



MEMORANDUM

DATE: January 29, 2015

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *MGR*
 Mitra Pedoeem, Acting Deputy Director, Administration *MP*
 Dr. John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division (PPSD) *JHench*

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, (PPSD) *Brooke Farquhar*

SUBJECT: Permission to transmit to the County Executive the Commission’s interest in the Silver Spring Library site at 8901 and 8907 Colesville Road, Silver Spring

Recommended Action

Approve transmittal of a letter to Montgomery County proposing transfer of the 1.6-acre Silver Spring library site to the M-NCPPC.

Background

On January 12, 2015, M-NCPPC received a request from the Montgomery County Department of General Services (DGS) inviting proposals for reuse of the Silver Spring Library site at Ellsworth Drive and Colesville Road, in Silver Spring, as required by the Montgomery County Property Disposition rules (*see Attachment 1*).

M-NCPPC Montgomery Parks proposes this site be added to Ellsworth Urban Park to help meet documented park and recreation needs in the Silver Spring Downtown area.

Site Description

The 1.6-acre site consists of two parcels at 8901 and 8907 Colesville Rd, and is bordered by Colesville Road to the west, Ellsworth Park to the north, Ellsworth Drive to the east, and the Colesville Towers apartment building to the south. The property is currently improved with the two-story library building and approximately 70 parking spaces that are used by patrons of both the park and the library.



Policy Guidance

Three policy documents support the conversion of the site to parkland – the *2000 Approved and Adopted North and West Silver Spring Master Plan*, the *2010 Vision 2030 Strategic Plan for Parks and Recreation (Vision 2030)*, and the *2012 Park, Recreation and Open Space (PROS) Plan*.

Redevelopment of the site should be consistent with the recommendations of the *2000 Approved and Adopted North and West Silver Spring Master Plan*. The Plan has specific language regarding the site, including:

“Consider converting local government facility sites, once they are declared surplus by the County, to parks as a means to meet the active recreational needs identified in the PROS Plan. As government facilities consolidate or relocate (e.g., Silver Spring Library, Silver Spring Government Center), each site should be evaluated for possible inclusion in the park inventory. Needs identified in the PROS Plan should be the primary evaluation criteria.” - *North and West Silver Spring Master Plan, 2000, page 86*

The *2012 Park, Recreation, and Open Space (PROS) Plan*, which was guided by the *2010 Vision 2030 Strategic Plan for Parks and Recreation*, identifies the greatest needs for additional park and recreation services to be in areas nearest urban centers, such as in and around the Silver Spring Central Business District where the site is located.

Analysis

Staff of M-NCPPC Department of Parks have analyzed the site and believe it to be a valuable public resource offering the only opportunity to expand Ellsworth Park. The site is located in one of the highest density areas with the lowest level of park service per population in the County. Situated at the edge of the Central Business District, it serves the residents of a high density area while acting as a buffer to the adjacent single family area. The *PROS Plan* estimates that Silver Spring needs close-to-home facilities such as community open space that can serve as play fields and festival spaces, dog parks, community gardens, skate parks, and playgrounds. While the existing 3.5-acre park already has a playground and will soon have a dog park, the demand for flexible play fields and festival space, as well as other recreational facilities will only increase with the number of new residents expected around this park when nearby developments such as “Chelsea Heights” are constructed.

Public Input to Date

Staff has had no public discussions or presentations on the subject of converting the library site into parkland since the area master plan including such a recommendation was developed. Staff is aware that there is long standing interest from some community groups for an intergenerational recreation center on the site which have been reiterated to the Executive recently.

Summary

M-NCPPC Montgomery Parks is committed to providing the “right parks in the right places” for existing and future generations. Silver Spring is significantly underserved for parks and recreation facilities. Fifteen years ago the Council-adopted area master plan recognized the value of adding the library site to the existing undersized Ellsworth Urban Park. Parks recommends designating the entire property as parkland by conveying it to M-NCPPC (**Attachment 2**). Within the expanded park, the existing building

could be reused or a new building could be built for Montgomery County Recreation Department programs. Under any scenario, priority should be given to creating as much additional open space as possible, with little to no surface parking and a compact building footprint.

Attachments

Attachment 1 – Request from DGS for Proposals

Attachment 2 – The Site Today and Proposed Concept Sketch

cc: Gwen Wright, M-NCPPC, Director, Planning Department
Rose Krasnow, M-NCPPC, Deputy Director, Planning Department
Robert Kronenberg, M-NCPPC, Area 1 Chief, Planning Department
Michael F. Riley, M-NCPPC, Director, Department of Parks
Mitra Pedoeem, M-NCPPC, Acting Deputy Director, Department of Parks
John Nissel, M-NCPPC, Deputy Director for Park Operations, Department of Parks
Bill Tyler, M-NCPPC, Chief, Southern Parks, Department of Parks
Megan Chung, M-NCPPC, Legal Counsel, Department of Parks
Antonio DeVaul, M-NCPPC, Chief, Department of Parks
Bill Gries, M-NCPPC, Land Acquisition Specialist, Department of Parks
Dominic Quattrocchi, M-NCPPC, Planner Coordinator, Department of Parks

