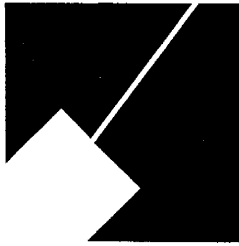


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

March 9, 2006

MEMORANDUM- MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*

FROM: Glenn R. Kreger, Team Leader, Silver Spring/Takoma Park (301.495.4653) *GK*
Community-Based Planning Division

- SUBJECT:**
1. Forest Conservation Plan: Mandatory Referral No. 05106-M-1 - Montgomery College, Takoma Park/Silver Spring Campus, Cultural Arts Center, CBD-1 Zone, Silver Spring Central Business District Sector Plan
 2. Mandatory Referral No. 05106-M-1: Montgomery College, Takoma Park/Silver Spring Campus, Cultural Arts Center, CBD-1 Zone, Silver Spring Central Business District Sector Plan

FILING DATE: November 9, 2005

STAFF RECOMMENDATION NO. 1: APPROVE Forest Conservation Plan (see Attachment 11)

STAFF RECOMMENDATION NO. 2: APPROVE transmittal of the following Comments to Montgomery College

1. Provide a total right-of-way of 114 feet on Georgia Avenue and 80 feet on Burlington Avenue.
2. Develop a design for traffic circulation through the western campus (i.e., King Street, Jesup Blair Drive and the connecting road through the proposed garage) that will a) create a sense of place in the western campus; and b) ensure safe passage for both vehicles and pedestrians in all three segments. Consider the use of design elements (e.g., pavers) to create a loop road with a unique character.
3. Complete the Montgomery County Council abandonment of King Street to the east of Georgia Avenue, in accordance with DPWT Docket No. AB 678.
4. Coordinate with the M-NCPPC and Montgomery County Department of Fire and Rescue Services/Office of Code Enforcement and the Department of Permitting Services to ensure that an appropriate roadway design results from the abandonment of King Street and subsequent design of the internal circulating roadway network connecting to Jesup Blair Drive.

5. Facilitate the Planning Board's review of the proposed loop road through the western campus by submitting the following items at one time: a) the Mandatory Referral for the proposed King Street art alley; b) the Mandatory Referral for the future garage (including the internal roadway and sidewalks serving the garage and connecting King Street with Jesup Blair Drive); c) a plan for ensuring access to the garage for users of Jesup Blair Park on the weekends and after 3:00 p.m. on weekdays, and; d) the final design for Jesup Blair Drive for approval by the Planning Board.
6. Per comments from the Maryland State Highway Administration (SHA), automobile access to the Cultural Arts Center (CAC) along the former King Street alignment will be limited to right in/right out turning movements along northbound Georgia Avenue (US 29).
7. In the event of private development of the easternmost parcel (i.e., the future development site currently serving as a surface parking lot), an access easement will be provided in perpetuity to insure vehicular access to Georgia Avenue (US 29).
8. In accordance with the SHA comments, service vehicle access will be allowed during off-peak periods from Burlington Avenue (MD 410) to the CAC rear loading dock and refuse collection area.
9. Provide six bicycle parking spaces using three inverted "U" type bicycle racks at the main entrance to the CAC.
10. Enter into a traffic mitigation agreement (TMA) to participate in the Silver Spring Transportation Management District (TMD). Provisions within the agreement should include a Traffic Management Plan which addresses supplemental traffic controls for large scale performances.
11. Restripe the parking lot at the end of King Street on the south side of Burlington Avenue to serve as interim surface parking and service access for the CAC.
12. Provide adequate lighting along King Street in accordance with the Illuminating Engineering Society of North America (IESNA) recommended practices for sidewalks in commercial areas.
13. Remove unnecessary lot lines and record a lot for the future development parcel after the abandonment of King Street is finalized.

STAFF RECOMMENDATION NO. 3: APPROVE recommended conditions for use of Jesup Blair Drive

1. Montgomery College will prepare a design for the reconstruction of Jesup Blair Drive that does the following:
 - a. Protects the trees along the south side of Jesup Blair Drive and improves drainage by constructing a curb along the southern edge (subject to appropriate historic preservation approvals) while maintaining the pavement width at 20 feet
 - b. Slows vehicular traffic through the use of high quality, textured heavy-duty concrete unit pavers
 - c. Satisfies the pavement construction standards for CBD streets
 - d. Provides for truck turnaround movements that do not conflict with pedestrian circulation
 - e. Provides an attractive entrance court between the future garage and Jesup Blair Park at the eastern terminus of Jesup Blair Drive.

