



2nd District Police Station, Bethesda CBD, Mandatory Referral, MR2015020

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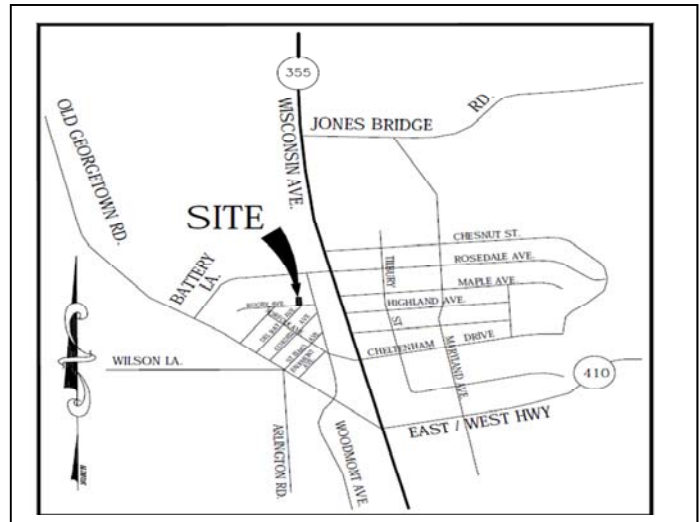
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Date of Report: 4/29/15

Description

- Mandatory Referral for the 2nd District Police Station, Bethesda Central Business District.
- Located at 4823 Rugby Avenue, approximately 100 feet west of Woodmont Avenue
- CR-3.0, C-1.0 R-2.75, h-90T, 1994 Bethesda Sector Plan and 2006 Woodmont Triangle Amendment to the Sector Plan
- 0.18 acres
- Applicant: Montgomery County Department of General Services (DGS)
- Filing date: 02/9/15



Summary

- Staff recommends **approval of the Mandatory Referral** with recommendations
- The 2nd District Police Station is being relocated from its current site on Montgomery Avenue to the proposed site on Rugby Avenue in the Woodmont Triangle.
- The mandatory referral also includes modifications to existing County Parking Garage No. 35 to accommodate services for the Police Department.

Recommendations

Staff is providing the following recommendations to be incorporated into the final design of the Police Station:

Planning/Site Plan:

1. Exterior elevations extensively use split faced concrete and CMU block as finish material, if possible, incorporate brick and/or local Bethesda stone on at least the Rugby Avenue façade.

Transportation:

1. The Applicant must limit future development on the Site to a 28,480 square foot police station.
2. The Applicant must dedicate and show on the record plat(s) the following:
3. Short term public bicycle parking for four bikes (2 inverted “U” racks) must be installed along the site frontage as shown on the Site Plan.

Landscape/Lighting

1. Provide brick paving along new sidewalk leading from Rugby Avenue to the parking garage on east side, treatment to match streetscape pavers.
2. Provide planting species for green roof application.
3. Consider providing improvements to existing sidewalk leading from Rugby Avenue to the parking garage, such as brick paving, treatment to match streetscape pavers.
4. Provide all overhead utilities underground in accordance with the Bethesda Streetscape Guidelines.

Background & History

The existing Police Station located at 7359 Wisconsin Avenue and Montgomery Avenue in downtown Bethesda was built more than 50 years ago and is in need of replacement to facilitate major repairs and accommodate additional program and staffing. The 2nd District Police Station serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. Montgomery County selected a development partner with Stonebridge Carras, S/C 4823 Rugby Avenue, LLC to design and build the new Police Station located at 4823 Rugby Avenue (“Property”) in exchange for fee simple title of the existing Police Station property in order to redevelop that site as a future mixed-use project. The County entered into a General Development Agreement with the developer on August 8, 2014. The Mandatory Referral for the disposition of the existing Police Station and the acquisition of the Property was approved administratively on November 6, 2013.

