



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB ITEM NO. 6

September 20, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Richard C. Hawthorne, Chief *DPH for*
 Transportation Planning
 County-wide Planning Division

Glenn Kreger *JK*
 Silver Spring/Takoma Park Team Leader
 Community-Based Planning Division

FROM: David Paine: (301) 495-2191, Transportation Planning *DP*
 County-wide Planning Division

PROJECT: Brookville Service Park, Part II
 8710 Brookville Road, Silver Spring
 CIP No. 509928

REVIEW TYPE: Mandatory Referral No. MR #07806-DPW&T-1

APPLICANT: Montgomery County Department of Public Works and Transportation (DPWT)

APPLYING FOR: Plan Approval

COMMUNITY-BASED PLANNING TEAM AREA: Silver Spring/Takoma Park

RECOMMENDATION: Approval with the following comments to the Montgomery County Department of Public Works and Transportation (DPWT):

1. Connect the sidewalk on the north side of the service drive to the existing pedestrian ramp to provide a continuous sidewalk surface.

PREVIOUS BOARD ACTION: The proposed project is consistent with the Forest Conservation Plan and Mandatory Referral for Part I, approved by the Planning Board on June 10, 2004.

PROJECT DESCRIPTION

The proposed project would construct a single building in place of an existing highway administration and maintenance building, reconfigure the existing parking area, add covered storage for vehicles and equipment, and replace and relocate the existing county fuel facility on site. These actions will improve bus circulation on site and support the increased bus capacity approved in Phase I. Figure 1 shows the site location and Figure 2 shows the site plan.

DISCUSSION

The site is located at the Brookville Service Park site located at 8710 Brookville Road, in the Forest Glen area south of the Walter Reed Army Medical Center Annex. The site is bordered to the west by Rock Creek Park and to the south by the Georgetown Branch (Purple Line) master-planned right-of-way and Capital Crescent Trail.

The project is Part II of a two-phase project to improve the Brookville Service Park to meet the increasing needs of transit services, operations and highway maintenance for the county and is a **Go Montgomery!** project. Part II reconfigures the existing highway depot on approximately 3 acres of the 17-acre site and constructs a new administration maintenance building (26,000 NSF) in place of two existing buildings serving the same function (14,300 and 11,300 NSF). A new fuel station and 42 covered storage slips and eight material storage bays will also be constructed. The existing fuel station will be demolished and a new fuel station with canopy constructed. The station will have two dispensers for gasoline, diesel and ethanol (E85) fuel. The ethanol pumps will be available for use by the public similar to the County fuel station on Crabbs Branch Way.

Part I constructed a new access road on the north side of the complex to convert bus circulation to one way on the facility, improving safety and efficiency.

The new facility provides a replacement of the existing depot buildings. Staff understands from the submitted materials that new facility will therefore not result in any additional trips to and from the facility nor on Brookville Road. The County does not expect any significant change in the number of trips to the facility resulting from the improvements and estimates an additional 10 to 12 trips per day from the reconfiguration of the fuel station. The proposed standard hours of operation will be Monday through Friday as follows:

6:00 AM – 3:30 PM during Summer hours

6:30 AM – 4:00 PM during Winter hours

Additionally, the facility will operate during periods dictated by adverse weather conditions. The County is not seeking LEED certification for this project which predates the newer county requirement; however the project will be scored for LEED points under the “Green Building Rating System for New Construction” Version 2.2.

The proposed site improvements provide for a crosswalk from the existing employee parking lot east of Brookville Road to the sidewalk on the south side of the Access road built in Part I, and to the front of the entrance of the proposed maintenance facility. ADA access is provided via two accessible spaces and crosswalk south of the proposed facility. The new sidewalk north of the

site access road stops just short of a bus pad used by employees to shuttle drivers to the busses on site. **Staff recommends that DPWT extend the proposed sidewalk to connect these separate links or relocate the bus pad closer to the intersection and crosswalk.**

Master Plan

The August 2000 Approved and Adopted North and West Silver Spring Master Plan recognizes the existence of the Brookville Road Service Park (Page 27) and the likelihood that the facility will continue in the future. Although there is no site specific guidance, it could be anticipated that traffic from the proposed facility will be a concern to the nearby neighborhood.

Environmental Guidelines

The site is not located within a Special Protection Area or Primary Management Area. There are no wetlands, floodplains, or environmental buffers encumbering the site, however the site is bordered by limiting geography east of the entrance road and on the southeast by the future alignment of the Purple Line and the Capital Crescent Trail. Additionally, there are steep grades east of Building D, and limiting slopes north of the access road to the north. Staff understands from the submitted materials that landscape on site will comply with county standards, and notes that there are limited opportunities for landscaping due to the site's limited size and intensive use.

Forest Conservation

A final forest conservation plan was approved for the subject site in 2005. This proposal supplements that plan and does not change the requirements or impede the ability of that plan to comply with Forest Conservation requirements. No further action is necessary for forest conservation as there will be no forest or specimen trees removed and no encroachment on stream buffers or floodplain. Environmental Planning staff recommends the mandatory referral be transmitted with no further comments regarding environmental concerns.

Public Outreach

As part of the Part I Mandatory Referral review, the Planning Board held a hearing on June 10, 2004. Comments received from the public at the June 10, 2004 Mandatory Referral were transmitted to the Director of DPWT June 16, 2004. The public comments focused on the excessive speed of general traffic on Brookville Road and the need to ensure the speed limit along Brookville road is rigorously adhered to by DPWT employees at the service park, particularly those driving County vehicles.

Notices of the Planning Board's meeting were sent to area civic associations.