2. The final design for Jesup Blair Drive will be submitted for Planning Board approval along with the Mandatory Referral application for the future garage.
3. Montgomery College will implement the final design for Jesup Blair Drive as part of the garage construction project.
4. Negative impacts upon park property due to construction vehicles and activity should be minimized. Montgomery College shall obtain approvals required for work on park property. Changes by Montgomery College to the amount of impervious surface within the park require stormwater management approval by the Montgomery County Department of Permitting Services. All work on park property that is undertaken by Montgomery College requires a Historic Area Work Permit and approval by the Historic Preservation Commission or alternatively, approval by the Maryland Historical Trust.
5. A revised legal agreement and a new park construction permit must be granted from the M-NCPPC to Montgomery College for future access and construction. Items to be addressed include the improvements to Jesup Blair Drive, maintenance responsibilities (including the College's responsibility for maintaining Jesup Blair Drive), construction on park property, access for Montgomery College to the garage, parking for the park, maintenance, security, and provisions for future negotiation of the terms of the agreement based on future conditions.
6. Montgomery College will provide a supplemental traffic analysis and traffic signal warrant study after the King Street Arts Center, the Cultural Arts Center, the proposed garage (with the internal roadway connecting King Street and Jesup Blair Drive) and the internal circulation system have opened. If the traffic signal warrant study indicates the need for signalization of Georgia Avenue/Jesup Blair Drive, and the State Highway Administration concurs with this finding, then Montgomery College will participate with SHA in funding the implementation of the signal.

PROJECT LOCATION AND DESCRIPTION

Location

The proposed Cultural Arts Center (CAC) is located in the western campus of Montgomery College - Takoma Park/Silver Spring. As shown on Attachment 1, the western campus is bordered by Burlington Avenue (MD 410) on the north; Georgia Avenue on the west; Jesup Blair Drive on the south; and the Metro/CSX railroad tracks on the east. The College's new Health Sciences building is located along the southern edge of the western campus at Georgia Avenue/Jesup Blair Drive, adjoining Jesup Blair Park. A new pedestrian bridge over the railroad tracks connects the western campus and Jesup Blair Park to the existing College buildings east of the tracks and the City of Takoma Park.

The CAC is proposed for construction in a visible location: the southeast quadrant of the Georgia Avenue/MD 410 intersection. The facility will be located on the east side of Georgia Avenue between MD 410 and King Street. King Street is currently proposed by the College for abandonment.

Surrounding uses include the former National Association of Dyers and Cleaners Institute buildings on the north side of MD 410. This site is listed on the Locational Atlas of Historic Sites and is proposed for residential redevelopment as 8021 Georgia Avenue. The adjoining property on the east is an existing surface parking lot. The College's Health Sciences Center adjoins the site to the south. Low-scale commercial uses are located to the west across Georgia Avenue.

Background

Several phases of the Montgomery College-Takoma Park/Silver Spring campus expansion have been reviewed by the Planning Board, including the Health Sciences Building (complete); pedestrian bridge over the railroad tracks (complete); Student Activities Center (under construction) and; the King Street Art Center (under construction). As part of its review of the King Street Art Center (KSAC), the Planning Board also addressed the site selection for a potential parking garage. The Planning Board supported the future construction of a garage in between the KSAC and the railroad tracks. The Planning Board also indicated a willingness to provide access to the garage from Jesup Blair Drive if concerns relating to circulation and parking were addressed. Attachment 2 reflects the Planning Board's concerns as they were conveyed to Montgomery College in March 2005.

In response to the Planning Board's comments on the KSAC, Montgomery College has submitted a concept plan and circulation plan for the western campus as well as a traffic impact study for Local Area Transportation Review. These documents are included by reference in the pending Mandatory Referral for the CAC. The staff's concerns regarding circulation in the western campus are addressed below under "Project Analysis and Findings." While these concerns are identified and discussed herein, some of these concerns can be resolved at future points. The ultimate design for Jesup Blair Drive, for example, will not be implemented until the proposed garage is constructed. This design must mitigate the impacts upon the park from the additional traffic associated with the new western campus of Montgomery College-Takoma Park/Silver Spring. The design for the road (including the turnaround and provision of a focal point at the terminus) should be finalized when the Planning Board considers the proposed parking garage.

Zoning

As indicated on Attachment 3, the 48,633 square foot site of the proposed CAC is zoned CBD-1 and I-1 (light industrial).

Proposed Land Uses

The proposed Cultural Arts Center is expected to be an important part of the emerging Silver Spring Arts and Entertainment District. The CAC will be located at a prominent intersection and will serve as a landmark building for both Montgomery College and Silver Spring (Attachment 4). The massing of the building will provide a visual terminus for the East-West Highway axis as one approaches the CAC from the west (Attachments 5-6). The two-story glass façade along Georgia Avenue will help to activate Georgia Avenue by enabling people to glimpse the activity within the building. The 58,549 square foot building will be almost 58 feet tall as measured from Burlington Avenue (Attachment 6), although it will be perceived as being shorter along that frontage because the building façade along this frontage is not the tallest part of the structure.

