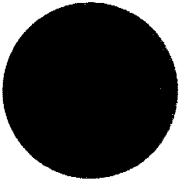


ATTACHMENT 6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

August 29, 2005

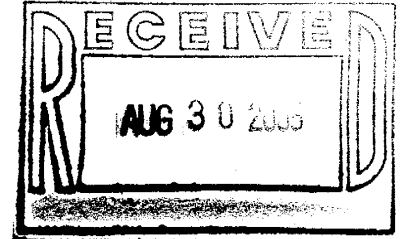
MEMORANDUM

TO: Margaret Rifkin, Coordinator
Development Review

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Scott A. James, Planner/Coordinator *Sj*
Transportation Planning

SUBJECT: Mandatory Referral 05104-DPW&T-1
Takoma Park Fire Station
7201 Carroll Avenue, Takoma Park
Takoma Park Master Plan Policy Area



This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral petition to permit the renovation and expansion of the Takoma Park Fire Station building and parking lot ("Takoma Park Fire Station").

RECOMMENDATION

Transportation Planning staff recommends approval with the following comments:

1. Coordinate further with the Traffic Engineering and Operations divisions of Department of Public works and Transportation and State Highway Administration (SHA) to confirm the means by which the proposed temporary fire station service vehicle access will be integrated into the signal operations at the Philadelphia Avenue/Carroll Avenue and Carroll Avenue/Ethan Allen Avenue/Grant Avenue intersections.
2. Confirm, and document the shared access agreement(s) allowing for private vehicle access to the adjacent properties (e.g. the auto repair shop and local grocery store) during the operation of the interim fire station.
3. The operation of the interim fire station should be for no more than two calendar years; during which time the renovations to the permanent station should be completed.

DISCUSSION

The existing Takoma Park Fire Station is located at 7201 Carroll Avenue in Takoma Park. The new fire station will occupy the same site with additional land acquired from private parties and the City of Takoma Park. An interim fire station will be constructed east of the existing fire station site and will operate continuously during the construction phase of the new station. A negotiated agreement between the Fire Department and adjacent land developments will allow for the access to Carroll Avenue during the operation of the interim fire station. The interim station is anticipated to be in operation for up to two calendar years.

Site Location, Access, Circulation, and Parking

Takoma Park Fire Station is located at 7201 Carroll Avenue at its intersection with Philadelphia Avenue in the City of Takoma Park. The area is subject to Takoma Park Master Plan policy guidelines and is a planned component of the revitalization of downtown Takoma Park. The renovation of the existing fire station will consist of removing the current station walls, vehicle storage bay and living quarters and replacing them with newer facilities. In addition, a concrete structured parking deck will be built to the side and rear of the new station.

The applicant's submission to Maryland-National Capital Park and Planning Commission states that the proposed design will also allow for the consolidation of staff parking to on site spaces and offer improved access for personnel to and from the facility. The site circulation plans will change in allowing for staff, visitors, and personnel to access on-site parking spaces to the side and rear of the renovated station, with the addition of more space for service vehicles in the hangar bay. The current configuration for fire service vehicles accessing Carroll Avenue by means of the traffic signal will remain unchanged for the renovated station.

Transportation Planning staff concurs with the evaluation of the final condition as offering improved access, vehicle storage, and on site circulation without substantially altering the impact to traffic operations along Carroll Avenue.

Interim Fire Station Location and Operations

The operation of the temporary fire station will mirror the current configuration with two exceptions. First the principal point of access to and from Carroll Avenue for fire trucks and service vehicles will shift approximately 200 feet eastward along Carroll Avenue. This new point of access will require modifications to the signal equipment and operations at the intersections of Carroll Avenue/Philadelphia Avenue and Carroll Avenue/Grant Avenue/Ethan Allen Avenue to retain signal pre-emption capabilities required to insure proper access when responding. A second consequence of the new access point onto Carroll Avenue will be the negotiated terms of the points of access for the adjacent developed properties: an auto repair facility and a grocery store. The City of Takoma Park, the Takoma Park Fire Department, the affected businesses and the SHA Traffic Engineering and Operations Division are negotiating the terms and duration of this access.

Local Area Transportation Review

Staff determined no need for a traffic study to meet Local Area Transportation Review requirements, as the proposed fire station improvements are not expected to increase peak hour trips at the site.

Master Plan Roadways and Bikeways

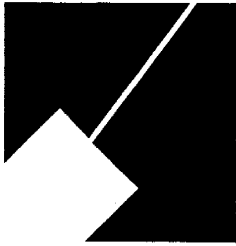
Carroll Avenue (MD 195) intersects Philadelphia Avenue on the west and Ethan Allen/Grant Avenue/Sycamore Street on the eastern side of the Fire Station. For the length of the project, Carroll Avenue is classified as an arterial with two travel lanes and sidewalks along both sides. Philadelphia Avenue (MD 410) and Ethan Allen Avenue (MD 410 east of its intersection with Carroll Avenue) are also classified as arterials. Sycamore Street and Grant Avenue are secondary residential streets.