Attachment 1 - Request from DGS for Proposals



DEPARTMENT OF GENERAL SERVICES


Isiah Leggett
County Executive

David Dise
Director

MEMORANDUM

January 12, 2015

To: All County Departments
All County Agencies

From: David Dise, Director 
Department of General Services

Subject: Reuse Analysis – 8901 and 8907 Colesville Road, Silver Spring

In accordance with the provisions of 11B-45, *Property Disposition*, the Director of General Services must prepare and distribute to all County Departments and County Agencies, information pertaining to the real property and invite them to propose a reuse of the real property within 30 calendar days.

Please find the following information on 8901 and 8907 Colesville Road, Silver Spring, Maryland:

The Properties

- 1) 8901 Colesville Road: Parcel P959, Tax Map JP31, Tax Account# 13-00971462, 69,696 square feet.
- 2) 8907 Colesville Road: Parcel P933, Tax Map JP31, Tax Account# 13-00972821, 31,363 square feet.

These properties are bordered by Colesville Road to the west, Ellsworth Park to the north, Ellsworth Drive to the east and the Colesville Towers apartment building to the south, as shown in the attached map. The property at 8901 Colesville Road is improved with the former Silver Spring Library, a two-story 15,687 square foot building. The properties include approximately 70 surface parking spaces with access to Ellsworth Drive.

Office of the Director
101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov

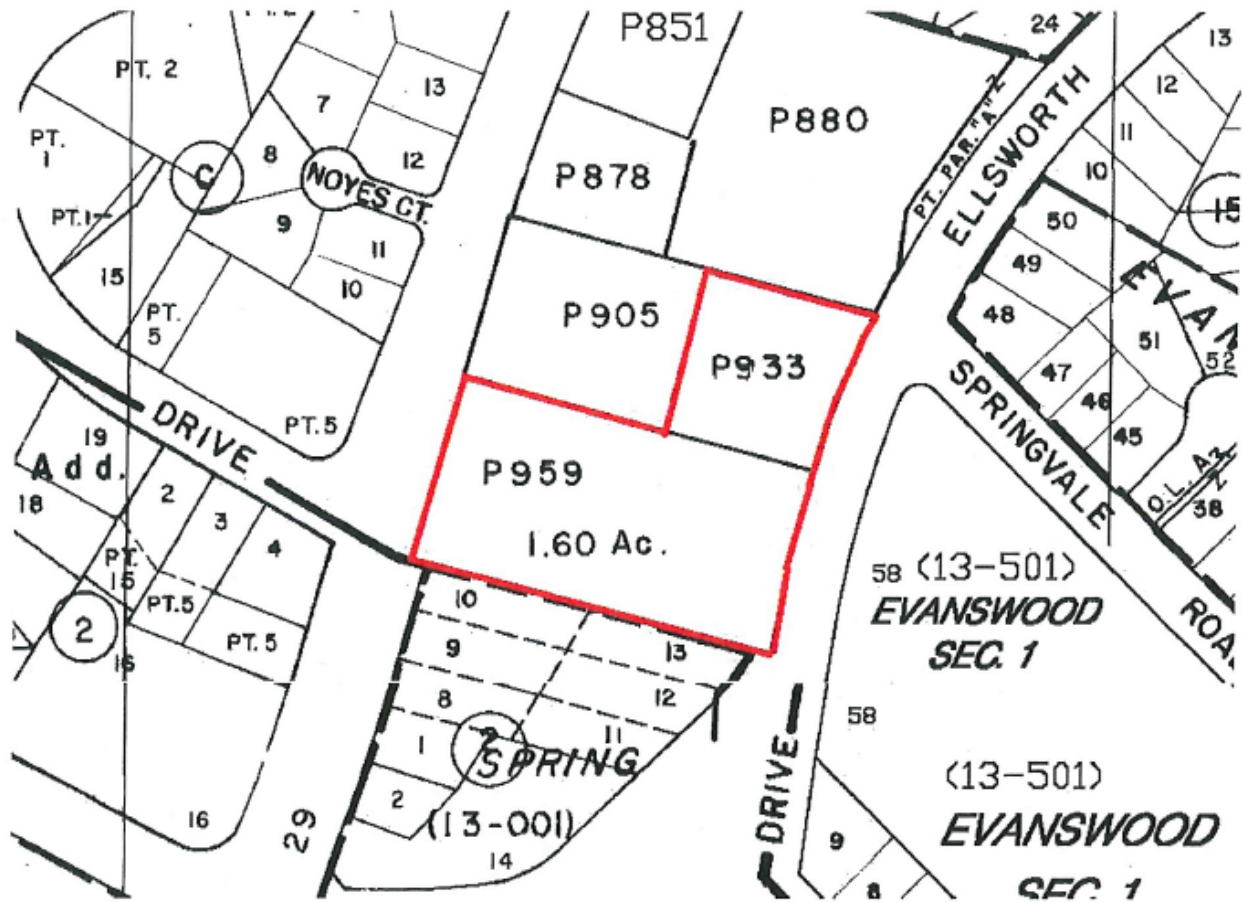
North and West Silver Spring Master Plan (2000)

