



8110 Georgia Avenue, Progress Place, Mandatory Referral, MR2014047



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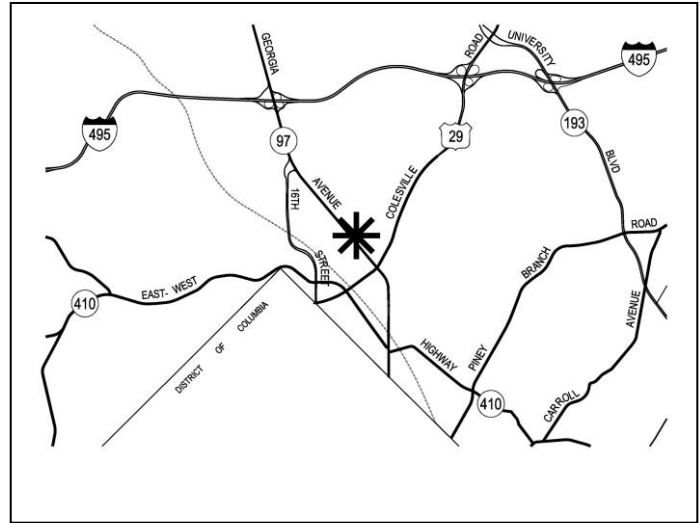
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Date of Report: 01/29/15

Description

- Relocation of Progress Place to 8110 Georgia Avenue, Silver Spring, MD
- Approximately 2.082 +/- acres
- Zoned CBD-1
- Application submitted on October 29, 2014
- Silver Spring CBD Sector Plan

Applicant: Ripley West LLC on behalf of Montgomery County DGS

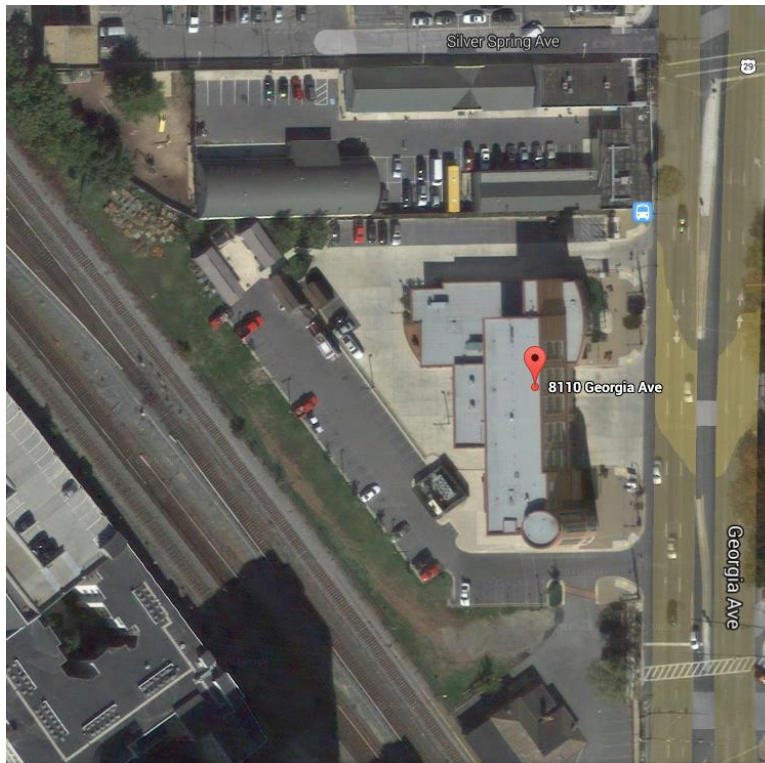


Summary

- Staff recommends **approval** of the Mandatory Referral for the relocation of the existing Progress Place.
- A concurrent Forest Conservation Plan Amendment was submitted and **approved** administratively.
- The application is in response to a competitive Request for Expression of Interest for the construction of a new Progress Place facility and the private redevelopment of the existing Progress Place site.
- The schematic development proposes approximately 39,119 gross square feet including three floors of office space, 21 personal living quarters and a total of 68 parking spaces (21 of these spaces are existing and located at Fire Station 1).

Site Description and Summary

The Property is comprised of 2.082 +/- acres located at 8110 Georgia Avenue on the current site of the Silver Spring Fire Station in the Ripley District of the Silver Spring CBD. The project as proposed will be located on the west side of the property, adjacent to the CSX/WMATA railroad tracks. The improved property will be roughly 90,681 square feet and will include the existing Fire Station (#1) and the proposed Progress Place building with incorporated drive aisles and surface parking. Adjacent to the property is the Silver Spring Train Station Complex, a site designated historic in the Silver Spring CBD Master Sector Plan and the Master Plan for Historic Preservation.



