

ATTACHMENT 1

Summary of Site Rationale and Guiding Principles for Development

Evaluation Matrix from the previous "MRO Location Assessment and Space Study" (August 2000, Appendix A)

Summary of Commission-owned Site Rationale: 8787 Georgia Avenue in Silver Spring as the Preferred Location and Site Option

Planning Board Guiding Principles for Development

ALTERNATIVE SITE LOCATIONS

MRO Location Assessment
Strategic Planning
Community Based Planning

Silver Spring
Existing MRO

Wheaton Metro

Wheaton Metro
Reedie Drive &
Georgia Avenue

Shady Grove
Metro

Twinbrook
Metro

Alternative Sites Evaluation Matrix	Silver Spring Existing MRO	Wheaton Metro	Wheaton Metro Reedie Drive & Georgia Avenue	Shady Grove Metro	Twinbrook Metro
General Site Evaluation Criteria					
<i>Proximity to Metro</i>	High	High	High	High	High
<i>Highway Adjacency</i>	High	High	High	High	High
<i>Population Centers/ Proximity</i>	High	High	High	High	High
<i>Public Land Ownership</i>	High	High	High	High	High
<i>Acquisition/ Site & Improvements</i>	High	High	High	High	High
Costs					
<i>Parking District</i>	High	High	High	High	High
<i>Life Cycle Cost</i>	High	High	High	High	High
Compatibility					
<i>Conformance w/ Master Plan</i>	High	High	High	High	High
<i>Conformance w/ Zoning</i>	High	High	High	High	High
<i>On-Site Park Potential</i>	High	High	High	High	High
<i>Revitalization Potential</i>	High	High	High	High	High
<i>Visibility/ Presence/ Image</i>	High	High	High	High	High

Assessment Legend : Response to Evaluation Criteria



COMMISSION-OWNED SITE (8787 GEORGIA AVENUE) IN SILVER SPRING AS THE PREFERRED LOCATION AND SITE OPTION

Prior to the current Consolidated Headquarters Study, the "MRO Location Assessment and Space Study " included the examination of five potential Countywide location options for a possible new Commission facility: Silver Spring, Wheaton, Shady Grove, Twinbrook, and Rockville. This previous Assessment Study concluded with a recommendation to limit consideration to Silver Spring and Wheaton as the two options for analysis within the current Study. Twelve separate evaluation criteria were used to evaluate the locations. Expected development cost was a primary determinant in the concluding recommendation.

The Consolidated Headquarters Study has included a process of evaluating three location options; (1) the existing Commission-owned site at 8787 Georgia Avenue, (2) the WMATA-Bozzuto Joint Development site (between Veirs Mill Road and Georgia Avenue, in Wheaton and (3) a limited number of alternative location options in Silver Spring, including Unsolicited Lease Options.

Staff recommends the existing Commission-owned Silver Spring site (8787 Georgia Avenue) as the preferred location. Four broad considerations have contributed to this determination.

- A. The Commission-owned site ranks comparatively better than the alternate options considered when measured against the study evaluation criteria and the Planning Board "guiding principles" established for the study.
- B. A comprehensive analysis of estimated project development costs indicates that, over a projected 20-year period, lease options for both the Wheaton/Bozzuto-WMATA site and lease options for alternate sites in Silver Spring do not compare favorably to any of the options examined at the Commission-owned site.
- C. The ability of the Commission to determine and control facility planning, design, and cost parameters is most favorable with development of its currently owned site asset.
- D. Development concepts for new facilities at the Commission-owned Site demonstrate significant opportunities and flexibility for the projected Department Space Program and for an exemplary mixed-use Commission Headquarter and residential project.

