



Montgomery College Catherine and Isiah Leggett Math and Science Building, Mandatory Referral, MR2019011



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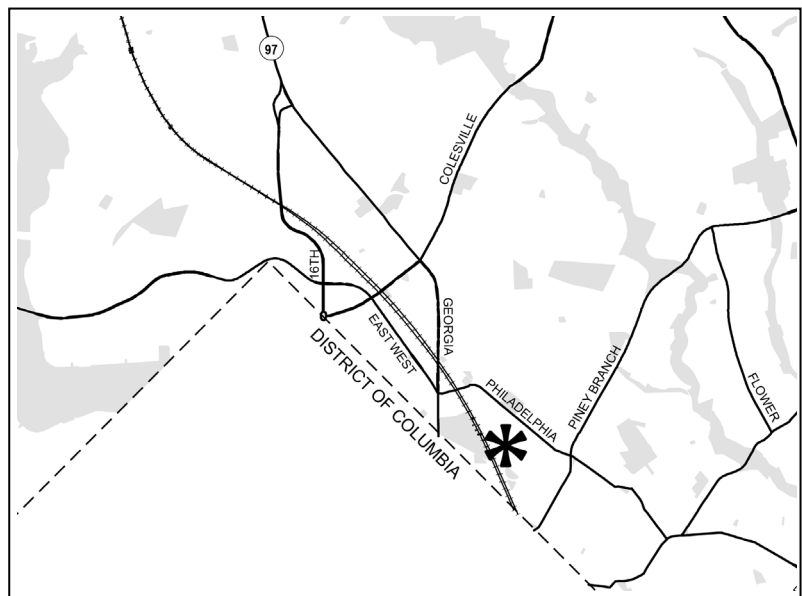
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Completed: 02/04/2019

Description

- Mandatory Referral to build a new, three level 134,600 gross square foot math and science building on the site of the existing Falcon Hall and Science South buildings (both to be removed);
- Current use: Community College;
- Located at 7600 Takoma Avenue, Takoma Park on the Montgomery College Takoma Park/Silver Spring Campus;
- 7.72-acre site zoned R-60 in the 2000 *Takoma Park Master Plan* area;
- Applicant: Montgomery College; and
- Acceptance Date: December 19, 2018.



Summary

- The Applicant is requesting to build a new, three level 134,600 gross square foot Math and Science Building.
- The project is exempt from submitting a forest conservation plan under Section 22A-5 (t) of the Forest Conservation Law.
- Staff recommends approval of this Mandatory Referral, and to transmit recommendations to Montgomery College.
- The College should submit a Mandatory Referral application for future updates to the Montgomery College Facilities Master Plan.

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Recommendations

Staff recommends transmittal of the following recommendations to Montgomery College:

General

1. Submit a Mandatory Referral application for future updates to the Montgomery College Facilities Master Plan. The application would allow for a comprehensive review of the campus plan including proposed location, character, building massing and access of new structures. This comprehensive review would inform the review of individual site development.

Historic Preservation

2. Continue to coordinate with the Maryland Historical Trust (MHT) in their evaluation of the proposed project.

Design

3. Underground utilities along the Fenton Street frontage, consistent with the remainder of the block.
4. Reduce the perceived bulk and scale of the building as viewed from New York Avenue through strategies such as increased modulation or articulation of the east façade as the design is refined.

Transportation

5. Improve all sidewalks along the campus frontage such that they are a minimum of five-feet wide.
6. Coordinate with the City of Takoma Park regarding the right-of-way width for Fenton Street, which is master-planned as a two-lane arterial with 80-feet of right-of-way. The current right-of-way varies along the campus frontage, measuring 50 feet in front of the proposed building. This segment of Fenton Street is owned and maintained by the City of Takoma Park.
7. Coordinate with the City of Takoma Park regarding the spacing of driveways on Fenton Street as shown on the Mandatory Referral Plan. The driveways appear to lack adequate spacing consistent with the County's Zoning Ordinance, which states that a maximum of two driveways may be permitted for every 300 feet of site frontage along any street (*Section 6.1.4.D* of the County Code). The applicant will coordinate on this issue with the City of Takoma Park.
8. Coordinate with the City of Takoma Park to address the pedestrian facilities identified to be non-compliant as part of the pedestrian adequacy analysis.
9. Address the comments from MCDOT in their letter dated January 25, and from MDSHA in their letter dated January 18 (See *Attachments D* and *E*).

Environment

10. Coordinate mitigation for the loss of smaller trees with the Takoma Park City Arborist.
11. Consider a standard green roof to the proposed modular tray green roofs to provide greater opportunity for root expansion and long-term plant survival.

Site Description

The proposed Leggett Math and Science Building will be located on the Montgomery College Takoma Park/Silver Spring East Campus within a residential neighborhood of Takoma Park. The Metrorail and CSX tracks separate the College's East Campus from the West Campus. The site is located on the southwest corner of the East Campus block bounded by Fenton Street, Takoma Avenue and New York Avenue on the site of the existing Falcon Hall and Science South buildings that are to be demolished.

The Takoma Park campus of Montgomery College is outside of the county-designated Takoma Park Historic District. The county-designated Takoma Park Historic District borders the project site along Takoma Avenue and New York Avenue. The campus is within the boundaries of the Takoma Park National Register Historic District.