Mandatory Referral Review

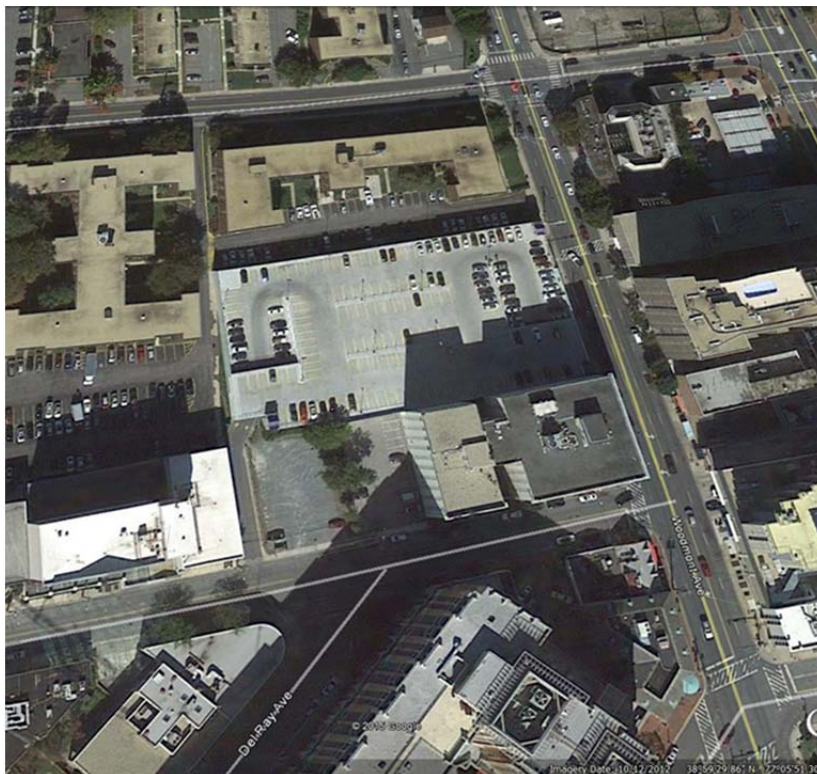
The Montgomery County Department of General Services (DGS) proposal for the new 2nd District Police Station requires the Mandatory Referral review process as per the Montgomery County Department of Park and Planning Uniform Standards for Mandatory Referral Review. This regulation requires all federal, 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.

Project Description and Surrounding Property

The Property is located at 4823 Rugby Avenue in the Woodmont Triangle of Bethesda and is identified as Lot 666 on plat entitled “Woodmont” and is recorded in the land records on February 10, 2011 at Plat No. 24184. The Property is comprised of a gravel parking lot with no significant trees or vegetation.

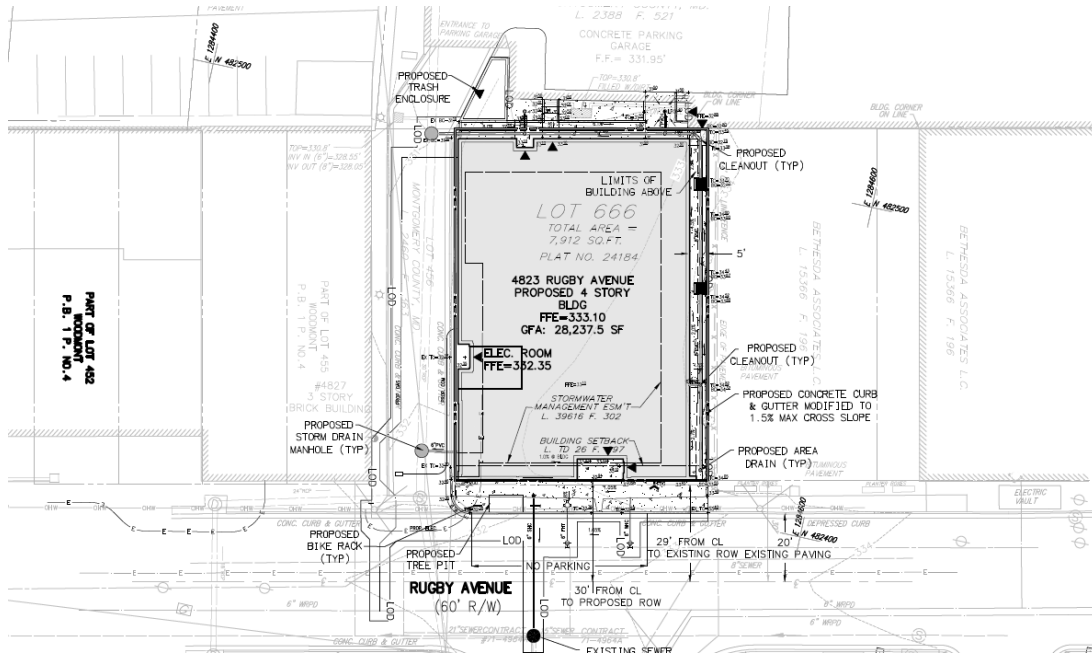
The Property is located between Woodmont Avenue and Norfolk Avenue, north of the intersection with Del Ray Avenue and Rugby Avenue. Directly west of the Property are two commercial buildings ranging in height from 3-8 floors (approximately 30-80 feet in height). Immediately east of the Property is a surface parking lot and 8-story (80 feet) office building with direct access from Rugby Avenue. County Parking Garage No. 35, a three level structured garage containing 496 spaces is located directly north. Garage No. 35 is located at 8216 Woodmont Avenue with vehicular access from Woodmont and Rugby Avenues. The modified area of Garage 35 will be dedicated to the exclusive use of the 2nd District Police Station. Across Rugby Avenue to the southeast, at the intersection of Del Ray and Rugby Avenues is the two-story main office building for Miller & Long Concrete, which has approval for an optional method mixed-use high rise development.