The Countywide Bikeway Plan recommends bike lanes (BL – 10) for Carroll Avenue (MD 195) as part of the proposed countywide bikeway network. Grant Avenue is designated as a local bikeway route with shared lanes. The Takoma Park Fire Station renovation has no plans to alter or change either of these bicycle facilities.

SJ:gw

ATTACHMENT 7

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

MEMORANDUM

DATE: September 13, 2005

TO: Margaret Rifkin, Community Based Planning

VIA: Mary Dolan, Countywide Planning Division, Environmental 

FROM: Marion Clark, Countywide Planning Division, Environmental 

SUBJECT: 1. Preliminary Forest Conservation Plan recommendation for
Mandatory Referral 05104-DPWT-1 – Approval with conditions
Takoma Park Fire Station
2. Environmental Review for Mandatory Referral 05104-DPWT-1
Takoma Park Fire Station

Recommendations

1. **Approval** of the Preliminary Forest Conservation Plan for Mandatory Referral 05104-DPWT-1 with the following condition:
 - Submit Final Forest Conservation Plan prepared by a qualified professional to M-NCPPC Environmental Planning staff prior to DPS approval of the sediment and erosion control plan or any clearing, grading or land disturbance of the site. This plan shall demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.
2. **Approval** of Mandatory Referral 05104-DPWT-1.

Forest Conservation Law

An approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) and a proposed Preliminary Forest Conservation Plan were submitted with this application. The NRI/FSD shows development of existing buildings and parking lots on the highest flattest ground along the Carroll Street frontage. Behind the existing development, heavily forested slopes drop steeply southward toward Columbia Street. The entire .86 acre forest is considered highest priority for retention and preservation, because of the robust forest structure with healthy specimen (6) and significant (2) trees and medium density understory on slopes 25% or greater.

The Preliminary Forest Conservation Plan indicates 0.44 acres of forest retained and 0.42 acres of forest cleared. Three specimen trees and one significant tree are to be cleared. Forest clearing is indicated on the southeast side of the proposed fire station around a bioentention facility and along the southeast property line where an existing stormwater

conduit connects outfall from the fire station property to a curb inlet on Columbia Avenue. The existing conduit will be replaced by a new stormwater pipe and will disrupt forest in an area 10' wide along the length of the property line. Tree Save requirements are shown on the Preliminary Forest Conservation Plan (FCP). Three specimen trees (38" White Oak, 30" Tulip Poplar and 36" Tulip Poplar) along with two significant trees (25" White Oak and 24" Tulip Poplar) are included in forest removal. Three specimen trees will remain. Reforestation requirements will be met through fee-in-lieu.

Staff believes simple engineering efforts, such as retaining and using the existing conduit and taking a more conservative approach cutting into steep slopes beside a bioretention basin, will result in preservation of an additional 0.25 acres highest priority forest and retention of one specimen (36" Tulip Poplar) and one significant (24" Tulip Poplar) tree. There is also a possibility of saving a second significant tree (25" White Oak). The Final FCP should reflect investigation of these areas of concern. Furthermore a qualified professional listed by the State of Maryland Department of Natural Resources must prepare and sign the Final FCP.

The applicant must also meet City of Takoma Park requirements for tree save and stormwater management. A stormwater management concept plan has been approved by the City of Takoma Park, the deciding authority. Montgomery County Department of Permitting Services will approve and permit sediment and erosion control. Furthermore, property owners adjacent to the new development spoke with the Takoma Park urban forester about minimizing forest clearing and preservation of specimen trees. Forest clearing is of particular concern along the southeast property line and behind the proposed parking garage where views of the new development will be exposed.

Environmental Guidelines

The site is not located near a stream or encumbered by a stream valley buffer, wetland, or floodplain buffer. There are no rare, threatened or endangered species present.

Water Quality

This site is located in the Lower Sligo Creek subwatershed of the Sligo Creek watershed. Labeled by the County Stream Protection Strategy (CSPS) as a Watershed Restoration Area, this subwatershed has poor stream conditions and fair habitat conditions. Furthermore, it is an important part of the overall Anacostia watershed restoration effort to control urban pollutant loadings and restore habitat conditions where possible. All efforts should be made to address degraded conditions by improving runoff conditions, stream restoration, and stormwater retrofit.