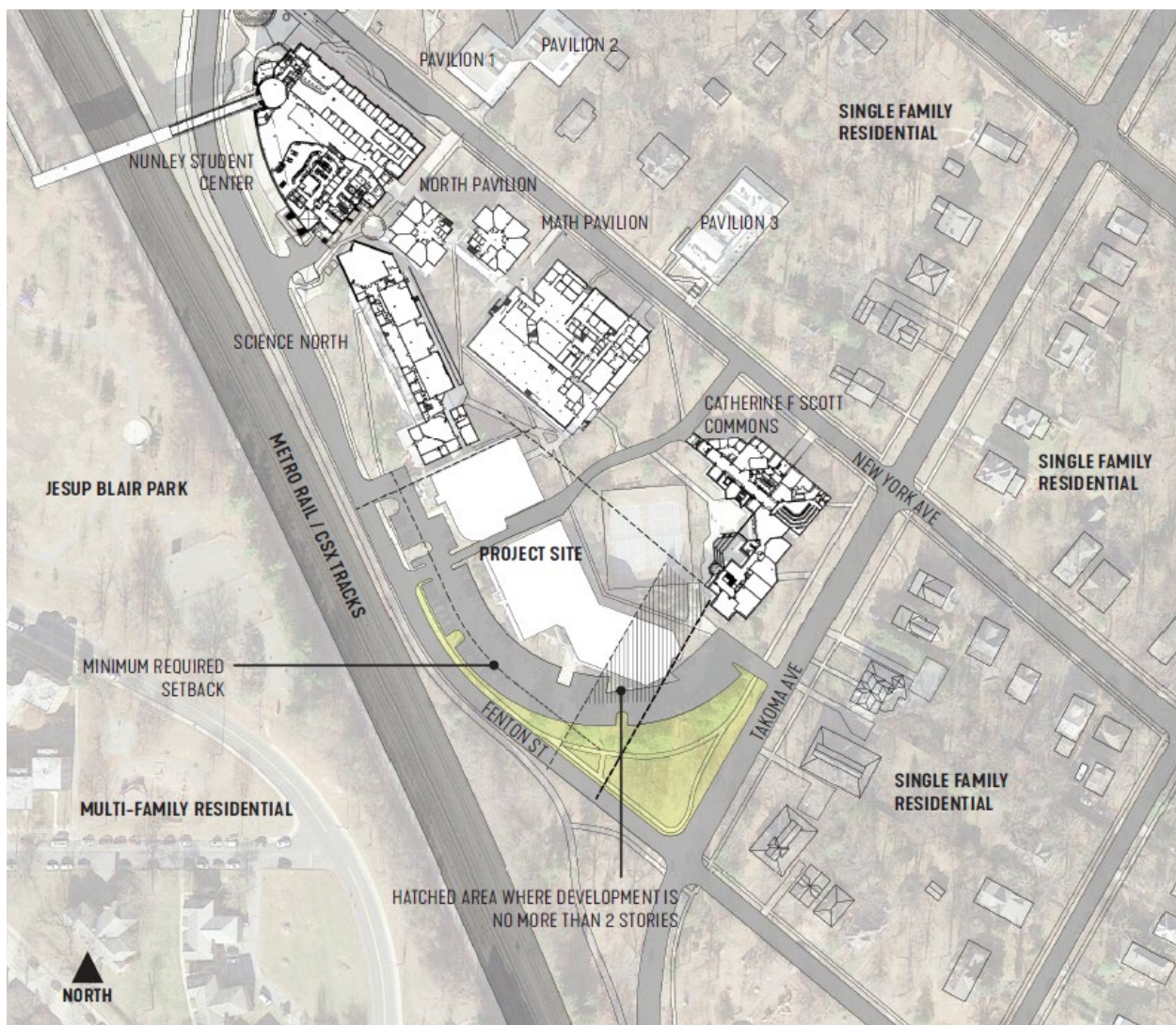


Figure 1: Campus and Neighborhood Context

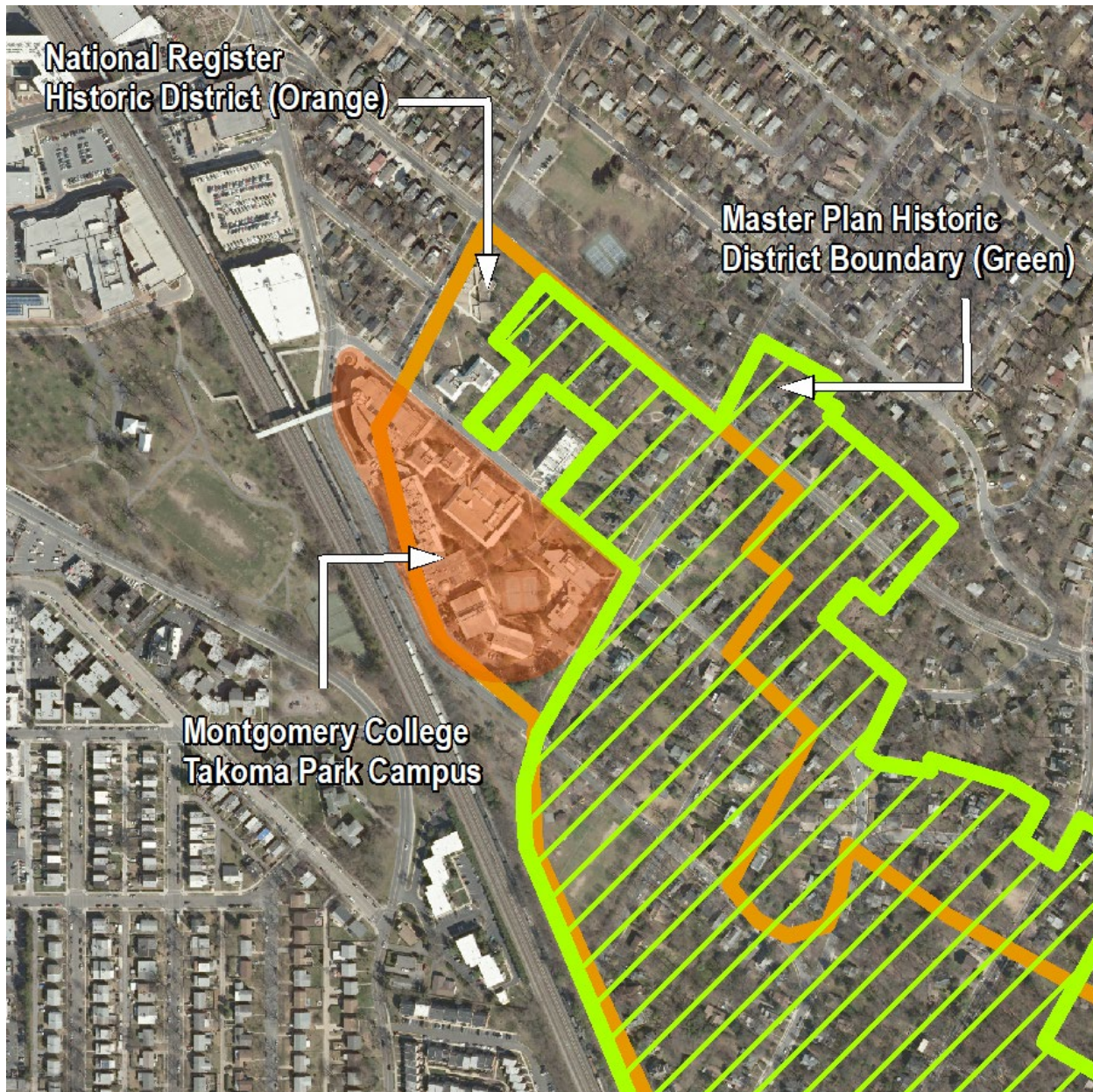


Figure 2: Takoma Park Historic District and Takoma Park National Register Historic District

The Science South and Falcon Hall buildings will both be demolished in their entirety for the new Math and Science Building. According to the College, these facilities are in poor condition and are beyond their useful life. Science South houses the Mathematics Interactive Computing Laboratory, biology and physical science departments and laboratories, faculty offices, and a greenhouse. Falcon Hall currently houses the Physical Education Department and includes a gymnasium, a pool, locker rooms, a classroom and racquetball courts. Additionally, two outdoor tennis courts are located adjacent to the building that will be demolished.



