**MEMORANDUM**

TO: Margaret Rifkin, Urban Designer, Community-Based Planning Division

FROM: Robert Kane, Construction Manager, Park Development Division *RK*
Patricia McManus, Design Section Supervisor, Park Development Division *PM*

SUBJECT: King Street Art Center

Park Development Division staff reviewed the proposal for the King Street Art Center, located adjacent to Jesup Blair Local Park. Staff comments are outlined below.

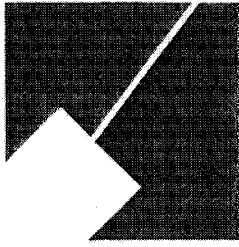
1. Montgomery College should demonstrate that they have studied alternatives for vehicle access to the loading dock and faculty parking that do not have impacts on the park. The College should demonstrate why the preferred access to the facility is from Jesup Blair Drive, rather than from King Street as suggested in the October 28, 2004 mandatory referral cover letter from David Capp to the Chairman. If access must be made from Jesup Blair Drive, the only access allowed would be for the loading dock and faculty parking. If the public garage is built in the future, access must be from King Street with no additional vehicle traffic through the historic park property. In exchange for the use of park property, parking shall be allowed in the future garage for park patrons, and sidewalks should be provided that lead from the parking garage to the park. Historic Preservation Commission staff has reviewed the proposal and concurs with this comment.
2. Remove the truck turn-around at the end of Jesup Blair Drive from park property and locate it on College property. The turn-around is in conflict with pedestrian traffic at this location.
3. For safety of pedestrians in the park, the pedestrian crosswalk across the service drive to the loading dock should be clearly differentiated by use of paving materials or striping, as well as marked with signs to alert drivers and direct pedestrians. Design all proposed pedestrian crossings of the service drive for pedestrian safety.
4. Upon completion of construction for Jesup Blair Park this spring, the M-NCPPC will make minor improvements to Jesup Blair Drive. The paving will not be completely renovated as planned, because the King Street Art Center will require construction access from Jesup Blair Drive, and renovation at this time would be a waste of public funds. Montgomery College would be required to renovate Jesup Blair Drive at the completion of construction for the art center, in compliance with Montgomery County road and paving design standards and specifications, as well as the construction documents for Jesup Blair Park. Jesup Blair Drive shall be reduced to twenty feet wide, and some areas of existing paving shall be renovated with planting soil for future tree planting areas, as shown on

the park construction documents. This work includes removal of existing driveway paving and unsuitable base materials, installing new paving and curbs on the driveway, removal of paving and all base materials in planting areas, and installing suitable planting soil. Street trees and lawn areas will be planted and established by M-NCPPC.

5. Provide traffic signs, visible from Georgia Avenue, to direct traffic away from Jesup Blair Drive to King Street. Signs should state that driveway access is restricted and that there is no outlet. Provide signs on Jesup Blair Drive to direct College traffic away from the Blair House.
6. A new legal agreement and a park construction permit must be granted from the M-NCPPC to Montgomery College for construction of the art center and for future access. Items to be addressed include the renovation of Jesup Blair Drive, construction within the park property, access for Montgomery College, parking for the park, maintenance, security, and provisions for future negotiation of the terms of the agreement based on future needs and issues. The existing agreement only addresses right of entry and easements for construction of and access to the pedestrian bridge.
7. The stormwater management plan proposes replacing an existing 18" diameter storm drainage line with a 24" diameter line under Jesup Blair Drive and through the edge of the park, as well as installing a new 36" diameter outlet pipe through a renovated, planted area of the park. The site naturally drains to an existing outfall area at the center of the site near the WMATA/CSX tracks. This outfall area should be used, if possible, to reduce the impact on park property.

If it is necessary to disrupt park property for stormwater management, the location of the 24" diameter line should be coordinated to minimize conflicts with the proposed street tree planting. The 36" diameter line should be located to minimize or eliminate disturbance to the park. Any park plantings disrupted during the installation of utilities shall be replaced in kind, in compliance with M-NCPPC standard details and specifications.

