transmit the following comments to the Department of General Services.

1. Provide 150-foot wide right-of-way for Darnestown Road and Shady Grove Road.
2. Locate the stormwater management facility, the infiltration facility, and Afforestation Areas A and B outside of the proposed 150-foot wide right-of-way for Darnestown Road.
3. Locate the stormwater management facilities outside of the proposed 150-foot wide right-of-way for Shady Grove Road.
4. Amend the Forest Conservation Plan to reflect the ultimate roadway right-of-way for Darnestown Road (75 feet from the roadway right-of-way centerline).
5. Provide street trees along Darnestown Road and Shady Grove Road.
6. Provide additional trees and shrubs around the infiltration facility on the south side of the fire station, and around the stormwater management facility located on the corner of Darnestown and Shady Grove Roads.

The Planning Board will act on the Abandonment No. AB 725, the Special Protection Area Preliminary Water Quality Plan, and Preliminary Forest Conservation Plan before action on the Mandatory Referral. These items are included in a separate report.

DISCUSSION

The approved Great Seneca Science Corridor Master Plan placed the fire station on a county-owned site (formally dedicated as a right-of-way for the proposed Great Seneca Highway interchange with Shady Grove Road). The approved Master Plan determined that the right-of-way for the interchange was no longer needed. The Montgomery County Council amended the FY09-14 Capital Improvements Program to reflect the new site location and new project scope.

Project Location

The Travilah Fire Station site is situated on the southern boundary of the LSC Central district, one of the five districts in the Great Seneca Science Corridor Master Plan. The undeveloped, 5.6-acre site is located in the northwest quadrant of the intersection of Darnestown Road and Shady Grove Road. Properties surrounding the site include: the Shady Grove Life Sciences Center to the north; the Fallsgrove development in the City of Rockville to the east; single-family homes in the Hunting Hills Estates subdivision to the southeast; and the Universities of Maryland at Shady Grove to the west. The proposed station will provide optimal, six minute response time coverage to greater Travilah, Traville, Fallsgrove and the western Rockville area.

Project Description

Planned Fire Station #32 is a one-story, 26,268 square-foot facility. The station includes four, 20 by 80-foot drive-through apparatus bays, dormitory and bunk rooms, living areas (kitchen, dining, lounge, and exercise room), a training room, administrative, battalion and storage space, a law enforcement office, and a lobby area for the public. The potential maximum number of personnel to be located on the site at any one time is 14. There will be controlled access to all areas of the station except for the lobby. A screened patio and a garden area are also featured on the western end of the station.

The fire station features a 44-foot high stair tower with a curved shape. An arching 35-foot high, standing seam metal roof will curve over the four apparatus bays. The dining room area will have a sloping roofline with clerestory windows to provide natural light. The three, flat roof areas on the station will be covered with about 9,000 square-feet of vegetation. Exterior walls of the station will be constructed of a combination of masonry, composite aluminum panels, and energy-efficient windows framed in aluminum.

Access to the station is from Darnestown Road and from Shady Grove Road (right-in, right-out only). Thirty-three parking spaces are provided on the west side of the station, and seven parking spaces are provided near the entrance of the building off of Darnestown Road. Very little vegetation currently exists on the site. The western portion of the site will be devoted to two afforestation areas, Afforestation Area B will be used as a bank credit for future county projects.

ANALYSIS

Consistent with the Great Seneca Science Corridor Master Plan

The proposal with modifications is consistent with the Great Seneca Science Corridor Master Plan. The Master Plan shows a right-of-way of 150-feet for both Darnestown and Shady Grove Roads. The plan shows a right-of way width of 120 feet for Darnestown Road, and a right-of-way width of 132 feet for Shady Grove Road. The proposed plan should be revised to reflect a 150-foot wide right-of-way for Darnestown Road and for Shady Grove Road (75 feet from the roadway right-of-way centerline). In accordance with the County Council resolution, the fire station is located in the northwest corner of Shady Grove Road and Darnestown Road.