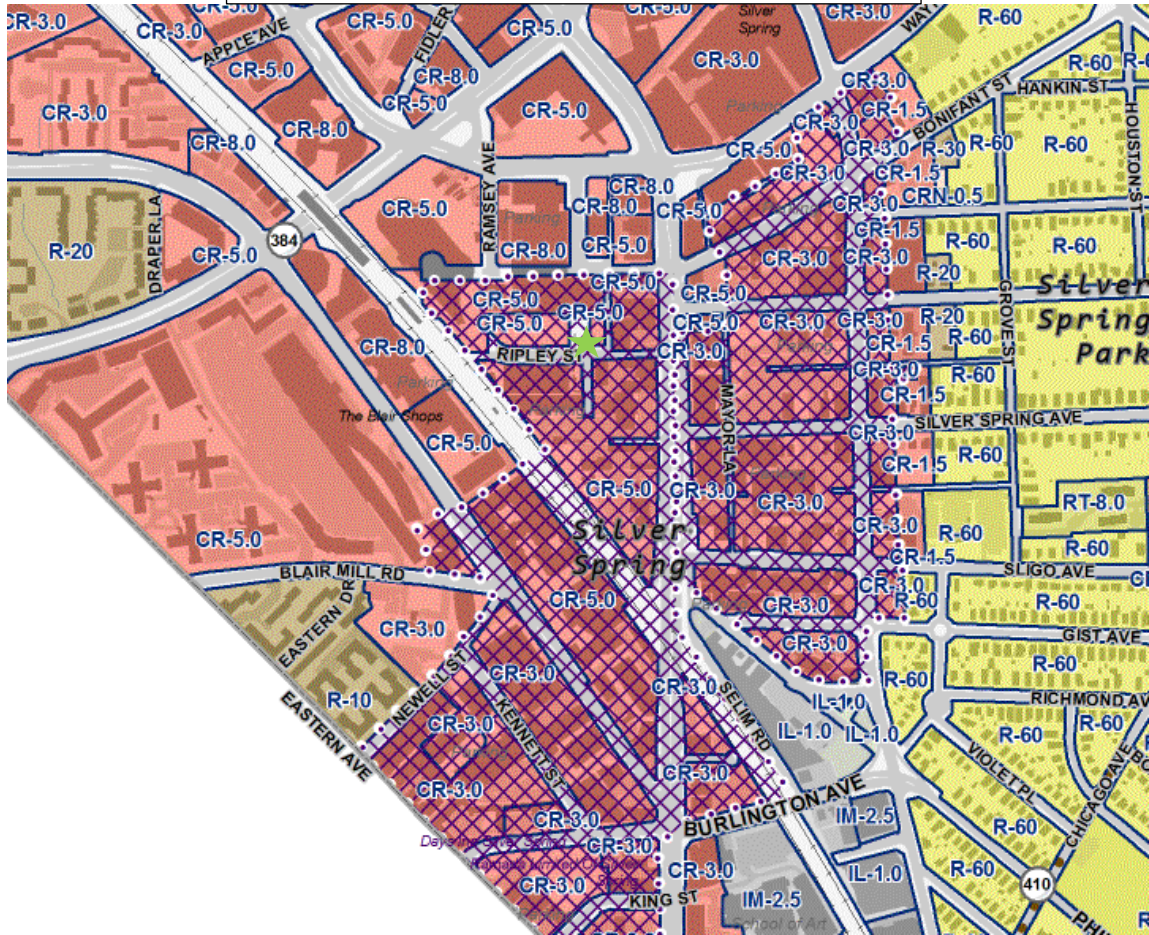
The historic designation doesn't impact the proposed project, as it is only applicable to the existing building, connecting tunnel, and $\frac{1}{4}$ acre of land associated with these particular improvements. The applicant states that project construction will not compromise the site and that vehicular access to the Silver Spring Train Station Complex will remain during and after construction.

The existing Progress Place provides services to the homeless population and is located along the west side of Colonial Lane in the Ripley District. This land is owned by Montgomery County and slated for high rise residential development. The proposed relocated Progress Place would improve upon its offered services and also provide for on-site personal living quarters for its constituency.