As shown on the floor plan (Attachment 7), the CAC will include a 509-seat, two-level main theater; a 125-seat studio theater; classrooms; a dance studio; meeting rooms; faculty and staff offices; and support facilities (e.g., a ticket booth, catering kitchen, restrooms, and loading dock). There will be two entrances to the facility: a formal entrance that is visible and accessible from both Georgia Avenue and King Street; and a pedestrian and vehicular drop-off entrance on King Street. The College proposes to abandon King Street and convert it to a private arts alley with reduced vehicular traffic.

The College expects the CAC to be utilized during the week (day and evening) and on weekends to accommodate classes, meetings and performances. Theater performances will occur primarily on weekends (i.e., Friday evenings, Saturday matinees, Saturday evenings and on Sundays). Classes at the College end at 6:00 p.m. during the week and the class schedule is greatly reduced on Saturday. As a result, the parking provided for students will be available to those going to the CAC in the evenings during the week and on weekends.

The proposed Cultural Arts Center must also be evaluated in the context of the entire western campus. As requested by the Planning Board, the College has provided a concept plan (Attachment 8) and a circulation and phasing plan (Attachment 9) for the western campus.

The western campus will include the proposed CAC; the recently completed Health Sciences Building; the King Street Arts Center (site of the former Giant bakery); a new parking garage; and a future building that may include classrooms or offices. Individually, these buildings represent significant contributions to the revitalization of South Silver Spring. Collectively, they present an opportunity to be more than the sum of the parts.

The staff recommends that Montgomery College consider ways to create a clear and identifiable campus. Since the architectural styles of the new buildings are eclectic, another cohesive design element should be used to tie the new buildings together. For example, connecting roads proposed throughout the western campus (see below) could be paved with cobbles rather than the type of pavement found anywhere in the Central Business District. (This type of paver on Jesup Blair Drive would also help to slow traffic and ensure compatibility with the historic setting of Jesup Blair Park.) Signage should also be used to indicate that this is a college campus.

Community Outreach

The staff sent notices regarding this Mandatory Referral to civic groups in the vicinity on January 26, 2006. No comments have been received as of the date of this staff report.

The College updates the community periodically regarding the status of the Takoma Park/Silver Spring campus expansion. On February 13, 2006, the College held a community meeting to brief interested residents regarding the proposed Cultural Arts Center and other ongoing construction projects at the Takoma Park/Silver Spring campus. Some citizens expressed a concern regarding left turn movements from southbound Georgia Avenue into eastbound King Street and Jesup Blair Drive. The feasibility of signaling the access to the College from Georgia Avenue is addressed below in Finding #4.

PROJECT ANALYSIS AND FINDINGS

Finding #1: The proposed project is consistent with the February 2000 Silver Spring Central Business District Sector Plan.

The CBD Sector Plan recommends an 80-foot right-of-way along Burlington Avenue; the College will dedicate 40 feet from the centerline of Burlington Avenue. (The proposed project on the north side of Burlington Avenue will do the same.) The Sector Plan makes no recommendation with regard to additional right-of-way or potential improvements along Georgia Avenue. The College will augment the existing 90-foot right-of-way on Georgia Avenue by dedicating up to an additional 12 feet to equal 57 feet as measured from the centerline. The right-of-way line will parallel the building face and follow the same alignment established by the new Health Sciences building. The upper level of the CAC may intrude 1-5 feet into the Georgia Avenue right-of-way, beginning approximately 26 feet above grade; the end of the handicapped ramp into the building entrance may also extend into the right-of-way. SHA does not object to these intrusions.

A 6-foot wide planter is proposed along the Georgia Avenue frontage and may be subject to removal if SHA deems it necessary to implement future improvements to the intersection of Georgia Avenue and Burlington Avenue.

Finding #2: The proposed project is generally consistent with the intent and standards of the CBD-1 and I-1 zones.

The proposed CAC appears to be well within the allowable FAR on-site even without taking credit for any prior road dedications. The building will be within the maximum height allowed under the CBD-1 Zone. The height will exceed the normal height allowed under the I-1 Zone, but additional height is permitted for projects that provide more than 10 percent green space, as is the case with the portion of the CAC in this zone. The proposed CAC is also set back from Burlington Avenue several feet less than required in the I-1 Zone. Since the footprint of the building still provides for the required streetscaping, sidewalk and bikeway along Burlington, staff does not consider this to be a problem.

Although the parking lot to the east of the CAC does not conform to Zoning Ordinance standards for interior or perimeter landscaping, the long term use of this site is for some type of office and/or classroom building. Since the parking lot already exists, staff recommends only that it be re-striped.