Conformance with the Development Standards in the LSC Zone.

The fire station conforms to the development standards in the Life Sciences Center (LSC) Zone.

	Required/Allowed	Proposed
Maximum building height (feet)	200	35 (building) 40 (tower)
Public use space, minimum (percent)	20	20+
Maximum density (Floor Area Ratio, non-residential uses).	2.0	0.10
Parking spaces	N/A	38

Building Location, Open Space and Landscaping

The location of buildings and open space is adequate, safe and efficient. Additional landscaping should be provided.

- **Building** - The building setback is adequate to provide green space along Darnestown and Shady Grove Roads. The proximity of the building to the intersection of Darnestown and Shady Grove Roads provides safe access in four directions to the area.
- **Open Space** -The large green area provides adequate open space (67 percent) and sufficient space for afforestation.
- **Landscaping** -The landscaping plan should be revised to show street trees along Darnestown and Shady Grove Roads. Additional landscaping should also be shown around the infiltration facility and the stormwater management area. The modified landscape plan will improve the character of the station area consistent with other properties in the Life Science Center area.

Compatibility

The proposed building setbacks, limited noise levels, and cut-off lighting provide compatibility. The station is setback approximately 50 feet from Shady Grove Road. The nearest residential buildings in the Falls Grove development, are located across Shady Grove Road approximately 300 feet from the proposed station. With the exception of emergency vehicle sirens during responses to emergencies, the noise levels will be within residential levels consistent with the M-NCPPC Noise Guidelines. Full, cutoff light fixtures will be provided on the site to avoid light intrusion across adjacent properties.

Environment

- The proposed project is in compliance with the Environmental Guidelines. This project does not have activities within streams, wetlands, or environmental buffers.
- **Natural Resource Inventory/Forest Stand Delineation** - The site contains no forest, no streams, 0.27 acres of wetlands, and approximately 0.87 acres of wetland buffer. A natural resource inventory/forest stand delineation (NRI/FSD #420101390) was approved on May 5, 2010. The property is located within both the Muddy Branch and Watts Branch watersheds. The Countywide Stream Protection Strategy (CSPS) rates both of these watersheds as fair.
- **Forest Conservation** - A Forest Conservation Plan (FCP) was submitted. Review of the FCP is found in a separate memorandum to the Planning Board. This project is subject to Chapter 22A of the County Code (Montgomery County Forest Conservation Law).
- **Special Protection Area (SPA)** - The project proposes a green roof, landscaped infiltration, and submerged gravel wetlands. This project is subject to Chapter 19 of the County code and, since the project is within the Piney Branch SPA, the applicants were required to prepare and submit a water quality plan that addresses the entire project. Review of the SPA water quality plan is provided in a separate memorandum.
- **LEED (Leadership in Energy and Environmental Design Certification)** - Montgomery County requires LEED Silver certification for all public buildings, and the fire station is being designed and constructed to meet LEED - Silver certification.

Transportation

Traffic generated by the proposed fire station will not have an adverse effect on the adjacent roadway network. Based on the information contained in the traffic statement, the site would generate a maximum of 28 peak hour trips during both the morning and the evening peak periods. The site does not require a Local Area Transportation Review study to satisfy the Adequate Public Facilities review.

- **Abandonment of a portion of Darnestown Road** - The abandonment application (AB-725) is currently under review. Staff recommends approval of the abandonment application since the right-of-way of the site is no longer needed for present public use or anticipated for public use in the future.
- **Access and Circulation** - The site is proposed to have two access points, one right-in/right-out from Shady Grove Road and one full movement access from Darnestown Road. Staff finds that the proposed access points and internal traffic circulation as shown on the site plan are adequate to accommodate safe operation of the Travilah Fire Station.