Proposal

The proposed 2nd District Police Station (“Station”) will consist of approximately 28,480 gross square feet in a 4-story (approximately 65 feet) building. The Station will operate 24 hours a day to provide service

to the Bethesda-Chevy Chase community. The Application also incorporates the adjacent Woodmont Avenue Garage 35 to provide dedicated access from Rugby Avenue and parking for 75 vehicles. The connection to the garage will allow direct and secure access to the facility for police officers, staff and escorted guests.



Proposed Site Plan



Proposed Building Elevations

Bethesda Police Station Data Table
CR 3.0 C-1.0 R-2.75 H-90T

Development Standard	Permitted/Required (Standard Method)	Proposed
Gross Tract Area (SF)	N/A	7,912 sf
Density:		
Maximum Density (CR)	10,000 SF(1.26 FAR)	28,375 SF (3.58 FAR) ¹
Maximum Non-Residential Density (C)	10,000 SF(1.26 FAR)	28,375 SF (3.58 FAR) ¹
Maximum Residential Density (R)	10,000 SF(1.26 FAR)	0 SF
Net Lot Area (SF):	N/A	7,825
Maximum Building Height (feet):	90	65
Lot Coverage (%):	N/A	87
Minimum Setbacks (feet):		
Front	0	1
Rear	0	3
Side	0	5
Minimum Building Transparency:		
Ground Floor (%)	40	55
Upper Floors (%)	20	45
Maximum Blank Wall (feet)	35	14
Open Space (%)	0	0
Vehicle Parking ²	0	75 ³

¹Floor Area for publicly owned or operated uses is excluded from Gross Floor Area (§59.1.4.2 Gross Floor Area).

²The Property is located within the Parking Lot District and is not required to provide any parking but would be subject to the Parking Lot District Tax unless waived by the PLD for institutional use.

³Located in Garage 35 for the exclusive use of the Police Station services.

Access, Parking, and Public Transportation

The site, located at 4823 Rugby Avenue, has vehicular access directly from Rugby Avenue at the southwest corner of the site, offset from Del Ray Avenue, via an existing access driveway to Garage 35. As a result of the subject application, this driveway is proposed to be full-movement for police vehicles only (access will be controlled by an automated gate) and will provide access to a secured portion of the garage containing 75 parking spaces. The automated gate is located approximately 30-feet from the back of the proposed sidewalk to allow two vehicles to stack within the drive aisle without blocking the public sidewalk.

Public parking is not provided on-site, however, adequate parking is available in the public portion of the adjacent Garage 35 (approximately 375 parking space), accessed via Woodmont Avenue. The public portion of the garage will be connected to Rugby Avenue via an existing sidewalk along the west side of the drive aisle and a new sidewalk along the east side of the proposed building. Public access to the police station for all members of the public will be via the pedestrian entrance on the Rugby Avenue façade.

Pedestrian and vehicular circulation plan

Temporary pedestrian and vehicular traffic control measures will be implemented for each phase of construction including traffic signage, flagging staff to direct street traffic and ensure safety. (See traffic control plan attachment C).