Figure 3: Buildings to be Demolished

Community Outreach

Montgomery College and their consultant team have conducted an extensive community outreach process with area stakeholders and will continue the process after the review of the Mandatory Referral to further refine the project design. Outreach for the project began with community conversations in 2017 that resulted in a letter to the community from Dr. DeRionne P. Pollard, President of Montgomery College. The letter included the following design directives which are intended to be used as a framework for the development of the Math and Science Building design (*see Attachment B*).

- Directive 1 - Keep the current setback of Falcon Hall—no closer to Takoma Avenue than the existing Falcon Hall.
- Directive 2 - Ensure the height is no more than two stories along Takoma Avenue—similar to Falcon Hall.
- Directive 3 - Minimize windows along Takoma Avenue to reduce lighting impacts.
- Directive 4 - Protect the park-like green space along Takoma Avenue.

- Directive 5 - Locate height and rooftop air units away from Takoma Avenue nearer the campus interior.
- Directive 6 - Maximize the building's width to lower height.
- Directive 7 - Take advantage of topography to minimize perceived height.
- Directive 8 - Hire an architect experienced with designing facilities in historic districts and residential neighborhoods to ensure the exterior respects the campus location.

Building on the design directives, the College conducted a series of design charrettes, tours, office hours, and meetings in 2018. The project website also provides video, presentations and other resources to those unable to attend. With this iterative process, each meeting affirmed what the team heard from the community at previous meetings and how the feedback was incorporated. These outreach activities are listed below:

- May and June 2018 – Stakeholder Audits
- June 21, 2018 – Ice Cream Social to meet the Design Team
- June 28, 2018 – Design Charrette #1 (Kickoff)
- July 12, 2018 – Design Charrette #2
- July 26, 2018 – Private Meeting with Takoma Park Neighbors United
- August 1, 2018 – Office Hours with the Architect #1
- August 7, 2018 – Office Hours with the Architect #2
- August 13, 2018 – Office Hours with the Architect #3
- August 14, 2018 – Exterior Site Tour #1
- September 5, 2018 – Office Hours with the Architect #4
- September 5, 2018 – Exterior Site Tour #2
- Summer 2018 – Private and semi-private meetings with the Architect
- September 11, 2018 – Design Charrette #3
- October 2, 2018 – Design Charrette #4
- October 16, 2018 – Design Charrette #5

The project was presented by Montgomery College to the Takoma Park City Council on Wednesday November 28, 2018. Takoma Park City Council members heard public comments and unanimously passed resolution 2018-63 on December 5, 2018. The City Council found that “...the College’s proposal to enhance the science and math programming available to its diverse student body, many of whom reside in Takoma Park, through the development of a new Math and Science facility will help advance the City’s interest in encouraging investment in the community to reverse racial disparity trends as evidenced by the lack of significant representation of people of color in the fields of math and science.” The resolution recommends approval of the Mandatory Referral application with provisions (see *Attachment C*). Planning staff supports these provisions and has incorporated them into the review of the Mandatory Referral.

Planning staff received comments from two members of the community as of the writing of this report. The concerns communicated include, the College’s increased building density close to the Takoma Park Historic District rather than on expansion opportunity sites in Downtown Silver Spring, building height and scale particularly as viewed from New York Avenue, shadow impacts on surrounding properties, context-sensitive design, architectural style and natural resources impacts. Compatibility issues are discussed in *Section D. Design and Neighborhood Compatibility*, and natural resources impacts are discussed in *Section F. Environment*. (see *Attachment H: Community Correspondence*)

The College typically submits Mandatory Referral applications for individual projects, such as the Math and Science Building currently under review. A community member noted that in 2004 M-NCPPC sent a letter to the College regarding the Montgomery College Takoma Park Facilities Master Plan (see Attachment A). This letter was not a formal Mandatory Referral but provided recommendations. In the future, Montgomery College should submit a Mandatory Referral application for updates to the Montgomery College Facilities Master Plan. The application would allow for a comprehensive review of the campus plan including proposed location, character, building massing and access of new structures. This comprehensive review would inform the review of individual site development.

Proposal

The new, three level 134,600 gross square foot (GSF), Catherine and Isiah Leggett Math and Science Building will replace two existing buildings that the College states are unable to support current needs for math and science programs. The new facility will include laboratories, classrooms, a combined Math and Science Learning Center, planetarium, greenhouse, study spaces, offices, and other support facilities.

The building site is at the southwest end of the East Campus block, with a cross slope falling about ten feet in elevation from the north to the southeast. A new quad space will be created adjacent to the proposed building replacing the existing tennis courts. The quad will have stepped tiers to accommodate the grade change and provide a space for outdoor classes or informal gathering. Access will also be available to the ground level of the building. Rain garden planters will be located along the base of the building.

On the west and south sides of the current buildings, the existing parking lot wraps the site along Fenton Street and Takoma Avenue, providing about 84 parking spaces, eight of which are ADA spaces. The new design removes a significant amount of parking, providing a total of 36 spaces, with 12 designated to be ADA spaces. The 24-space employee lot will be accessible only from Takoma Avenue to the south of the site. Students, faculty, staff and visitors will be encouraged to make use of the East Garage along Fenton Street. The East Garage has a small cell phone lot similar to the ones at major airports. There will also be a drop-off provided off of Fenton Street. Parking for six service vehicles will be in a separate lot located on Fenton Street near the building loading dock. The reduction in pavement and increased setback of the proposed building allows for vegetation and new bio-retention areas along Takoma Avenue.

The building exterior massing and materials are intended to respond to the surrounding context, though exact materials are not yet finalized. Materials reflecting the character of the campus include: earth tones, masonry brick and expanses of glass that reflect landscape elements. Materials reflecting the character of the Historic District include: stone from landscape walls, brick masonry from houses on Takoma Avenue, lush vegetation, and wood siding. The west façade faces Fenton Street and the CSX/WMATA railroad tracks and has no adjacent residential neighbors. An earth toned wall system with horizontal louvers and punched window openings sit on top of a masonry ground level base. The wood soffit above the entry creates a front porch. The mechanical equipment sits back from the face of the building, obscured behind a screen wall and is not included in the building height calculation. The south facade has a volume with a mixture of masonry and vertical punched windows sitting on top of a stone or masonry base. The planetarium's volume is expressed as a drum clad in stone, masonry or as a living wall with vegetation attached to a screen system. The east facade sees the continuation of the masonry or stone base, creating a deep porch with wood soffit at the quad building entrance. A fritted glass

curtain wall sits on top of the base at the north end of the façade. The north facade is only visible from the interior of campus has a blend

The height of the corners of the proposed building closely match the elevations of adjacent campus buildings. The proposed building height is 35 feet as measured from the average grade of the Fenton Street frontage. The proposed building height varies along the façade facing Takoma Avenue from one to three stories with the lower level partially buried. The proposed building height is 45 feet 6 inches as measured from the average grade of the New York Avenue frontage to the top of roof surface of glass and masonry.