The proposed emergency vehicle access and traffic signal need to be located as close to the existing intersection of Darnestown Road and Shady Grove Road as possible, within 100 to 150 feet from the existing stop bar of the eastbound traffic lanes. The location of the

signalized emergency vehicle access to Darnestown Road will allow emergency vehicles maximum access to the service boundary. Emergency vehicles would exit from the front of the apparatus bays onto Darnestown Road and proceed to the call either east, west or north. Private vehicles would access the site by either the front apron on Darnestown Road or the access on Shady Grove Road. Pedestrian access to the site is served by a small plaza at the entrance of the station, extending to the sidewalk on Darnestown Road. There is an existing six to eight-foot wide sidewalk on the north side of Darnestown Road and the west side of Shady Grove Road, and an eight-foot trail on the east side of Shady Grove Road.

COMMUNITY OUTREACH

A community meeting for this project was organized by the Department of General Services and the Upcounty Services Center. Held on October 1, 2009, the purpose of the meeting was to discuss the facility design of the project. The Montgomery County Council held a public hearing for this project on January 26, 2010. There was no opposition to the proposal. Staff sent notices of the Planning Board hearing to adjoining property owners and community organizations on July 8, 2010.

CONCLUSION

The Mandatory Referral meets the applicable standards and guidelines for the environment, the applicable guidelines for adequate public facilities, and the applicable requirements for the LSC Zone. When the site plan is revised to show the ultimate roadway right-of-way width for Darnestown and Shady Grove Roads, the Mandatory Referral will also meet the recommendations of the Approved and Adopted Great Seneca Science Corridor Master Plan.

Staff recommends approval of the Mandatory Referral with the comments listed at the front of this report.

Attachments:

1. Aerial View of Vicinity
2. Proposed Site/Landscape Plan
3. Floor Plan
4. Building Elevations
5. Building Perspectives
6. Transportation Planning memo – 7/14/10
7. Environmental Planning memo – 7/16/10