The Study process has shown that such a mixed-use project can:

1. Achieve the space program requirements of 120,000 gross square feet (gsf) to accommodate park and planning functions;

2. Create an exemplary public/private project opportunity to accommodate Departmental requirements and adding significantly to the supply of market-rate and affordable housing;
3. Provide a privately developed component to partially offset public costs;
4. Contribute positively to the adjacent residential neighborhood in terms of quality design and facilities;
5. Contribute to the continued revitalization of Silver Spring and provide neighboring communities with an open space linkage to the CBD;
6. Contribute to the countywide priority of increasing affordable housing opportunities.

Guiding Principles for Facility Planning and Development

Throughout the development of the Study, staff work has been guided by the following PRINCIPLES:

1. Consolidate MRO and Parkside functions into a single Headquarters Facility consistent with the Strategic Alignment Plan
2. Enhance adjacent neighborhoods and insure community compatibility
3. Create community oriented and economically vital plans for potential "signature" sites
4. Improve and enhance productivity and efficiency in serving the public
5. Meet development standards required of the private sector
6. Use an inclusive process to assess the present and future space needs of staff and those we serve
7. Examine sites comprehensively and concurrently within a balanced process: examine and assess lease options
8. Investigate the use of "Green Technologies" in a responsible manner
9. Develop near and long-term financing options
10. Retain a strong visible presence and identity
11. Recognize the long-term value of existing Commission assets and plan for flexibility over time.

ATTACHMENT 2

Summary of Space Requirements

Summary of Public and Staff Space Needs
and Space Allocations

Summary of Public and Staff Space Needs and Space Allocations

- A. Provide 120,000 square feet for the Consolidated Headquarter Facility
- B. Increase public space by 90 percent
(11,510 square feet existing to 22,000 square feet proposed)
- C. Increase the area per staff person by 40 percent
(200 square feet per person existing to 280 square feet per person proposed)
- D. Design capacity of the proposed 120,000 sq. ft. facility is in a range of 351 - 392 staff. Senior management identified a need for 357 staff within the next eight-year time frame. Beyond 2010, the facility could accommodate an additional 35 more staff.
- E. Assume growth in staff of approximately 6% by 2010 at 280 sq. ft. per person. Beyond 2010, assume a 10% increase growth up to 16% for the life cycle of the facility at 250 sq. ft. per person (338 staff existing and up to 392 staff at full capacity).

SUMMARY OF SPACE ALLOCATION

Space	Existing Facilities	Proposed Headquarters
Staff Space - Offices and workspaces - work rooms, multi-purpose rooms and conference rooms - storage, maintenance and production - lunchroom/employees space - Commissioner's work space	66,565 square feet (200 square feet per person for 338 people)	98,000 square feet (280 square feet per person for 350 people)
Public Space - auditorium - reception and security space - public meeting rooms - public information and resource center - park permitting center	11,510 square feet	22,000 square feet
Totals	78,075 gross square feet	120,000 gross square feet

Note: Existing facilities include MRO (49,075 gross sq. ft.), Parkside (23,500 gross sq. ft.), and the Annex (5,500 gross sq. ft.)

ATTACHMENT 3

Summary of Preferred Concept Options

Summary of Concepts/Silver Spring Commission-Owned Site
Summary of Preferred Concepts
Concept Summary Table
Concept Plans

SUMMARY OF CONCEPTS/ SILVER SPRING COMMISSION-OWNED SITE
(All Concepts Include Sale of Residual Land)

Concept 1A

Full Consolidation at Georgia Avenue
Major Addition to the MRO Facility
Residential Development on Spring Street Property – 125 Units

Concept 1B: PREFERRED OPTION

Full Consolidation at Georgia Avenue
All New Facility
Residential Development on Spring Street Property – 125-150 Units

Concept 1C

Full Consolidation at Georgia Avenue
All New Facility
Mixed Use Building with Residential Above Commission Offices – 60 Units
Residential Development on Spring Street Property – 125 Units

Concept 2A

Full Consolidation at Spring Street Property
Office Development at Georgia Avenue
(No Residential)

Concept 2B: PREFERRED OPTION

Full Consolidation at Spring Street Property
Residential Development on Georgia Avenue – 240-265 Units