Description	CBD-1		I-1		Area in I-1 Proposed	TOTAL Proposed
	Optional Method Required/ Permitted	Standard Method Required/ Permitted	Area in CBD-1 Proposed	Required/ Permitted		
Gross Tract Area:						
Lot Area	sf	sf	22,160 sf	sf	15,852 sf	38,012 sf
Area of King St Abandonment	sf	sf	10,621 sf	sf	sf	10,621 sf
Gross Tract Area =	sf	sf	32,781 sf	sf	15,852 sf	48,633 sf
			ac		ac	ac
Net Lot Area:						
Gross Tract Area	sf	sf	32,781 sf	sf	15,852 sf	48,633 sf
Net Lot Area =	sf	sf	32,781 sf	sf	15,852 sf	48,633 sf
Minimum Lot Area:	22,000 sf	N/A	32,781 sf	N/A	15,852 sf	48,633 sf
Maximum Building Coverage:	N/A	75 %	70 %		46 %	62 %
		sf	23,009 sf		7,343 sf	30,352 sf
Minimum Public Use Space: (Percent of Net Lot Area)	6,656 sf 20 %	3,278 sf 10 %	6,432 sf 20 %	N/A	N/A	6,432 sf 13 %
Minimum Green Area (Percent of Gross Tract Area)	N/A	N/A	N/A	1585 sf 10 %	2,147 sf 13 %	2,147 sf 4 %
Maximum Density of Development: (GFA Non-Residential) (Floor Area Ratio)	gfa 2.0 FAR	gfa 1.0 FAR	40,976 gfa 1.25 FAR	gfa FAR	17,573 gfa 1.11 FAR	58,549 gfa 1.2 FAR
Maximum Building Height: +	60 ft	60 ft	57.75 ^A ft	42 ft ++	57.75 ^A ft	57.75 ^A ft
Setbacks:						
From Any Right-of-Way (Georgia)**	N/A	3.2 ft	2.83 to 11.67 ft	10 ft	N/A ft	2.83 to 11.67 ft
From Any Right-of-Way (King Street)**	N/A	3.2 ft	N/A ft	10 ft	N/A ft	N/A ft
From Any Right-of-Way (Burlington)**	N/A	3.2 ft	4.75 ft	10 ft	4.75 ft	4.75 ft
Parking Spaces: ~						
Office (@2.4 sp/ 1,000 gfs)	23 sp	23 sp	23 sp	sp	sp	23 sp
Theater (@1 sp/ 4 seats)	129 sp	129 sp	129 sp	sp	sp	129 sp
Sub-Total Required Spaces=	129 sp	129 sp	129 sp*	sp	sp*	129 sp*
Less Credits	0 sp	0 sp	0 sp	sp	sp	0 sp
TOTAL Parking Spaces Required=	152 sp	152 sp	152 sp*	sp	sp*	152 sp*
TOTAL Parking Spaces Provided=	sp	sp	0 sp	sp	sp	0 sp

* The proposed development is within the Silver Spring Parking District and is not required to provide any parking on-site if they are subject to the Parking District Tax.

** In CBD-1, the setback from a public ROW in the Standard Method of Development is one foot per six feet by which the height of the building exceeds 30 feet.

+ Height Control Point per Section 59-A-2.1

++ Maximum building height in the I-1 zone can be 120 feet with additional green space.

^A Maximum building height taken at the apex of the high vaulted roof. Street grade measurement point taken at middle of building along Burlington Ave. Height of building at Burlington Ave. is 49.5 ft.

~ Parking will be provided by existing adjacent surface parking lot, existing parking garage across WMATA tracks and proposed parking garage next to KSAC. Also refer to Montgomery College West Campus Interim Development Plan Site Circulation and Parking Analysis prepared by Wells & Associates, LLC.

Source: Montgomery College

Finding #3: The proposed project is compatible with existing and proposed adjacent uses in terms of the nature and size, shape, scale, height and arrangement and design of structures.

The façade of the CAC along Georgia Avenue will align with the façade of the new Health Sciences Center south of King Street, although the steps leading into the entrance of the CAC will extend closer to Georgia Avenue. The site to the immediate east is a surface parking lot that may be redeveloped in the future.

The site of the historic National Institute of Dyers and Cleaners across Burlington Avenue to the north is proposed for a residential development that will incorporate significant components of the existing one- and two-story masonry buildings. The proposed 90-foot tall building would be significantly taller than the CAC. The mixed uses to the west are separated from the College by a wide State road, Georgia Avenue.

Finding #4: Circulation systems (vehicular, pedestrian and bicycle), landscaping and lighting, and open spaces are adequate, safe and efficient.

The traffic study performed for the CAC and the overall western campus indicates that nearby intersections will operate within the level of service standard (1800 CLV) for the Silver Spring Central Business District (Attachment 12). Montgomery College plans to widen the Georgia Avenue right-of-way to 114 feet (57 feet from centerline) and align the façade of the CAC with the façade of the recently completed Health Sciences Building. Transportation Planning staff indicate that this is acceptable since the Maryland State Highway Administration (SHA) has no plans to widen Georgia Avenue in the foreseeable future. The Washington Metropolitan Area Transit Authority (WMATA) and the Washington, D.C. Department of Transportation (DDOT) are considering a potential transit route up Georgia Avenue, but this is only in the conceptual stage. Bus service is already provided along Georgia Avenue with a stop located at the College.