Figure 4: Area Plan

VIEW FROM TAKOMA & FENTON



VIEW FROM FENTON



VIEW FROM TAKOMA AVE. ENTRY



VIEW FROM NEW YORK AVE.



Figure 5: Views of the Proposed Building

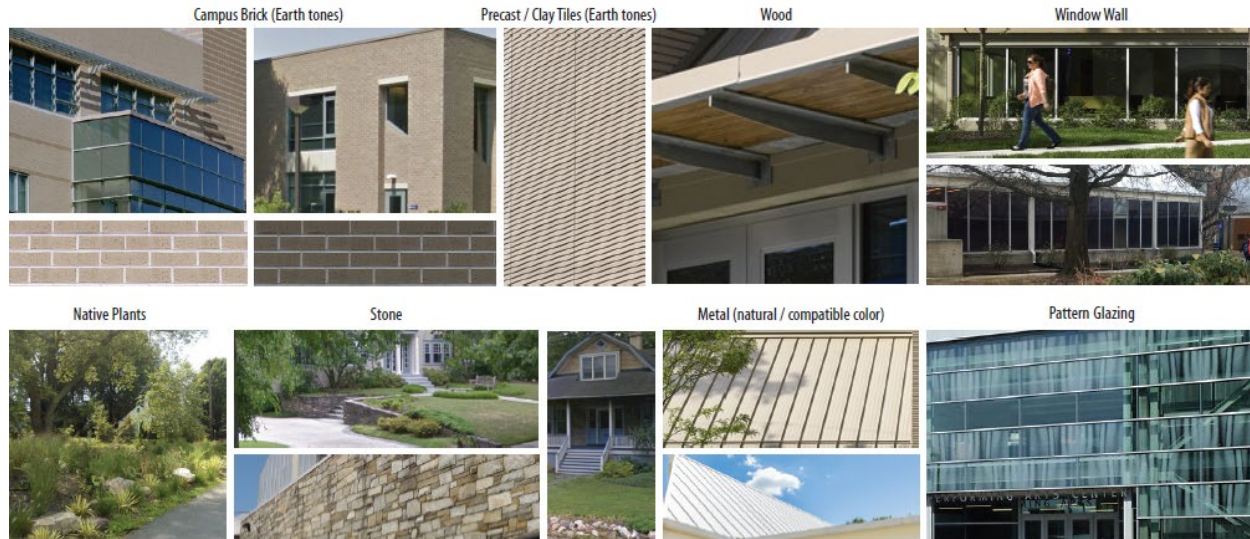


Figure 6: Proposed Building Materials (the applicant notes these material selections are not yet finalized)

Analysis

A. Master Plan Conformance

The *Takoma Park Master Plan*, Approved and Adopted in December 2000, includes a vision and recommendations for Montgomery College at Takoma Park on pages 39, 65-66, and Fenton Street recommendations on pages 93-95. The proposed Math and Science building aligns with the vision for the campus "...to serve the educational needs of students, while providing a quality campus environment and a community resource." The project also addresses the following applicable recommendations outlined in the *Takoma Park Master Plan*:

- *Support campus improvements and expansion to meet the needs of students, while providing services and access to area residents.*
- *Support expansion within the campus master plan area, while providing primarily on-site parking. The campus is located in the City of Takoma Park and in the South Silver Spring CBD area. The Plan recognizes that cultural and other special events may result in some on-street parking.*
- *Maintain compatibility with adjacent residential communities.*
- *Provide improvements to sidewalks serving the campus.*
- *Provide stormwater management controls as new development occurs to mitigate off-site impacts in the surrounding neighborhoods.*
- *Fenton Street Recommendations:*
 - *Provide sidewalks on both sides of the road with trees to shade both the sidewalks and the travel lane. The sidewalk should be set back from the curb to separate users from traffic.*
 - *Provide streetscaping along Fenton Street to provide a continuous, attractive link between the CBD and Montgomery College and provide an attractive gateway to the CBD and to the campus.*

B. Zoning

The intent of the R-60 Zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed. As an institutional building in a residential zone the proposed project does not meet all the use and development standards of the R-60 Zone including maximum lot coverage, minimum front setback and maximum building height (see *Table 1: Conformance with R-60 Zone Development Standards*). However, the project includes several design strategies to provide compatibility with existing campus buildings and the surrounding neighborhood.

The maximum lot coverage in the R-60 zone is 35%. The proposed lot coverage of 46.44% exceeds the maximum; however, the footprint of the building has been maximized as a trade-off to lower the building height in response to the single-unit residential context.

The building height maximum in the zone is 35 feet. As a through lot the proposed building has two fronts, Fenton Street and New York Avenue. The proposed building height is 35 feet as measured from the average grade of the Fenton Street frontage to the top of roof surface and 45 feet 6 inches as measured from the average grade of the New York Avenue frontage to the top of roof surface. *Section 4.1.7.C.3.e* of the *Montgomery County Zoning Ordinance* states that “A public building may be a maximum of 120 feet; but the minimum front, rear, and side setbacks must be increased 1 foot for each foot above the maximum height allowed in the zone.” The building height is 10 feet 6 inches higher than the maximum height allowed in the R-60 zone, therefore setbacks should be increased by 10 feet 6 inches. The setbacks along Takoma Avenue and New York Avenue far exceed this required setback; however, a portion of the setback on Fenton Street confronting the CSX and Metrorail tracks does not meet the requirement. The percentage of roof area occupied by the mechanical penthouse and area enclosed within the screen wall is 40% of the roof area. This exceeds the allowable height encroachment of 25% of roof area.

The proposed building is designed to minimize perceived height from the surrounding neighborhood by shifting the mechanical penthouse closest to Fenton Street and stepping back the penthouse screen wall. In addition, the height of the corners of the proposed building closely match the elevations of adjacent campus buildings. Further analysis of the building design, height and compatibility are outlined in *Section D. Design and Neighborhood Compatibility*.