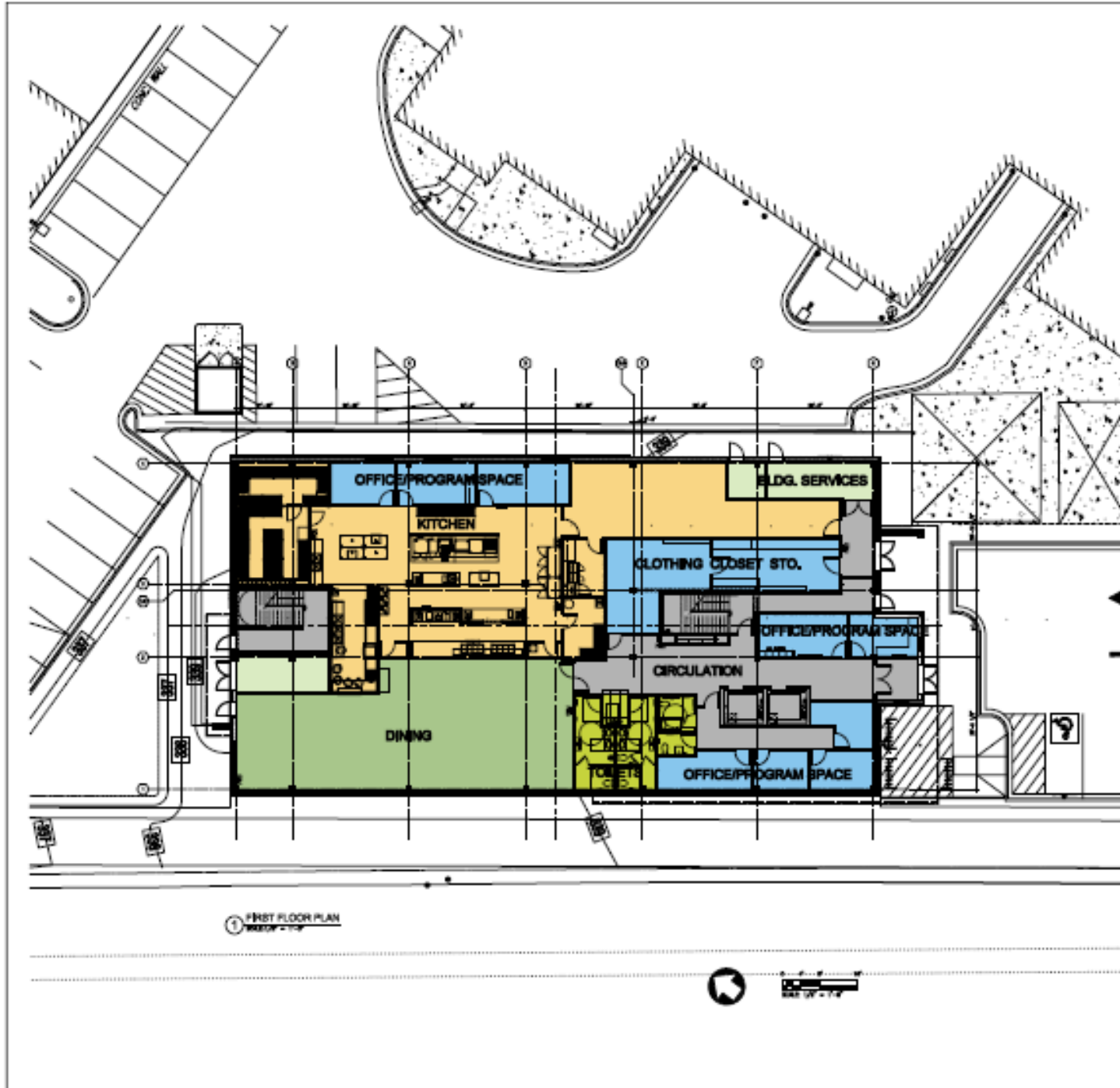
The Progress Place Mandatory Referral is the subject of a public/private partnership through a competitive Request for Expression of Interest process overseen by Montgomery County to construct a new Progress Place facility and subsequently a private redevelopment of the existing Progress Place site.

The applicant was selected and the disposition approved on February 25, 2014. A General Development Agreement was entered on June 18, 2014. The agreement permits the Applicant for the current site (County Parking Lot 20) to redevelop a high-rise residential building on existing County property in return for the construction of a new Progress Place building. The Applicant is fulfilling a portion their benefit points under the CR zone for the “major public facilities” category.