8. The streetscape treatment along the northern edge of Jesup Blair Drive should be consistent with the adjacent Health Sciences Center, with the tree-planting strip adjacent to the road and the sidewalk located behind the planting strip. Materials and methods of construction should be consistent with the adjacent streetscape.
9. Clearly indicate all limits of disturbance on the plans. Show existing features, interim features, staging areas, and final design. Obtain all approvals required for work on park property. All changes by Montgomery College to the amount of impervious surface within park property require stormwater management approval by the Montgomery County Department of Permitting Services. All work on park property requires a Historic Area Work Permit and approval by the Historic Preservation Commission.
10. The proposed building finishes adjacent to the park should be a subdued color scheme to minimize visual intrusion on the historic park setting.
11. The design of the future parking garage structure should be visually compatible with the historic park setting.



February 10, 2005

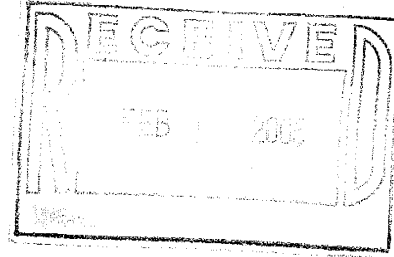
MEMORANDUM

TO: Margaret Rifkin, Urban Designer
Community Based Planning Division

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: Maureen Decker
Transportation Planner Coordinator *MD*

SUBJECT: Mandatory Referral 04105-M-1
Montgomery College
King Street Art Center
Silver Spring/Takoma Park Policy Area



This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral. The King Street Art Center consists of a renovation of the former Giant Food Bakery to house merged art programs for the Takoma Park Campus and the School of Art and Design. The application also includes site selection of a future parking garage proposed to be located east of the renovated Art Center along the WMATA/CSXT railroad tracks.

RECOMMENDATION

Transportation planning staff supports approval of this application as it meets the APF test for transportation requirements with the inclusion of following conditions:

1. Submit a Local Area Transportation Review to Maryland-National Capital Park and Planning Commission (M-NCPPC) staff for master plan development of the west side campus on or before April 30, 2005. Include a parking tabulation chart demonstrating parking adequacy for both the west side campus, and the entire Takoma Park Campus. Submit a parking facility plan for the west side campus. The parking facility plan for the west side campus shall include existing and proposed parking lots, and garages with pavement markings, aisle dimensions, green space locations, lighting locations, and number of parking spaces.

2. All roads, access driveways, garages and parking lots shall be designed, and constructed to Montgomery County Code and Department of Public Works and Transportation standards.
3. Access road designs should be sufficient to accommodate turning movements of the largest vehicle expected to frequent the site.
4. Provide a truck turnaround at the terminus of the access road near the loading dock.
5. Provide a sidewalk between the Art Center garage and Jesup Blair Park.
6. Provide traffic signs visible from Georgia Avenue to limit access on Jesup Blair Drive to permissible uses only.
7. Provide "No Outlet" traffic signs, visible from Georgia Avenue on Jesup Blair Road and King Street.
8. Renovate Jesup Blair Drive at the completion of construction for King Street Art Center as agreed upon with M-NCPPC Park Development Division.
9. Access to and from the future parking garage should be limited to King Street.

DISCUSSION

This mandatory referral application consists of:

1. The renovation of the Giant Food Bakery,
2. A large paved plaza, sidewalks, pedestrian paths, and a courtyard for pedestrian traffic,
3. An access road leading from Jesup Blair Drive to the one remaining loading dock, as well as an entrance to a faculty/staff parking garage with 51 spaces, and
4. Site selection of a future garage.

Access, Circulation, and Parking

The King Street Art Center will be located on the west side campus of the Montgomery College property, directly east of the new Health Sciences Center, situated on the south side of King Street and the north side of Jesup Blair Drive. The WMATA/CSXT railroad tracks are directly east of the site and Georgia Avenue is 150 feet to the west of the renovated building.

The site is located within walking distance to two Metro stations, a MARC station, and various bus routes. Most students driving to the campus will use the Fenton Street garage and walk across the pedestrian bridge to the site. Drivers can drop passengers off directly in front of the building on the King Street side.

Jesup Blair Drive is a private drive owned by M-NCPPC. All access and construction agreements relative to Jesup Blair Park Drive shall be as agreed upon with M-NCPPC Park Development Division, including access to the 51 space faculty/staff basement-level garage, and loading at the Art Center.

Local Area Transportation Review

The development proposed in this application is of sufficient size to have measurable traffic impact on the local area, and is defined as a development that generates 30 or more total weekday trips during the peak hour. Due to the holiday schedule of the students a traffic study could not be conducted within the allotted review time period. In its place, the applicant has agreed to prepare a comprehensive traffic study that will evaluate the traffic impact of all the proposed development on the west side of the Takoma Park Campus. The traffic study will be complete and submitted to the M-NCPPC transportation staff on or before April 30, 2005. Transportation planning staff will work with the applicant in order to determine acceptability of the traffic study prior to the public hearing for the next application.