Table 1: Conformance with R-60 Zone Development Standards

	Permitted/Required	Proposed
Lot Area (min)	6,000 SF	336,324 SF
Front Setback Fenton St. (min)*	35'-6" (25' + 10'-6")	22'-2"
Front Setback New York Ave. (min)*	35'-6" (25' + 10'-6")	235'
Side Street Setback Takoma Ave. (min)*	25'-6" (15' + 10'-6")	160'
Lot Coverage (max)	35%	46.44%
Principle Building Height (max)**	35'	45'-6"

* *Section 4.1.7.C.3.e: A public building may be a maximum of 120 feet; but the minimum front, rear, and side setbacks must be increased 1 foot for each foot above the maximum height allowed in the zone.*

** *Building height measured from the average ground level of the New York Avenue frontage to the top of roof surface. The proposed building height is 35 feet as measured from the average grade of the Fenton Street frontage.*

C. Historic Preservation

The Takoma Park campus of Montgomery College is outside of the county-designated Takoma Park Historic District (37/03). As it falls outside of the Master Plan district, a Historic Area Work Permit is not required for the proposed demolition and new construction.

The campus is within the boundaries of the Takoma Park National Register Historic District which identifies the 1880s as the period of significance. All buildings within the National Register district constructed in the 20th century are considered “non-contributing” to the district’s significance.

To facilitate the proposed Catherine and Isiah Leggett Math and Science Building, the applicant proposes to demolish the Science South building and Falcon Hall. Science South was designed by local architect John F. Stann in 1962 and was renovated by the internationally renowned firm of Skidmore, Owings, and Merrill (SOM) in 1974. Falcon Hall was designed by SOM and constructed in 1976. The construction of both of these buildings is outside the period of significance for the Takoma Park National Register Historic District and Historic Preservation Staff determines that their demolition will not imperil the historic integrity required for maintaining listing on the National Register.

Historic Preservation Staff determines the contemporary architectural design proposed is compatible with the modern, late 20th century architecture found throughout the campus. Additionally, the building has been designed and sighted in such a way that the new construction will not significantly impact the historic character of the adjacent Master Plan Historic District. From Takoma Avenue, the first floor of the proposed construction is sunk below grade and keeps the building’s height to one story along most of the Takoma Avenue façade. From much of New York Ave. the new construction will largely be obscured by the existing Commons Building and Resource Center and will not significantly visually impact the surrounding Master Plan District. The taller portion of the proposed building is positioned along Fenton St., creating a continuous wall of buildings, which is consistent with the current appearance and further from the residential scale of the buildings Across Takoma and New York Avenues. The visual impact the building will have on the surrounding district is best illustrated in the sightline studies showing the proposed construction both with the existing landscaping and with the landscaping removed.

Historic Preservation Staff determines that the placement of the new construction is far enough away from Takoma Avenue, at a 160 feet setback, that it will not significantly impact the view from the historic, residential community.

Historic Preservation Staff supports the proposed materials, finding that they are compatible with the materials, textures, and colors of the materials employed throughout the surrounding campus. Historic Preservation Staff appreciates and encourages the thoughtful use of stone, wood, and brick on built elements facing Takoma Avenue to be more compatible with materials used in the residential areas within the Takoma Park Historic District.

The Maryland Historical Trust has not re-evaluated the Montgomery College Campus for its potential eligibility for listing on the National Register of Historic Places in the last 30+ years. Historic Preservation Staff believes that the campus may be potentially eligible for listing on the National Register for its architectural significance and association with the architectural firm SOM. Further evaluation of the impacts of the new construction on the potential National Register eligibility of the campus could potentially constitute an “adverse effect” under the requirements of Section 106 of the National Historic Preservation Act of 1966. The law requires a mitigating measure to compensate for the adverse effect.

Historic Preservation Staff recommends that the college campus be documented, evaluated, and if determined to be significant, listed on the National Register of Historic Places as mitigation for this adverse effect.

The plans were submitted to the Maryland Historical Trust (MHT) for review. MHT has acknowledged receipt, and has provided the following initial comments:

The Trust was glad to hear about the community engagement that has taken place regarding the design of this project. The provided Concept 2.5 appears to address many of the items we highlighted in our May 6, 2016 letter related to setback and height. The project appears to be moving in the right direction by continuing the dialogue between the community, preservation interests, the University and the project architects and evaluating/incorporating the comments received during the local review process.

When moving into the schematic design please be mindful of the following:

Decorative details, materials, and textures used on the lower levels of the building should enhance the “close-up” view for the pedestrian. All ground level facades should have architectural detailing to break up the scale of the facade that give building a three-dimensional character and a “human scale”. (emailed comments via MHT to Montgomery College, 1/16/19)

D. Design and Neighborhood Compatibility

The site design, building heights, massing and preliminary material choices are generally compatible with existing campus buildings and the surrounding neighborhood while providing improvements to the public realm and the quality of the campus.

The proposed site design significantly reduces the amount of surface parking. While surface parking is discouraged in front of buildings and lining public sidewalks, the design incorporates special paving in the drop-off and parking area on Fenton Street and increases vegetation along the Fenton Street and Takoma Avenue frontages. New planting buffers from vehicular traffic are also proposed along Fenton Street. These elements combine to create a more comfortable and appealing pedestrian environment. Underground utility poles along the Fenton Street frontage, consistent with the remainder of the block, is also recommended to declutter the sidewalk and improve the streetscape design.

The proposed building heights are varied to respond to the site topography and adjacent buildings. The building is three levels with the ground level buried or partially buried to reduce the perceived height and bulk. The corners of the proposed building also correspond to the elevations of adjacent existing campus buildings with the lowest portion of the building massing to the southeast to match the height of the Commons building. The applicant's shadow study illustrates the minimal impact of the building shadows beyond the property to the surrounding residential neighborhood (see *Attachment F*).

The height and massing of the east façade is of concern to the Takoma Park City Council and the member of the community that contacted Planning Department staff. The proposed building is located 235' from the New York Avenue property line and screened most of the year by mature trees. However, the ephemeral quality of the fritted glass curtain wall may not be sufficient to reduce the perceived building bulk from New York Avenue and the neighborhood beyond particularly during the winter

months. As the design is further refined, the College should continue to reduce the perceived bulk and scale through strategies such as increased modulation or articulation of the east facade.

E. Transportation

Site Location and Vehicular Access Points

The campus is located on the triangular lot between Fenton Street, New York Avenue and Takoma Avenue, within the City of Takoma Park. The site of the proposed new building is located at the southeastern corner of the lot where Fenton Street and Takoma Avenue intersect. Four vehicular access points are proposed.

Approximately 300 feet north of the intersection of Fenton Street and Takoma Avenue an enter-only driveway on Fenton Street is proposed to provide access to six ADA accessible spaces and the one-way drive aisle that is designated the student drop-off and pick-up area. Egress movements from the drop-off access Fenton Street via a full movement driveway.

North of the egress driveway for the student drop-off and pick-up area is a two-way driveway that provides access to six parking spaces for campus facilities vehicles and the service area where loading and unloading, trash collection and chemical waste lab pack operations will take place.