M: nelson/man.ref.TravilahFireStation.report.10

Attachment 1: Aerial View of Vicinity



Attachment 2: Proposed Site/Landscape Plan

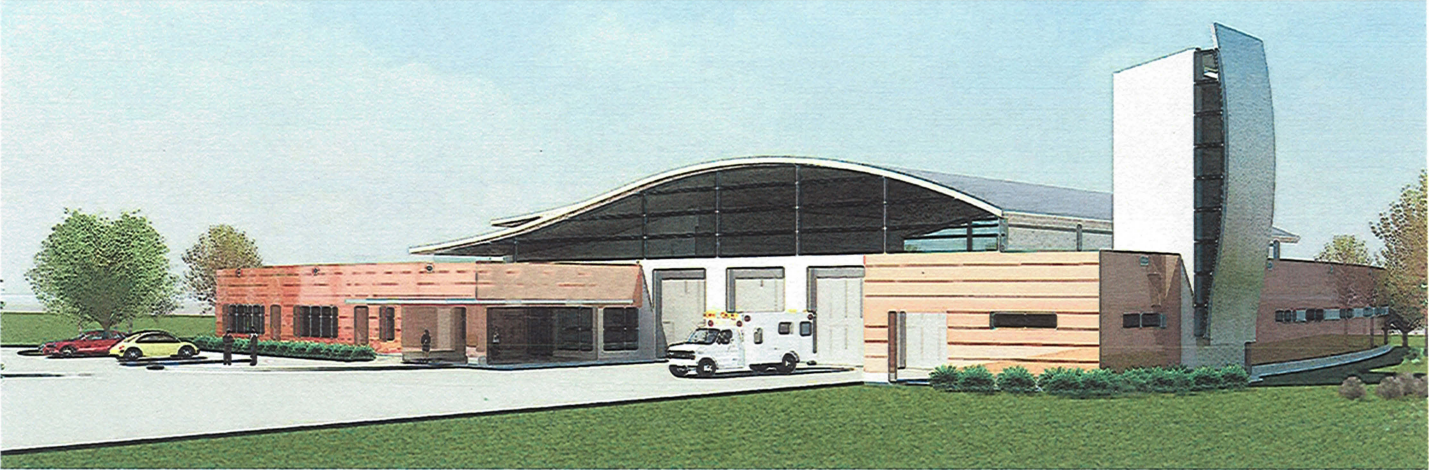


Attachment 3: Floor Plan

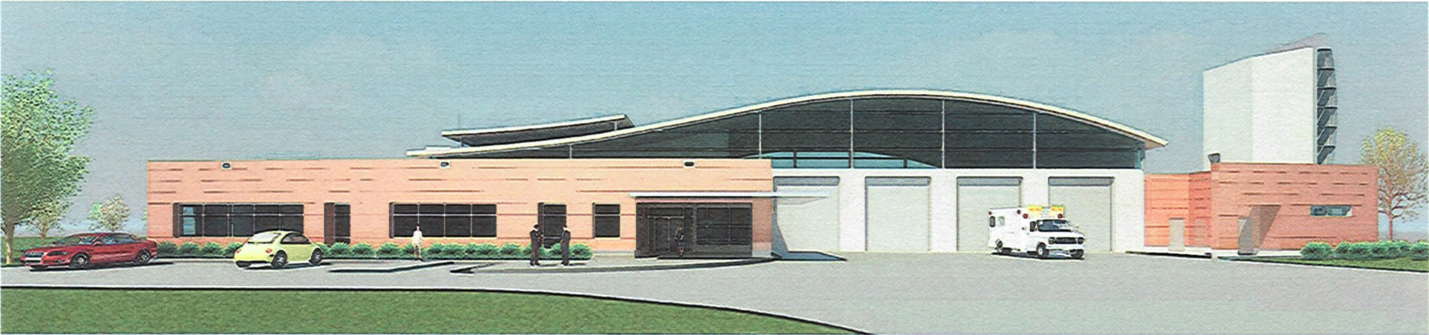
FLOOR PLAN



Attachment 4: Building Elevations



South-East View: Darnestown Road & Shady Grove Road Intersection



South View: Front Elevation



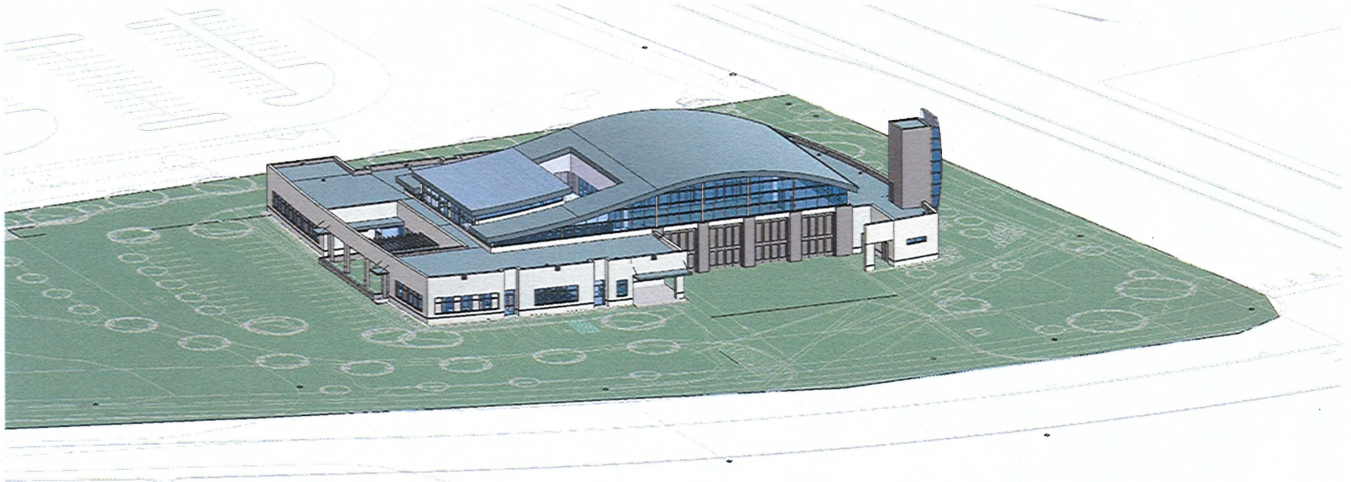
Darnestown Road, Montgomery County, MD
Travilah Fire Station, No. 32