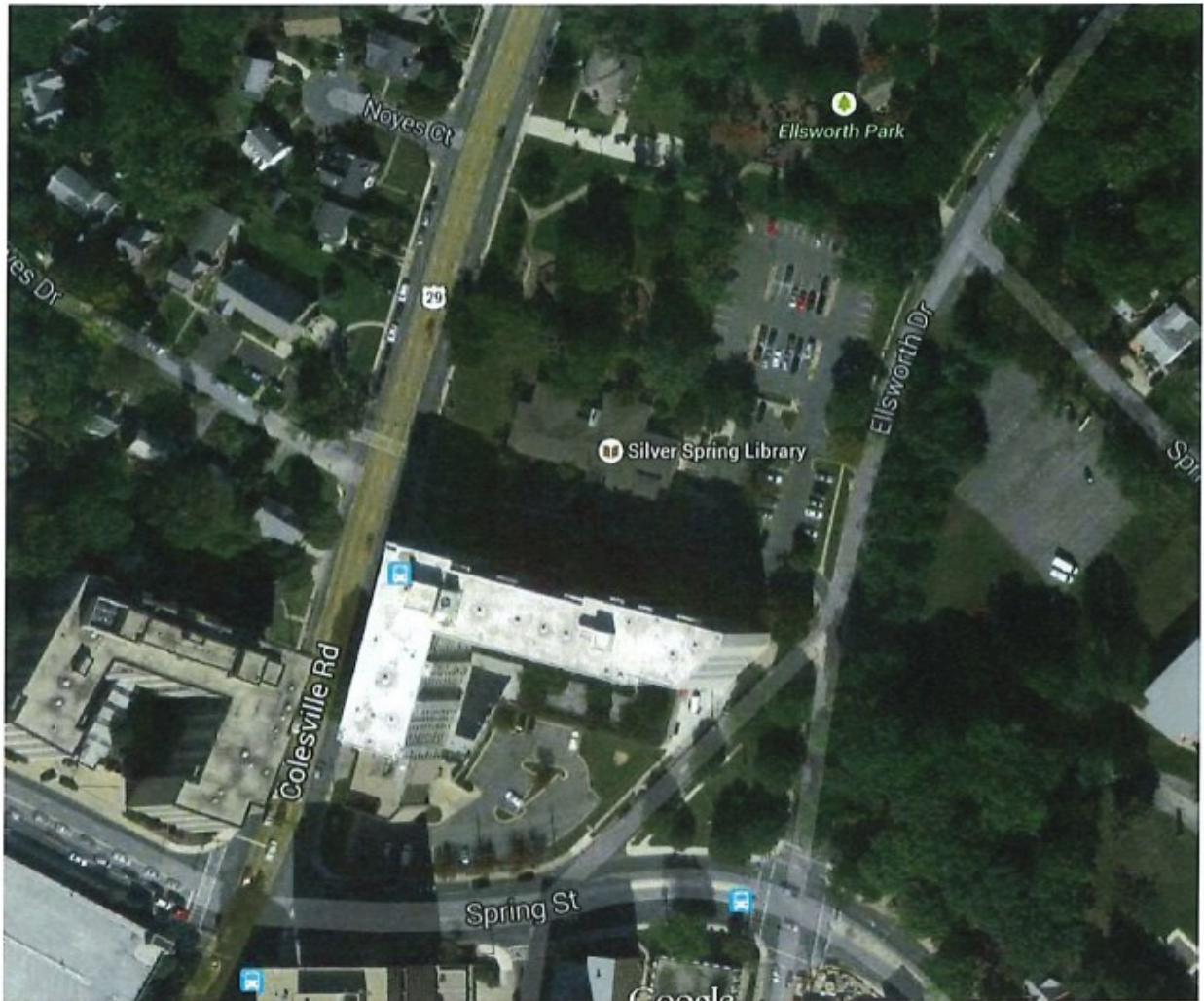
The North and West Silver Spring Master Plan has a general recommendation for all local government facilities sites that, once declared surplus by the County, they be evaluated for possible use as parkland with needs identified in the PROS Plan as the primary evaluation criteria.

Please submit reuse proposals to the referenced point of contact by mail, delivery or email by **February 13, 2015**.

Greg Ossont, Deputy Director
Montgomery County Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
greg.ossont@montgomerycountymd.gov







Attachment 2 - The Site Today and Proposed Concept Sketch



The Site Today



Proposed Concept Sketch