A fourth two-way, full-movement driveway is proposed on Takoma Avenue which provides access to 18 parking spaces and six ADA accessible parking spaces. This area is also designated for Fire Access to the proposed math and science building.

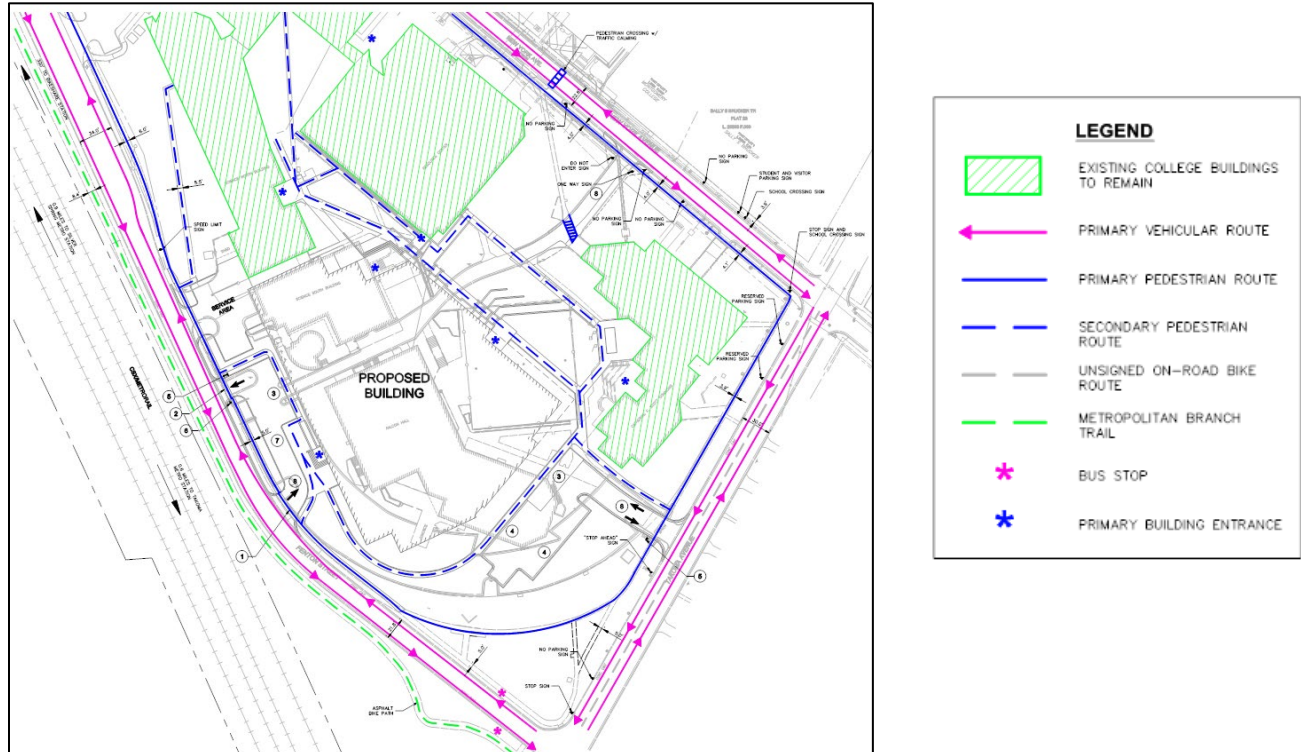


Figure 7: Pedestrian and Vehicular Circulation

Master-Planned Roadways and Bikeways

In accordance with the 2000 approved and adopted *Takoma Park Master Plan* and the 2018 approved and adopted *Bicycle Master Plan*, a description of the nearby roadways and bikeways are as follows:

1. Fenton Street along the campus frontage is classified as a two-lane arterial, A-264, with a recommended 80-foot right-of-way. The existing right-of-way along the campus frontage varies, measuring 50 feet in front of the proposed building.
2. The Metropolitan Branch Trail runs along the west side of Fenton Street, opposite Montgomery College's property, east of the CSX railroad tracks. The Bicycle Master Plan classified the Metropolitan Branch Trail from the Silver Spring Transit Center to the District of Columbia boundary as a Breezeway Network route. The stated intent of the Breezeway Network concept is to provide a "high-capacity, multispeed network of arterial bikeways enabling faster bicyclists to comfortably, conveniently and safely travel with slower bicyclists and pedestrians." The Metropolitan Branch trail is currently approximately 8 feet wide with a 4-foot landscaped buffer from traffic on Fenton Street. As per the recommendations in the plan, trails and sidepaths in the Breezeway Network should be a minimum of 11 feet in width for bicyclists, with a minimum 5 feet designated for pedestrians. A minimum 5-foot landscape strip for buffers from vehicular traffic are also recommended.
3. New York Avenue functions as a two-lane secondary residential roadway. Secondary roadways are not master-planned. The existing right-of-way is 40 feet between Takoma Avenue and Fenton Street.
4. Takoma Avenue functions as a two-lane secondary residential roadway. Secondary roadways are not master-planned. The existing right-of-way is 70 feet between Fenton Street and Takoma Avenue.
5. The Bicycle Master Plan identified Takoma Avenue as neighborhood greenway.

As per the approved and adopted *2000 Takoma Park Master Plan*, Fenton Street between Chicago Avenue to Takoma Avenue is classified as an arterial with a recommended 80 feet of right-of-way. The footnotes included in the Roadway Classification Table state the Planning Board may reduce the right-of-way below what is recommended. This segment of Fenton Street is owned and maintained by the City of Takoma Park. The applicant will coordinate on this issue with the City of Takoma Park.

Available Transit Service

The five transit routes serving the Montgomery College Takoma Park/Silver Spring campus are as follows:

1. Ride-On bus route 17 and Metrobus route F4 operate along Philadelphia Avenue, two blocks east of the campus. These routes have bus stops located at the nearby corner of Philadelphia Avenue and Takoma Avenue. Ride-On bus route 17 operates between the Silver Spring Transit Center and The Takoma Langley Crossroads Transit Center. Metrobus route F4 operates between the Silver Spring Transit Center and the New Carrollton Metrorail Station.
2. Ride-On bus route 18 operates on Fenton Street along the campus frontage connecting the Silver Spring Transit Center and the Takoma Langley Transit Center. After 7:06 PM the route stops servicing the Silver Spring Metro Station and instead operates between the Takoma Park Metro Station and the Takoma Langley Transit Center.

Bicycle Facilities

The Metropolitan Branch Trail connects Silver Spring to Union Station in Washington DC along 8 miles of rail-trail. Near the proposed project the trail runs along the west side of Fenton Street for about one-third of a mile between King Street and Takoma Avenue. The trail is approximately 8 feet wide with a 4-foot landscaped buffer between the trail and vehicular traffic on Fenton Street.