DP:tc

Cc: Marion Clark
Attachments

MR mmo to mcpcb re Brvillr serv.doc

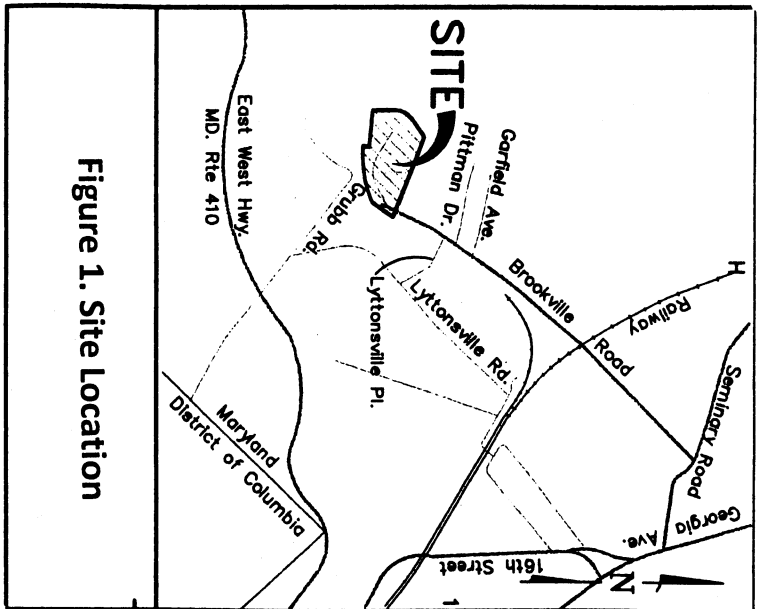
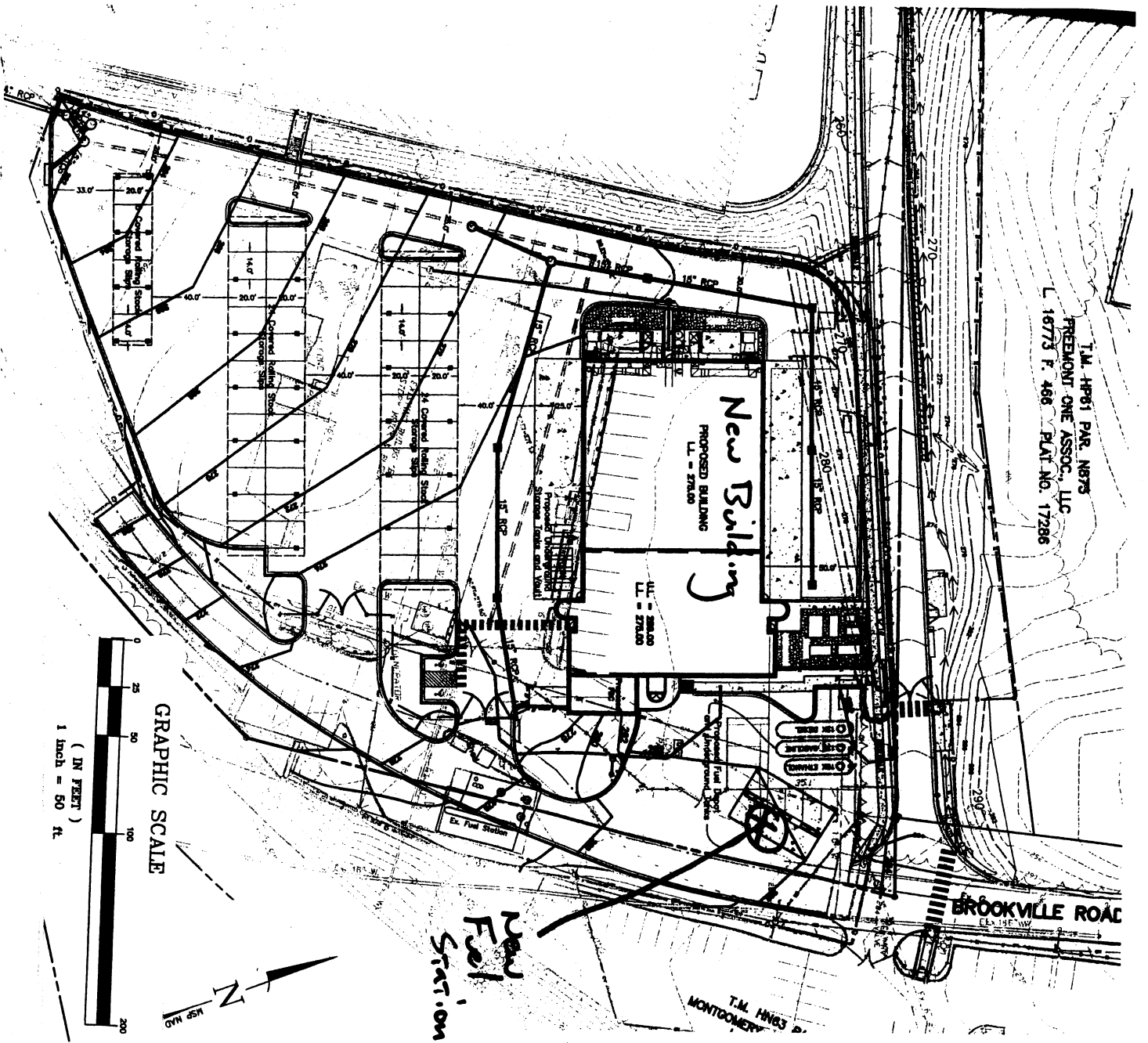


Figure 1. Site Location

Figure 2. Site Plan