May, 2010

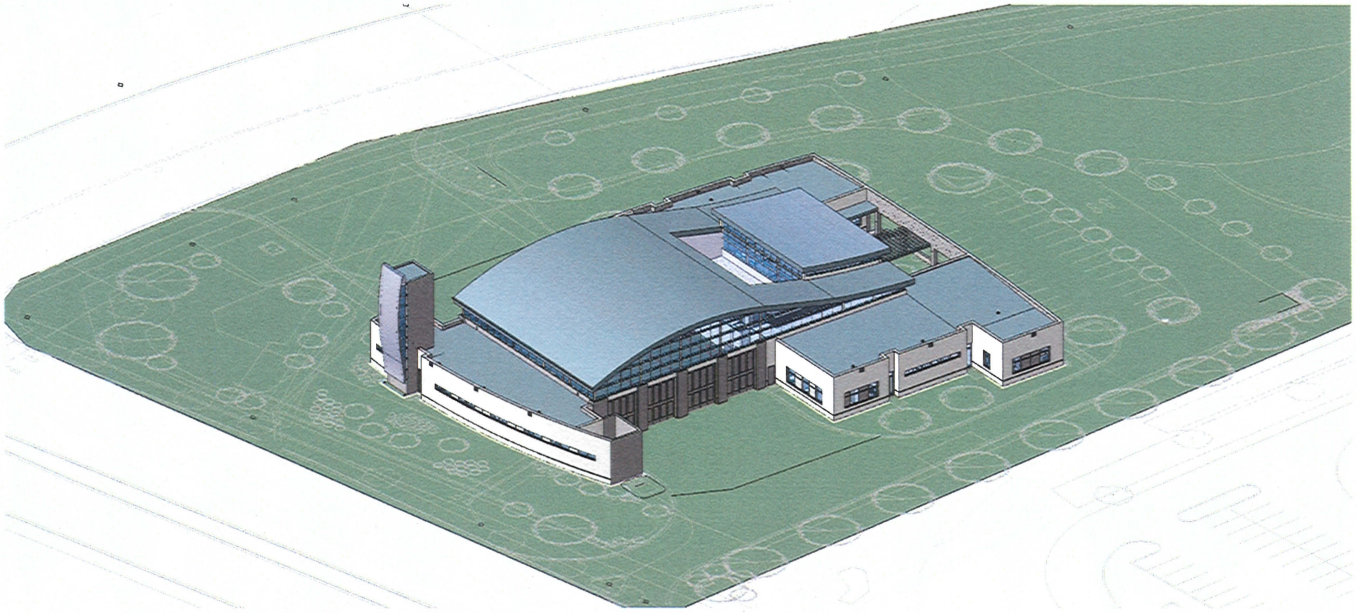
PSA Dewberry



Attachment 5: Building Perspectives



② SW CORNER
Scale



① NE FROM ABOVE
Scale

100% SCHEMATIC DESIGN SUBMISSION- NOT FOR CONSTR



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

July 14, 2010

MEMORANDUM:

TO: Calvin Nelson, Planner Coordinator/Urban Designer
Urban Design and Historic Preservation Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning Division

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

SUBJECT: Mandatory Referral 10721-DGS-1 – Travilah Fire Station, Darnestown

Transportation Planning staff recommends the following comment in support of the approval of the subject Mandatory Referral application:

1. The applicant shall abandon the dedicated right-of-way of the subject site.

Discussion

The proposed Travilah Fire Station is located in the northwest quadrant of the Darnestown Road/Shady Grove Road intersection in Darnestown.