A bike sharing station exists on the north end of Montgomery College's campus on the west side of Fenton Street approximately 120 feet from New York Avenue. It has 15 docks and is easily accessible from the Metropolitan Branch Trail.

The proposed project will provide 9 short-term bicycle parking spaces with capacity for 18 bikes on-site. The bike parking is positioned immediately adjacent to the main, Fenton Street building entrance, beneath a canopy.

Pedestrian Circulation

The Applicant proposes increasing the width of the existing sidewalks along the site frontage on Fenton Street to meet the recommended 5-foot minimum. New, internal sidewalks along Fenton Street and Takoma Avenue connecting the two building entrances will also be 5-feet wide. All sidewalks that cross driveways will be sustained at-grade and will not ramp downward. This treatment improves the visibility of pedestrians crossing to motorists approaching the driveway and improves accessibility for pedestrians.

Local Area Transportation Review (LATR)

Adequate Public Facilities

A transportation impact study, dated December 14, 2018 (Revised January 21, 2019), was completed by AMT Consulting engineers on behalf of the applicant because the proposed project was estimated to generate 196 new morning peak-hour person trips (125 vehicle trips) and 175 new peak-hour evening trips (112 vehicle trips). Trip generation for the project is summarized in Tables 2 and 3.

Table 2: Project Peak Hour Trip Generation

Total Existing		Vehicle Rates		Adjusted Vehicle Rates		Person Trips	
Use	Total Units/GFA	AM	PM	AM	PM	AM	PM
Office	62,820 SF	130	117	109	98	171	154
Total Proposed		Vehicle Rates		Adjusted Vehicle Rates		Person Trips	
Use	Total Units/GFA	AM	PM	AM	PM	AM	PM
Hotel	134,600	279	250	234	210	367	329

Total	149	133	125	112	196	175

* Ancillary Retail trip generation is not included as part of the transportation impact in accordance with the 2016-2020 Subdivision Staging Policy. Source: AMT Consulting Engineers Transportation Study, dated December 14, 2018.

Table 3: Peak Hour Trip Generation by Mode

	Person Trips	Auto Driver	Pedestrian*	Transit	Bike
AM	196	125	50	28	23
PM	175	112	45	25	20

* Pedestrian trips are the sum of all transit and bicycle trips generated by the project. Source: AMT Consulting Engineers Transportation Study, dated December 14, 2018.

Vehicle Adequacy

Because the estimated transportation impact of the proposed project exceeds 50 net new person trips, the Applicant was required to evaluate vehicular (intersection) capacity for one tier of intersections to satisfy the Local Area Transportation Review requirement. Including the site access points, eight intersections were scoped for the transportation impact study. The intersections are shown in Figure 8 below and the results of the HCM methodology are presented in Table 4.

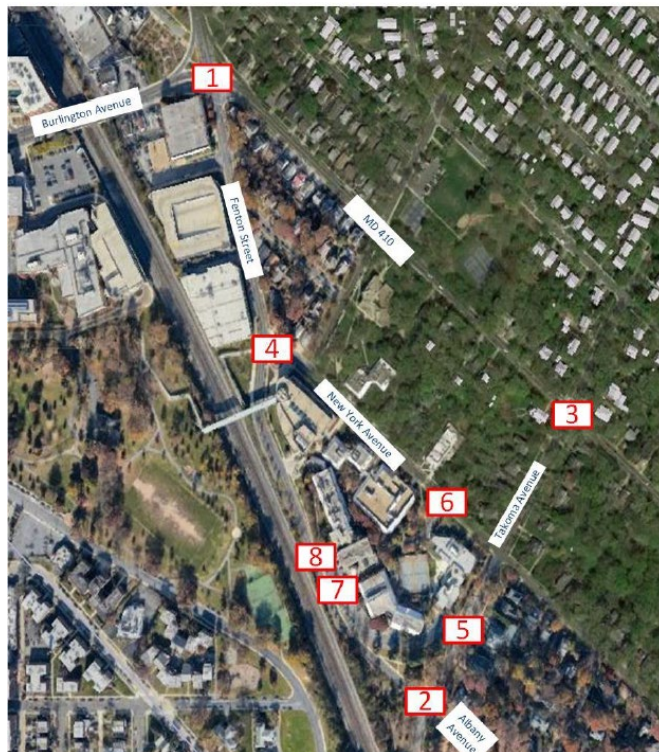


Figure 8: Study Intersections

Table 4: Intersection Capacity
Highway Capacity Manual Methodology

Intersection/Corridor	Traffic Control	Delay Standard (seconds)	Existing Conditions (seconds)		Total Future Conditions (seconds)	
			AM	PM	AM	PM
Fenton Street/Burlington Avenue	Signal	80	26.7	26.4	28.2	29.8
Takoma Avenue/Philadelphia Avenue	Signal	80	9.7	10.0	10.3	10.7
Fenton Street/Takoma Avenue/Albany Avenue	All-way stop	80	9.12	9.39	9.54	9.77
Fenton Street/New York Avenue	All-way stop	80	10.60	9.49	13.4	10.78
Takoma Avenue/Campus Entrance & Exit	Two-way stop	80	9.5	9.2	9.7	9.3
New York Avenue/Campus Exit	Two-way stop	80	9.4	8.9	9.4	8.8
Fenton Street/Campus Entry	Stop	80	7.7	7.6	8.0	7.8
Fenton Street/Campus Exit	Stop	80	9.4	10.1	9.7	10.2

Source: AMT Consulting Engineers Transportation Study, dated December 14, 2018.

Pedestrian Adequacy

A total of 50 net new pedestrian trips morning peak hour were estimated to be generated by the project. Per the 2016-2020 Subdivision Staging Policy (SSP), a pedestrian adequacy test was required, which entailed the analysis of ADA compliance of all intersections, sidewalk links and curb ramps located within 500 feet of the proposed Catherine and Isiah Math and Science Building. ADA compliance was evaluated based on metrics that include the width of the curb ramps, their slopes and presence of detectable warnings, obstructions and whether the curb ramps are placed within crosswalk markings.

The Applicant must fix or fund improvement to non-compliant ADA infrastructure pedestrian infrastructure within the 500 feet of the Subject Property, in accordance with the SSP and supplemental guidance issued by the Montgomery County Department of Transportation. Final determination of the required improvements must be made by the City of Takoma Park. The pedestrian analysis results are depicted in Figure 9.

Bicycle Adequacy

The project is estimated to generate fewer than 50 net new bicycle trips in the morning and evening peak hours, therefore a bicycle adequacy test was not required as part of the transportation impact study.

Transit Adequacy

The project is estimated to generate fewer than 50 net new transit trips in the morning and evening peak hours, therefore a bicycle adequacy test was not required as part of the transportation impact study.