If improvements to Georgia Avenue are needed in the future, it is likely that they could be accommodated within the 114-foot ROW. Improvements beyond the 114 feet could even be implemented by modifying the 6-foot wide planter along the Georgia Avenue building edge, at least as far south as the CAC entrance. Improvements requiring more than the 114-foot ROW provided by the College should be implemented by removing the planter rather than reducing the 15-foot sidewalk.

Pursuant to the Silver Spring CBD Sector Plan, Montgomery College will dedicate 40 feet from the centerline of Burlington Avenue. The loading dock for the CAC will be accessed from MD 410. The Maryland State Highway Administration has approved a right-in/right-out access at this location for service vehicles. If a median is ultimately constructed in MD 410, it will be constructed to allow service vehicles to back over it. (SHA is currently considering the desirability of a median in MD 410.)

The planned access and circulation concept for the western campus will provide a connection between Jesup Blair Drive and the former King Street through the future garage, thereby creating a traffic circulation loop. This road network will need to accommodate the traffic associated with all the new facilities in the western campus. It must also accommodate pedestrians throughout.

As a result of this traffic circulation plan, Jesup Blair Drive will have significantly more traffic than would result from park usage alone. Montgomery College will retain the responsibility for maintaining Jesup Blair Drive, and the College's responsibility is to design a road acceptable to the Planning Board. The final design for Jesup Blair Drive—and preferably the roadway network in the western campus—should include elements (e.g., concrete unit pavers) that will reduce vehicular speeds and be sensitive to its context. It must satisfy the construction standards for CBD streets, thereby ensuring that it can withstand heavy vehicle loads. The termination of Jesup Blair Drive and connection to the future garage merit particular attention in the design. The design should seek to minimize the conflict between truck turnaround movements and pedestrian circulation. It should also provide an attractive terminus with landscaping or other features that screen the edge along the railroad tracks.

The proposed CAC includes no vehicular parking within it. An existing surface parking lot adjoining the CAC on the east will remain in operation. This parking lot will be accessed from Georgia Avenue via the proposed King Street arts alley. According to the concept plan for the west campus, the existing surface parking lot at the end of King Street is a future development site. Another future project—a parking garage to be constructed in between the King Street Arts Center and the railroad tracks—will provide parking for the western campus at an undetermined future date. It should also provide parking for the users of Jesup Blair Park as requested in the Planning Board's comments regarding the King Street Art Center (Attachment 2).

Staff finds that the interim stage reflected in this mandatory referral, in which the CAC is constructed in advance of the parking structure and connecting roadway, would satisfy LATR and parking requirements but would result in a less efficient transportation system, particularly in serving visitors unfamiliar to the campus. Traffic going to and from the CAC will utilize King Street to access the surface parking lot until a connection is made from Jesup Blair Drive through the proposed garage. The applicant's traffic study indicates that the Georgia Avenue/King Street intersection does not satisfy the warrants for a signal and is not expected to do so in the near future. It is also very close to the signal at Georgia Avenue/Burlington Avenue.

Staff encourages the applicant to commit to the timely implementation of the parking structure and internal circulation plan so that patrons of performances at the CAC can access Georgia Avenue from Jesup Blair Drive as well as King Street. This is particularly important for left turns onto Georgia Avenue; these turns will be difficult to make from King Street which will have only one lane in each direction after being converted to a private arts alley. Montgomery College should also submit a Traffic Management Plan to address how they will address circulation operationally if the CAC is opened before the garage and internal circulation network are also complete.

After the College facilities in the western campus have been completed, a traffic signal warrant study is requested to determine if traffic justifies a signal at Georgia Avenue/Jesup Blair Drive. If a signal is warranted, the cost should not be funded by M-NCPPC since Jesup Blair Park generates relatively little traffic.

All signalized intersections within the traffic study area have marked pedestrian crosswalks. The signalized intersection of East-West Highway/Burlington Avenue (MD 410) with Georgia Avenue (US 29) allows for adequate pedestrian access to and from the west side of Georgia Avenue. Any future signalization of the intersection of Jesup Blair Drive at Georgia Avenue would also improve pedestrian access to and from the campus and the park.

Montgomery College will provide the Type "A" streetscape treatment along Georgia Avenue (Attachment 10), in accordance with the *Silver Spring Streetscape* technical manual (April 1992). This will include concrete unit pavers, street trees and lighting. A 4-6 foot wide planter will also be provided along the building. The College may need to remove this feature if Georgia Avenue is improved in the future by the State Highway Administration (e.g., through the addition of a turn lane); the dimension needed for potential road improvements should not come at the expense of the sidewalk.