General Location Map – 8110 Georgia Avenue



Renderings and Images of the Proposed Development



Recommendations

The following transportation-related and environmental site design considerations are recommended for this application:

1. Limit future development on the Site to a 31,119 square foot homeless shelter, including 21 personal living quarters.
2. Minimize pedestrian fences on-site to maximize site connectivity with the Metropolitan Branch Trail or make efforts to provide for increased connectivity.
3. Short term public bicycle parking for six bikes (3 inverted "U" racks) must be installed along the site frontage as shown on the Site Plan.
4. Staff is also recommending several changes to the Project Description Form (PDF) for the Metropolitan Branch Trail as part of the Planning Board's review of the Capital Improvements Program dated 2/15/2015. If the County Council agrees to these changes, the Application should be modified as follows:
 - The width of the trail should be expanded from 8-10 feet to 11 feet (minimum) with 2-foot-wide shoulders within a half mile of the Silver Spring Red Line and future Purple Line stations. According to the 2012 AASHTO bike guide (page 5-3): "*Wider pathways, 11 to 14 ft...are recommended in locations that are anticipated to serve a high percentage of pedestrians (30 percent or more of the total pathway volume) and high user volumes (more than 300 total users in the peak hour).*" Based on the ridership forecasts for the Red Line and Purple Line, we anticipate a high level of activity along this trail. An 11 foot-wide trail (minimum) enables two trail users to pass another trail user traveling in the opposite direction and is critical to creating a comfortable experience on a heavily used trail. As a point of comparison, the Capital Crescent Trail will be 12 feet wide with 2-foot shoulders and this width is carried across the bridges at Connecticut Avenue and Colesville Road.
 - The trail should have pedestrian-scale lighting to improve personal security and physical safety after dark, similar to the section of the Metropolitan Branch Trail currently under design in the District of Columbia. Lighting is especially important since the trail will be an important connection to the Red Line and future Purple Line stations, both of which operate after midnight. At a minimum, the project should include conduit so that lighting can be added in the future with minimal additional cost and disruption to the trail. This was the course recommended by the Council for the Capital Crescent Trail.
 - Staff recommends consideration of other environmental site design measures such as a green roof which would not require additional surface area and would reduce the amount of untreated stormwater management from the site.

Public Facilities

The site, located behind the Silver Spring Fire Station #1 at 8110 Georgia Avenue, currently has two vehicular access points (exclusive of the fire station's emergency vehicle bays) on Georgia Avenue (US 29), one each on either side of the existing fire station. The subject project proposes maintaining site access in its current locations; however, the northern access point (currently "exit only") will allow for both ingress and egress as a result of the reconfiguration associated with the subject mandatory referral. The southern access point will serve as the primary access point to the proposed Progress Place facility and will continue to provide access to the adjacent historic B&O rail station. Pedestrian and

bicyclist access will be provided along the site frontage via the existing public sidewalk and via a private lead-in sidewalk on-site, accessed from the southern site driveway.

Transit Connectivity

The immediate area is well served by transit that includes the Red Line Silver Spring Metrorail Station, Metrobus, RideOn, and the Silver Spring VanGo Circulator. Future transit in the area includes a proposed Purple Line station at the existing Silver Spring Metrorail Redline station, to the northwest, and a Purple Line station at the new Silver Spring Library, to the east. Specific transit routes near the Site include:

1. RideOn Bus Routes 1, 2, 3, 4, 5, 8, 9, 11, 12, 13, 14, and 15
2. WMATA Metrobus Routes J5, Q1, Q2, Q4, S2, S4, Y5, Y7, Y8, Y9, Z2, Z6, Z8, Z9, Z11, Z13

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 2000 Silver Spring CBD Sector Plan and 2005 Countywide Bikeways Functional Master Plan have the following master plan facilities along property frontage:

1. Georgia Avenue (US 29) between the I-495 Capital Beltway to the north and the District of Columbia to the south, as a major highway (M-8) with a minimum right-of-way width of 140 feet.
2. Metropolitan Branch Trail (SP-5) along the west site frontage between the Silver Spring Metrorail station to the north and District of Columbia to the south.

Adequate Public Facilities Review

A traffic statement (dated September 23, 2014) was submitted for the subject application per the *LATR/TPAR Guidelines* because the proposed development is estimated to generate less than 30 peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. Trip generation information is summarized in Table 1.