The structures to be included in the traffic analysis, and the estimated date the mandatory referral is anticipated to be submitted for each structure is:

Structure	Estimated Mandatory Referral Submission Date
Health Science Building	Complete
King Street Art Center	October 2004
Cultural Art Center	Fall 2005
Structured Parking	Not Scheduled
Future Building	Not Scheduled

Master Plan Roadways and Bikeways

Montgomery College is generally discussed in the *Takoma Park Master Plan*, as adopted in December of 2000, however, the west side campus expansion is actually located within the area discussed in the *Silver Spring Central Business District Sector Plan*, as adopted in February 2000. Both are discussed below.

At one time King Street was 480 feet long between Georgia Avenue and the railroad tracks to the east. Since the 300-foot portion of King Street closest to the railroad tracks was previously abandoned only a 180-foot portion of King Street remains within public right-of-way. The public portion of King Street is a 26-foot wide public street within a 40-foot wide right-of-way between Georgia Avenue and the parking lot directly north to the proposed Art Center property. The *Silver Spring CBD Sector Plan*, recommends a 60-foot wide right-of-way for King Street with the additional 20-feet of dedication occurring on the north side of the property.

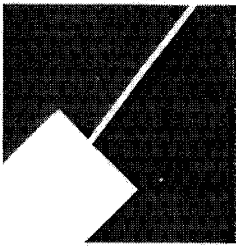
Transportation planning staff anticipates that both right-of-way dedication of King Street and frontage improvements to Commercial/Industrial Roadway standards will occur during the development of the Cultural Arts Center, as it is not within the limits of this mandatory referral. However, transportation planning staff advises the College to seek comment from the Montgomery County Department of Permitting Services on the 10-foot by 40-foot encroachment of the King Street Entrance landing into the public right-of-way as the design does not conform to typical Commercial/Industrial Roadway standards.

The *Takoma Park Master Plan*, adopted in December 2000, makes recommendations to support college improvements, and expansion related to transportation planning. They are:

1. It recognizes that, while the campus will be providing primarily on-site parking, some cultural and other special events may result in some on-street parking.
2. It supports improvements to sidewalks serving the campus.
3. It supports public pedestrian and bikeway connections over the railroad tracks to support the link between Takoma Park and South Silver Spring, and Jesup Blair Park to the Metropolitan Branch Trail. The pedestrian bridge over the rail tracks has since been constructed.

The Metropolitan Branch Trail is part of the Countywide Bikeways Functional Master Plan and passes near the King Street Art Center on the other side of the railroad tracks. A shared-roadway bikeway also is proposed on Burlington Avenue just north of the site.

MD:gw

**MEMORANDUM**

DATE: February 15, 2005

TO: Margaret Rifkin, Community Based Planning

VIA: Mary Dolan, Countywide Planning, Environmental *M*

FROM: Marion Clark, Countywide Planning, Environmental *(M)*

SUBJECT: MR- 04105-M-1
Montgomery College Takoma Park
King Street Art Center

Recommendation

Environmental Planning staff recommends **approval** of the Preliminary Forest Conservation Plan.

Environmental Planning staff recommends **approval** of the mandatory referral.

Forest Conservation

The project has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). There are no forested areas or specimen trees on the site. A Tree Save Plan is not required. The subject site is 2.46 acres and has an afforestation requirement of .037 acres. The Preliminary Forest Conservation Plan shows the afforestation requirement met through tree cover. Montgomery College will plant trees that provide .56 acres of tree cover, which exceeds the afforestation requirement.

Environmental Guidelines

There are no streams, steep slopes, wetlands, erodible soils, or any other environmental encumbrance on this highly urban, pre-developed site.

Green Buildings

Montgomery College submitted a Leadership in Energy and Environmental Design (LEED) checklist to indicate the degree to which they are building an energy efficient building. The King Street Art Center will meet all of the LEED prerequisites for sustainable sites, energy and atmosphere, materials and resources and indoor environmental quality. In addition, the site and building design are eligible for 24 points toward LEED certification. This is 2 points short of the minimum to qualify for certification. The King Street Art Center is reusing the building shell and structure, using low emitting materials, designing water efficient landscaping, and is optimizing building systems for energy efficiency.