The College will provide the Type "B" streetscape treatment along the south side of Burlington Avenue in accordance with the *Silver Spring Streetscape* technical manual (April 1992). This will include a Belden brick sidewalk with tree pits and a 10-12 foot scored concrete shared use path to accommodate both pedestrians and bicyclists. An off-road bike trail is recommended by the Sector Plan as part of a longer bike route along MD 410 connecting the Silver Spring Metro Station and the Metropolitan Branch Trail. (The Metropolitan Branch Trail will run through the Montgomery College-Takoma Park/Silver Spring campus on route to Takoma Park and Union Station.) Segments of the bike route along MD 410 are provided in other recently approved projects along East-West Highway.

King Street is proposed to be a private arts alley after its abandonment. This facility will serve as a pedestrian-friendly walkway with multiple connections to internal sidewalks and campus facilities. The plans for the CAC do not presently show street trees or street lights along its King Street frontage—just a Belden brick sidewalk—but the design for the future arts alley has not been completed. Staff recommends that the design for this facility be submitted along with the Mandatory Referral for the future garage and the final design for Jesup Blair Drive. It is particularly important that the lighting along King Street be sufficient to ensure pedestrian safety.

Staff finds that as conditioned, the proposed landscaping and site lighting are safe, adequate and efficient.

Finding #5: The proposed project is generally consistent with environmental guidelines and requirements.

There are no sensitive environmental features on this highly urbanized, developed site. The Montgomery County Department of Permitting Services has approved a Stormwater Management Concept Plan for the site. The project has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD). There are no forested areas or specimen trees on-site and a Tree Save Plan is not required. Staff has approved a Conditional Preliminary Forest Conservation Plan.

CONCLUSION

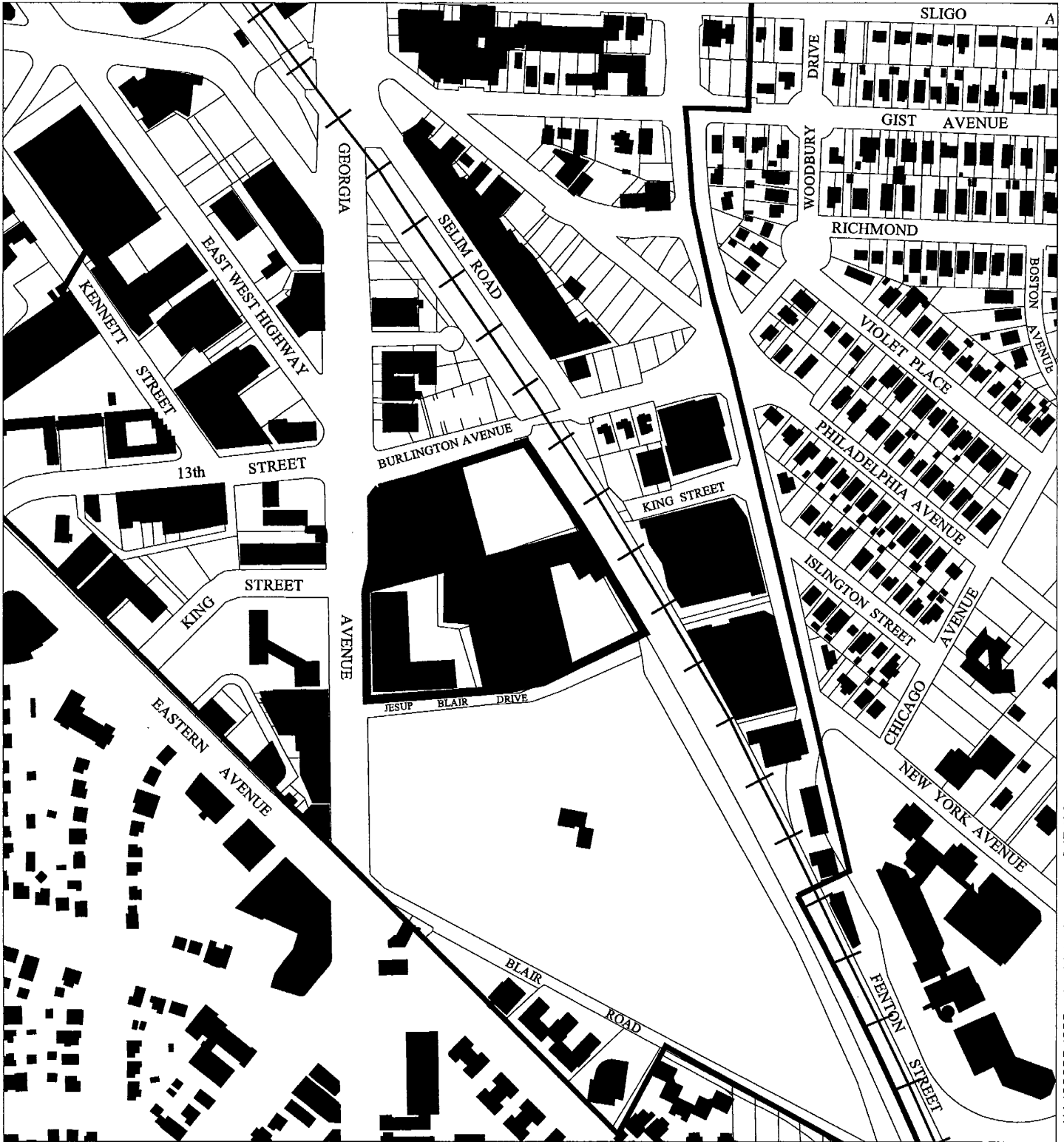
The proposed Cultural Arts Center is consistent with the Silver Spring CBD Sector Plan and will contribute to the emerging Silver Spring Arts and Entertainment District. It also satisfies the applicable environmental and transportation requirements. Staff recommends approval with the comments as listed above.