Since the proposed development is within the Silver Spring CBD Policy Area, the Application is exempt from both the roadway and transit tests set forth in the 2012-2016 *Subdivision Staging Policy*. As a result, the proposed development is not required to pay the transportation impact tax to satisfy the Transportation Policy Area Review (TPAR) requirement.

Table 1: Proposed Progress Place
Trip Generation

Trip Generation	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total

Proposed						
39,119 SF Homeless Shelter including personal living quarters	16	6	22	15	14	29

Source: Kimley Horn. Traffic Statement, dated September 23, 2014. Trip Generation Rates derived from the 9th Edition ITE: LUC 620 (Nursing Home). AM Peak Hour: 0.74 trips/ 1,000 SF; PM Peak Hour: 0.55 trips/ 1,000 SF. Staff directed the consultant to use LUC 620 because no trip generation data exists for the use, "Homeless Shelter." Staff determined that similarities in trip generation between these two uses (i.e. primarily from employees, deliveries, and visitors) are very similar.

PRELIMINARY FOREST CONSERVATION PLAN

A Forest Conservation Plan was approved on February 24, 2003 under Mandatory Referral Plan #2002110. The current submittal for the new "Progress Place" facility required a reconfiguration of the site layout and design with no changes in land use. The amendment to the forest conservation plan was approved administratively. There are no specimen trees or forests on the site and therefore the afforestation requirements remain the same: 0.35 acres to be met offsite.

Stormwater Management

The majority of the Property is treated by a stormfilter facility which was constructed as part of the approved stormwater management plan in August 2003 (Permit Number 207248) for the Fire Station 1. The building roof drains and parking surface area are connected to the filter system via an on-site stormdrain system entering through a flow splitter.

The building roof is proposed to drain into a micro-bioretenion area. After the stormwater is treated by the micro-bioretenion system it will be conveyed via stormdrain, bypassing the existing stormfilter system before leaving the site into the public drain network. The Applicant is requesting a waiver to treat the majority of untreated stormwater. The required treatment is 6,033 cubic feet, while the proposed treatment being provided will be 1,276 cubic feet for a deficit and waiver requirement of 4,457 cubic feet. Staff recommends consideration of other environmental site design measures such as a green roof which would not require additional surface area.

Mandatory Referral Review

The application for the Property (8110 Georgia Avenue) requires the Mandatory Referral review process consistent with the Montgomery County Department of Park and Planning Uniform Standards for Mandatory Referral Review. This regulation requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and

extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.

The application is the result of a public/private partnership through a Request for Expression of Interest process overseen by Montgomery County Department of General Services (“DGS”) that will result in the relocation of Progress Place currently located on an adjacent Property to the proposed location of the current site of Fire Station 1.

Master Plan

The 2000 Approved and Adopted Silver Spring CBD Sector Plan (“Sector Plan”) speaks to the siting of Fire Station 1 at this location and also addresses the need for co-located facilities in order to serve the needs of Silver Spring residents. It further stresses the importance of locating services in areas that are accessible to residents and proximate to transit, housing, jobs, etc. The Sector Plan on page 125 notes that “Progress Place and the County have established co-located services to conveniently serve medical , job training and placement, and emergency needs of a varied and growing low-income and homeless population.” While the Master Plan does not specifically identify the relocation of Progress Place to the Fire Station site, the proposed location for Progress Place meets the requirements for a centrally located facility that provides service to residents of downtown Silver Spring.

Additionally, maintaining Progress Place in the Silver Spring CBD is not incompatible with the Plan goals for the Ripley District, which indicates that a pedestrian friendly downtown with access to mass transit options allow the efficient provisions of services to a growing low income and homeless population. In addition, relocating Progress Place to an under-utilized parking lot behind the existing Fire Station will help realize the Plan’s goals for the Ripley District as “a revitalized, mixed-use district...” with “an interconnected street system” by providing the necessary space to allow these goals to be fulfilled.

Public Meetings

A pre-submission public meeting was held by the Applicant on September 11, 2014. The purpose of the meeting was to discuss the proposed redevelopment of the existing Progress Place site in addition to briefing the attendees on the Mandatory Referral Application. The Applicant has also submitted a Sketch Plan Application for the existing Progress Place site which has its own public meeting requirements.

Conclusion

Staff recommends that the Planning Board approve the Mandatory Referral for the relocation of Progress Place.

ATTACHMENTS:

Attachment A: Request for Extension of Mandatory Referral Review Period