Staff has reviewed the submitted traffic statement and concurs that the traffic generated by the proposed fire station is not expected to have an adverse effect on the adjacent roadway network. Based on the information contained in the traffic statement, the site would generate 12 peak hour trips under the initial planned use to a maximum of 28 peak hour trips during both the morning and the evening peak periods. Therefore, the site does not require a Local Area Transportation Review study to satisfy the Adequate Public Facilities review.

The Travilah Fire Station is proposed on the site which consists of approximately 245,298 square feet and is the dedicated right-of-way for the previously proposed Great Seneca Highway. The entire site was dedicated for the right-of-way of the proposed Great Seneca Highway interchange with Shady Grove Road in March, 1995 (Record File No. 595-25) in accordance with the *1990 Shady Grove Study Area Master Plan* recommendation. The previously proposed Great Seneca Highway interchange, however, was removed by the recently approved *Great Seneca Science Corridor Master Plan* and consequently the dedicated right-of-way for the entire site is no longer needed. The applicant requested abandonment of the dedicated right-of-way of the entire site.

The abandonment application (AB-725) is currently under review. Transportation Planning staff recommends approval of the abandonment application since the right-of-way of the site is no longer needed for present public use or anticipated for public use in the future.

The site is proposed to have two access points, one right-in/right-out from Shady Grove Road and one full movement access from Darnestown Road. Staff finds that the proposed access points and internal traffic circulation as shown on the site plan are adequate to accommodate safe operation of the Travilah Fire Station.

KK:tc



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

MEMORANDUM

TO: Calvin Nelson, Urban Design

VIA: Mark Pfefferle, Environmental Planning

FROM: Josh Penn, Environmental Planning

DATE: July 16, 2010

SUBJECT: Mandatory Referral # 2010721
Travilah Fire Station #32

RECOMMENDATION

Environmental Planning staff recommends **approval** of MR2010721.

BACKGROUND

The Montgomery County Department of General Services (DGS) is proposing to construct a new 26,268 square foot fire station containing four apparatus bays, dorm/bunk rooms, living and public areas, administration offices, training spaces, and space for law enforcement personnel. The facility will be operated primarily by the Montgomery County Department of Fire and Rescue Services (DFRS). The facility is to be located in the northwest quadrant of the intersection of Shady Grove Road and Darnestown Road, and comprises 5.63 acres of land.

A natural resource inventory/forest stand delineation (NRI/FSD #420101390) was approved by Environmental Planning staff on May 5, 2010. The site contains no forest, no streams, 0.27 acres of wetlands, and approximately 0.87 acres of wetland buffer. The property is located within both the Muddy Branch and Watts Branch watersheds, both of which are USE I designations. The Countywide Stream Protection Strategy (CSPS) rates both of these watersheds as fair. The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

DISCUSSION

Environmental Guidelines

The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

Forest Conservation

This project is subject to Chapter 22A of the County Code (Montgomery County Forest Conservation Law). A Forest Conservation Plan (FCP) was submitted. Staff's review of the FCP is found in a separate memorandum to the Planning Board. Staff recommends approval of the FCP with conditions.

Stormwater Management

The project is subject to Chapter 19 of the County code and since the project is within the Piney Branch SPA the applicants must prepare and submit a water quality plan. The applicant has submitted a water quality plan that will address the entire project.

The Planning Department responsibility related to the water quality plan is limited to compliance with the environmental guidelines, forest conservation, and imperviousness. The Montgomery County Department of Permitting Services (DPS) responsibility is related to sediment and erosion control and stormwater management. DPS has approved their portion of the water quality plan.

Staff's review of the SPA water quality plan is provided in a separate memorandum. However, in brief, the project proposes a combination of environmental site design practices which include a green roof, landscaped infiltration, and submerged gravel wetlands.