Attachments:

1. Vicinity Map
2. March 2, 2005 Letter from Chairman Berlage to Montgomery College
3. Zoning Map
4. CAC Site Plan
5. CAC Rendering
6. CAC Rendering
7. CAC First Floor Plan
8. Concept Plan for Western Campus
9. Circulation Plan for the Western Campus
10. CAC Landscape Plan
11. March 2, 2006 Memorandum from Environmental Planning Staff (addressing approval of Forest Conservation Plan)
12. Memorandum from Transportation Planning Staff
13. Memorandum from Park Development Division

Attachment 1

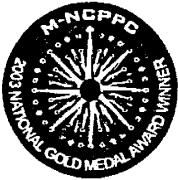
MONTGOMERY COLLEGE MANDATORY REFERRAL



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- CBD Area Boundary
- Montgomery College - Takoma Park / Silver Spring, Western Campus
- Proposed Cultural Arts Center

Not To Scale



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

March 2, 2005

Mr. Gene Counihan, Chair
Board of Trustees
Montgomery College
51 Mannakee Street
Rockville, Maryland 20850

SUBJECT: Mandatory Referral Proposal # 04105-M-1
King Street Art Center Building and Parking Garage Site Selection
Takoma Park Campus of Montgomery College

Dear Mr. ^{Gene}Counihan:

At the regular meeting of the Planning Board on February 24, 2005 by a vote of 5-0, the Planning Board approved transmittal of the comments below, concerning the King Street Art Center and Parking Garage Site Selection for the Takoma Park Campus of Montgomery College.

The Planning Board also addressed two access issues involving Jesup Blair Drive which is park property. The Planning Board is allowing access to Jesup Blair Drive for the faculty and staff parking, and the loading dock that are part of the King Street Art Center. In addition, the Planning Board is interested in providing access from Jesup Blair Drive for the proposed parking garage. A decision is subject to the Planning Board's review of the detailed information requested in comments #3 and #4 below. The Planning Board also expects that as part of any access arrangements, the College will make landscape and streetscape improvements to make this edge of the park as attractive and inviting as possible.

1. Parking Garage Site Selection: The site is acceptable. The College should coordinate with the M-NCPPC to make this corner of the park as attractive and inviting as possible. If the proposed site is used for the parking garage, then place an activating use facing Jesup Blair Park. The design should be compatible with the park and include a coordinated design of the corner of the park adjacent to the parking garage to help activate the park.
2. Jesup Blair Drive: Continue to coordinate with the M-NCPPC to address issues associated with the proposed turnaround on park property, as well as the outstanding items discussed in the attached memorandum from the Park Development Division. Enlarge the radius of the drive as it turns the corner of the building, to accommodate the largest vehicles. Screen views of the loading dock from the park.

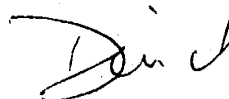
3. Submit a Local Area Transportation Review (LATR) for the Georgia Avenue (west) campus to the M-NCPPC by April 30, 2005. Include a parking analysis for the entire campus and the information requested in the Transportation Planning memorandum which is attached.
4. Provide a design concept and circulation plan for the entire Georgia Avenue (west) campus, including an integrated system of landscaped campus open spaces and paths. Include a diagram of the parking garage circulation, as well as streetscape and landscape coordinated with the design of Jesup Blair Park. Provide this for mandatory referral review no later than the submittal for the Cultural Arts Center mandatory referral, but preferably before then.
5. Where buildings are shown crossing lot lines, remove the extra lot lines to avoid building permit delays.
6. For pedestrians: provide a sidewalk between the King Street Art Center parking and the park, and revise the design of the emergency stairway area to create an attractive pathway.

The M-NCPPC is very interested in the College's offer to allow public access to college parking in support of park uses. We look forward to an arrangement such as the one the College suggested that would allow public access to the future parking garage on weekends and after 3:00 p.m. on weekdays.

The Planning Board is looking forward to seeing the completion of the King Street Art Center. This is an excellent project that benefits the entire community in many ways.