ATTACHMENT 8



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

August 29, 2005

MEMORANDUM

TO: Margaret Rifkin, Urban Designer/Planner Coordinator
Community-Based Planning

FROM: Anne Fothergill, Senior Planner
Historic Preservation

SUBJECT: Mandatory Referral Review of Takoma Park Fire Station

The Montgomery County Historic Preservation Commission (HPC) has reviewed and discussed the Takoma Park fire station expansion project a number of times over the past few years. The HPC heard about the fire station modernization feasibility study in December 1999. They discussed the fire station plans in January 2001, and at this time they supported the expansion option that involved the demolition of one of the adjacent residential properties. They were briefed on the entire project on June 23, 2004.

On October 27, 2004 the HPC approved a Historic Area Work Permit (HAWP) for the Takoma Park fire station's proposed partial demolition and expansion. The HAWP application and the HPC memo of approval are attached. The HAWP conditions of approval are:

- 1.) The demolition of 7135 Carroll Avenue is approved as part of this Historic Area Work Permit.
- 2.) A detailed tree plan will be provided to staff which will include the following: tree protection, tree screening (from the house at 7133 Carroll and the houses on Columbia Avenue), tree removal, and tree replacement and mitigation; details of this tree plan to be worked out in conjunction with the HPC staff and the City of Takoma Park arborist.
- 3.) Tree protection measures must be in place before demolition and construction begin.
- 4.) The tower will be under 40' tall.
- 5.) Possible substitute materials for the columns, tower siding, and brackets under the eaves may be allowed; these must be provided to staff before final approval.
- 6.) The applicant will submit scaled, dimensioned, and fully detailed drawings including material specifications for stamping by staff before submitting a building permit application to DPS.

The Historic Preservation section staff has reviewed the plans submitted for Mandatory Referral and notes that the tower height has been lowered and the fourth condition has been met. The second and fifth conditions are still pending. The current plans show that some design and material changes have been made since the HPC approval. These changes must go back to the HPC for their approval.

Staff recommends that the Planning Board include a condition of approval that the fire station's architectural details and alterations to the lot must comply with the approved HAWP or return to the HPC as a revision before the final building permits can be stamped.

ATTACHMENT 9
City of Takoma Park, Maryland

HOUSING AND
COMMUNITY DEVELOPMENT

TELEPHONE: (301) 891-7119
FAX: (301) 270-4568



7500 MAPLE AVENUE
TAKOMA PARK, MD 20912

August 16, 2005

Margaret Rifkin, RLA, AICP
Planner Coordinator/Urban Designer
Community Planning Division
Montgomery County
Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: **MR 05104-DPW&T-1 Takoma Park Fire Station No. 2**

Dear Ms. Rifkin,

The City of Takoma Park is in the middle of construction of an approximately 1000-foot streetscape project that will connect Old Town with Takoma Junction. The proposed fire station borders the eastern edge of the new streetscape and Takoma Junction. In addition, it is anticipated that after the temporary fire station is no longer using the City owned property, that it will redevelop with a more compatible streetscape.

In light of the pedestrian, public transit, and bicycle use of Carroll Avenue, staff review indicates that alterations to the plan should be considered.

Relocate and upgrade the bus stop - coordinate with Ride-on and the City to provide a convenient and comfortable bus stop (at minimum, a bench with landscaping).

Wide sidewalk buffered from the street - set a sidewalk (6' wide at minimum) at least 5 feet back from the street to correspond with the improvements along the residential section of Carroll Avenue. The five-foot landscape panel would allow the driveway apron elevation transition to occur in the landscape panel and not across the sidewalk.

Determine the location of the crosswalk in coordination with State Highway - the City is installing ADA compliant ramps and SHA is installing audible pedestrian signals at the

current location. The City has determined that it is more expedient to provide the crosswalk at the existing location given the construction timeline for the fire station streetscape with the understanding the relocation of crosswalk would be discussed to provide for a functional crosswalk once the fire station is completed.

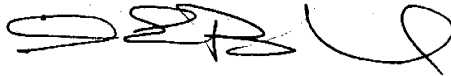
Conform with ADA standards - Transition sidewalk to existing sidewalks at either ends of the property in a manner sensitive to ADA.

Install shade trees in the landscape strip – Install shade trees consistent with the trees to be installed in new streetscape (Princeton Elms) or with existing trees fronting the City-owned lot to the east.

Demarcate the pedestrian path across the aprons – Change the paving color or type across the wide driveway aprons to guide pedestrians and also to remind the fire department not to leave trucks in the pedestrian path.

Please contact me if you need further information regarding these requests.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ilona Blanchard', with a stylized flourish at the end.

Ilona Blanchard, AICP
Senior Planner

Cc: Barbara Matthews, City Manager
Sara Daines, Housing and Community Development Director
Daryl Braithwaite, Deputy Director of Public Works