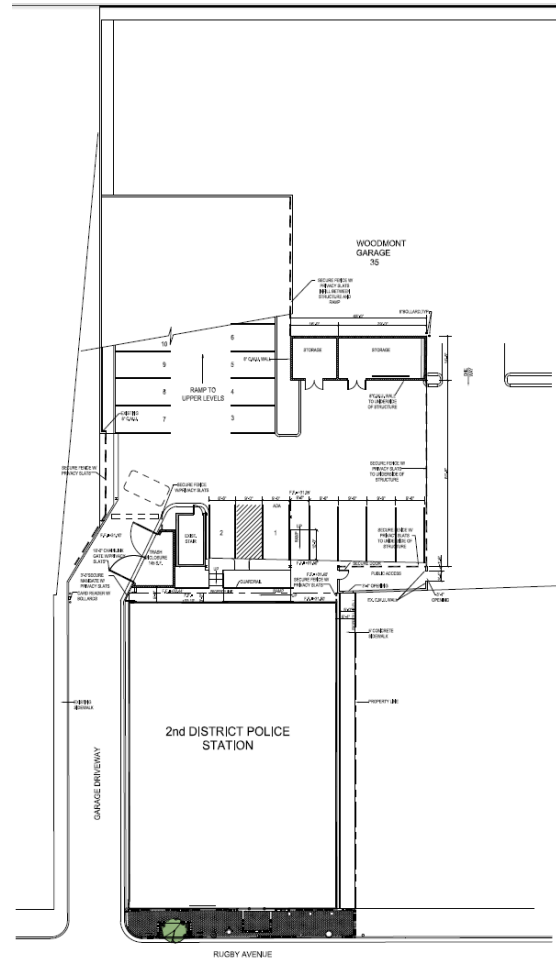
The immediate area is well served by transit that includes the Red Line Bethesda Metrorail Station (located approximately 0.5 mile, or 2,500 feet to south of the site), Metrobus, RideOn, the Bethesda Circulator and future Purple Line. Specific transit routes near the Site include:

1. RideOn Bus Routes 29, 32, 30, 34, 36, 40, 47, 70
2. WMATA Metrobus Routes J2, J3, J4, J7, and J9

Master Plan Roadways and Pedestrian/Bikeway Facilities

There are no specific recommendations included in the 2005 Countywide Bikeways Functional Master Plan. The 1994 Bethesda Central Business District Sector Plan has the following master plan facilities along property frontage:

1. Rugby Avenue as a business district street with a minimum right-of-way width of 60 feet.



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Traffic Statement

A traffic statement (dated February 10, 2015) 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, summarized in Table 1, illustrates the site’s trip generation based on recent driveway counts conducted at the Silver Spring Police Station (AM: 0.518 trips per 1,000 square feet (65% in/ 35% out); 0.792 trips per 1,000 square feet (23% in/ 77% out)).

**TABLE 1
SUMMARY OF SITE TRIP GENERATION
4823 RUGBY AVENUE
PROPOSED 2ND DISTRICT POLICE STATION**

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
28,480 SF Police Station	10	5	15	5	17	22

Source: Lenhart Traffic Consulting, Inc. Traffic Statement dated February 10, 2015; Amended by staff to reflect development density shown in the subject application.

The proposed development is within the Bethesda CBD Policy Area and is exempt from the transit test and adequate under the roadway test of the Transportation Policy Area Review (“TPAR”). As a result, the proposed development satisfies 2012-2016 Subdivision Staging Policy without making a TPAR payment.

Staff concludes that the proposed development satisfies the *LATR and TPAR requirements* of the APF review and will provide safe, adequate, and efficient vehicular and pedestrian access.

Public Meetings

A public meeting was held on February 23, 2015, which provided adjacent residents the opportunity to review and comment on plans for the site. Staff has not received any correspondence regarding the application.

Funding

The Station will be designed and constructed for the County by S/C 4823 Rugby Avenue, LLC as part of a public/private development partnership through a competitive bid process and through the terms of the General Development Agreement. Once constructed, the development partner will convey the property to the County, and then will be publicly owned and operated. The developer will fund the entire cost of the construction of the project.

Impacts to Parkland

The site does not contain parkland.

Natural Resource Inventory and Forest Stand Delineation (NRI/FSD)

The Forest Conservation Exemption (42015133E) and Simplified Natural Resources Inventory/Forest Stand Delineation (420110600) were approved for the Property on January 26, 2015.

Stormwater Management

The concept plan for the Property was approved by the Montgomery County Department of Permitting Services on February 5, 2015 and was designed to incorporate Environmental Site Design (ESD) practices. The concept consists of a green roof system covering approximately 4,700 square feet of the building roof top. The Station is slated to achieve a LEED Silver rating as is the direction and goal for all Montgomery County public facilities.

Montgomery County Noise Ordinance

Even though the activities associated with “emergency operations by fire and rescue services, police agencies, or public utilities”, are not required to comply with Montgomery County’s Noise Ordinance, Section 31 (b) of the County Code, the Station is minimizing the impacts of noise on the surrounding community as much as possible. The Station will have support staff working within the building with the exception of roll-call at shift change and on-duty patrols. Additionally, noise generated by maintenance and service facilities will be low and infrequent.

Conclusion

Staff recommends that the Planning Board approve the Mandatory Referral with the recommendations cited in this staff report.