Congratulations on this next phase of the campus expansion.

Sincerely,



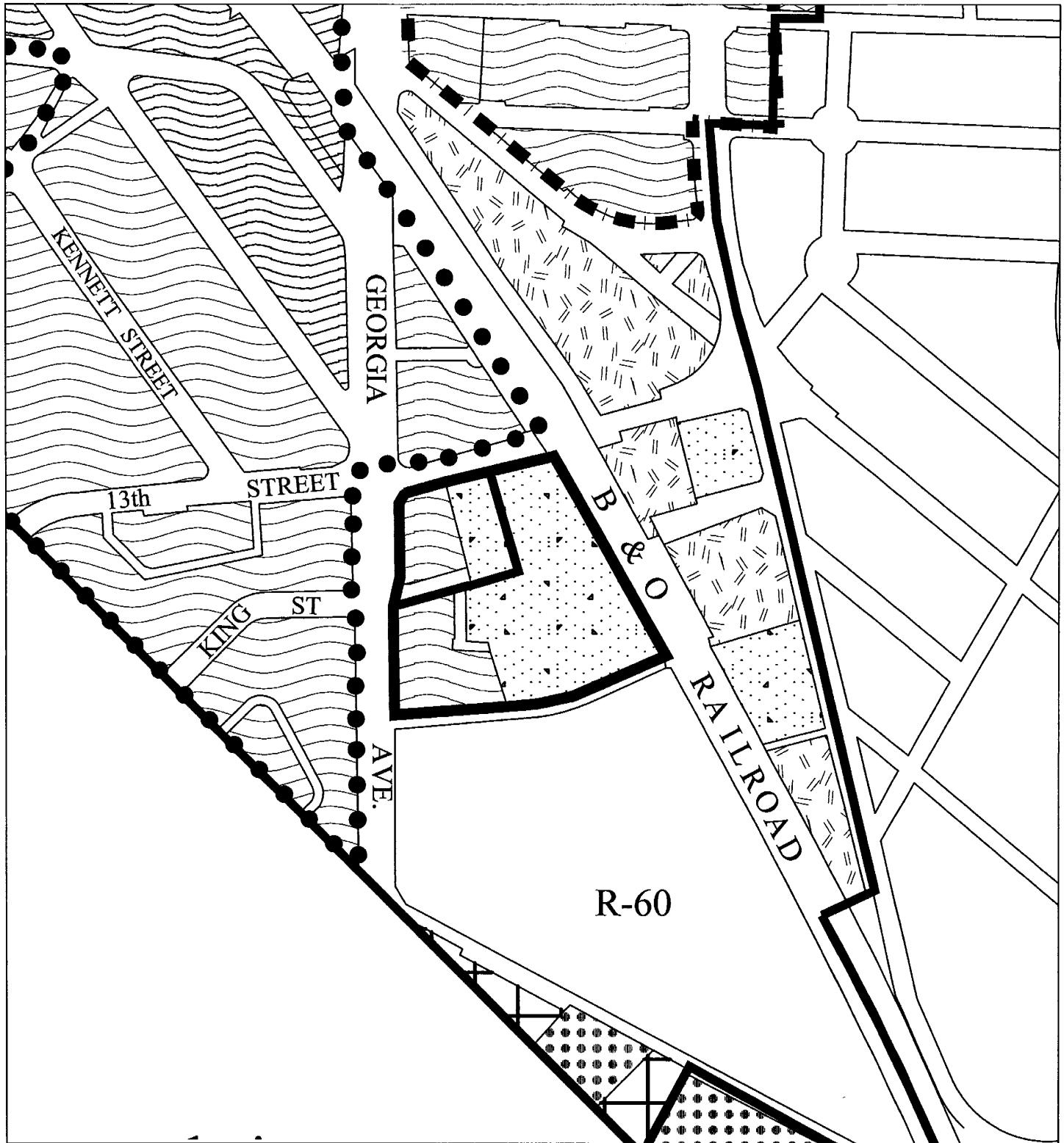
Derick P. Berlage
Chairman

DPB:MR:ha:

Attachment: Staff Report from February 24, 2005

cc: Dr. Charlene Nunley, President, Montgomery College
David Capp, Chief Facilities Officer

MONTGOMERY COLLEGE MANDATORY REFERRAL



- | | | | |
|--|---|--|---|
| | CBD-1 | | CBD Area Boundary |
| | CBD-2 | | Fenton Village Overlay Zone |
| | C-2 | | Ripley/South Silver Spring Overlay Zone |
| | R-10 | | |
| | I-1 | | |
| | I-4 | | |
| | Proposed Cultural Arts Center | | |
| | Montgomery College-Takoma Park/Silver Spring Western Campus | | |

Not To Scale



PROPOSED CULTURAL ARTS CENTER SCHEMATIC DESIGN

SITE DESIGN CONCEPT