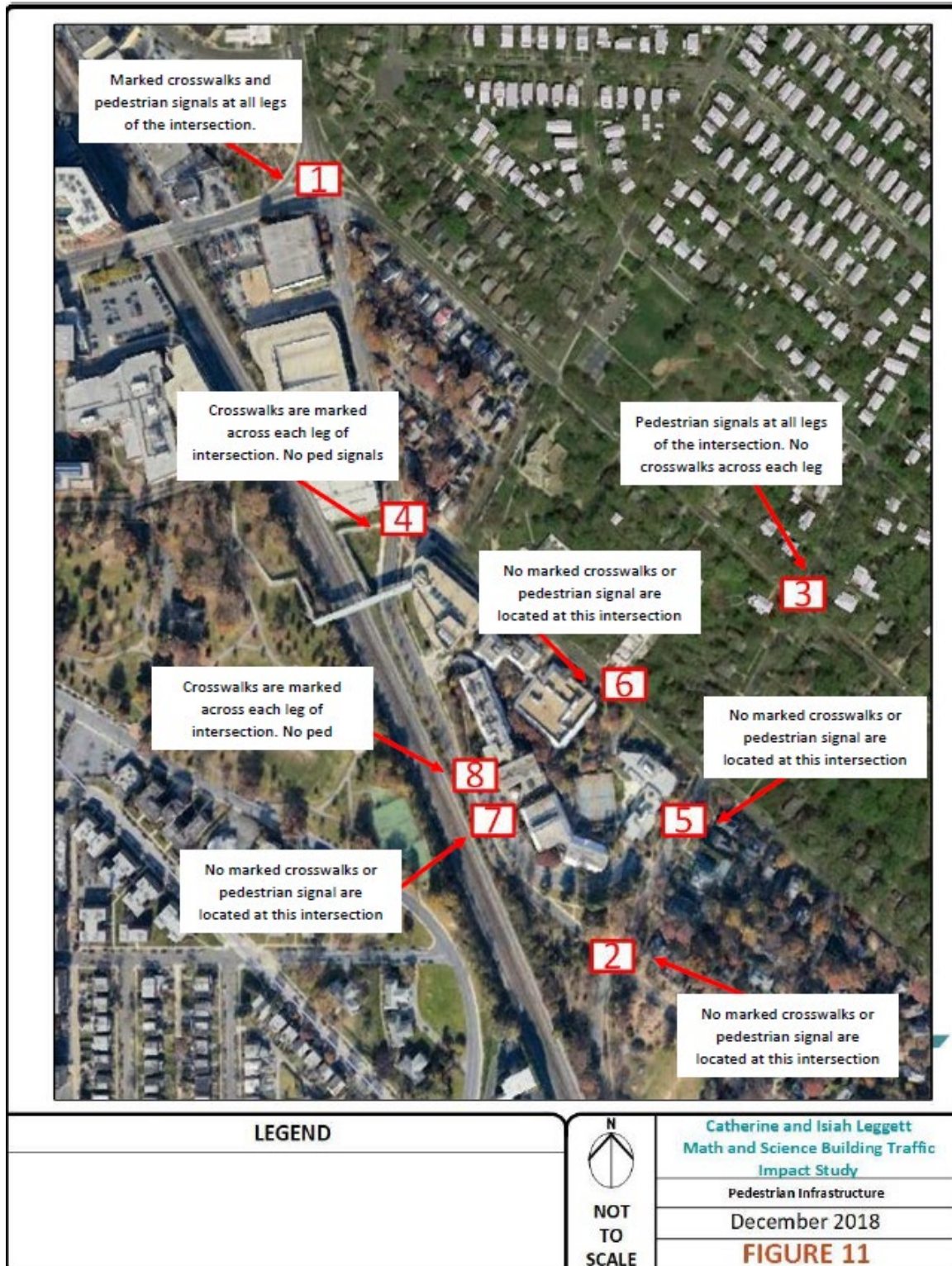


Figure 9: Pedestrian Adequacy Analysis

F. Environment

Forest Conservation Plan Exemption

A Forest Conservation Plan Exemption was confirmed on January 10, 2019 (see *Attachment G*). The project meets the requirements of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50 percent.

No specimen trees will be impacted during this campus expansion although many trees under the diameter at breast height of 24-inches will be removed. No mitigation is required under the Forest Conservation Law, however mitigation for the loss of smaller trees is being coordinated with the Takoma Park City Arborist.

Landscape Plan

The landscape plan will provide neighborhood screening for the residences across Takoma Avenue and to soften the campus setting. Large deciduous trees will be planted (4 ½" caliper) along pathways and shrubs and perennial species will be combined within the tree planting beds. There will be clusters of evergreens and shade trees on campus to provide intervals of year-round color.

Sustainable Design

Montgomery College will pursue a Silver Rating in Leadership in Energy and Environmental Design (LEED). A few notable design features that will provide energy, water, and waste savings include:

- Optimizing energy performance
- Solar orientation
- Advanced energy metering
- Demand response
- Renewable energy production (solar)
- Green power and carbon offsets
- Outdoor and indoor water reduction
- Water metering
- Construction and demolition waste management

Stormwater Management

The Stormwater Management Plan will be approved by the Department of Public Works for the City of Takoma Park. The latest concept plan submitted on December 14, 2018 shows 3 micro-bioretenction systems, a series of small planter rain gardens, and green roofs on the new buildings. The micro-bioretenction facilities will treat two surface parking lots and surplus roof runoff. Flow through stormwater planters will provide rainwater irrigation and innovative stormwater management. Permeable pavers will be used in parking stalls to reduce impervious surfaces.

The green roof will be constructed with modular tray plantings. The total square footage of the proposed green roofs will be 48,750 square feet. It will have a 12-inch thick media layer allowing for a wider variety of plantings which will take on a meadow character and allow for greater wildlife value. Modular tray green roofs have side walls which can inhibit the expansion of roots thereby stunting their

growth. Another consequence of modular trays can be a reduction in creating a continuous root mass which helps hold the green roof in place and treat more stormwater.

Conclusion

Based on analysis of the proposal, Staff recommends approval of this Mandatory Referral, and to transmit the recommendations listed at the beginning of this report to Montgomery College.

Attachments

- **Attachment A:** 2004 M-NCPPC Recommendations for Montgomery College
- **Attachment B:** 2017 Montgomery College Letter to the Community
- **Attachment C:** City of Takoma Park Resolution 2018-63
- **Attachment D:** MCDOT Review Letters
- **Attachment E:** MDSHA Review Letter
- **Attachment F:** Shadow Study
- **Attachment G:** Forest Conservation Exemption 42018088E
- **Attachment H:** Community Correspondence



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

October 22, 2004

Dr. Charlene Nunley, President
Montgomery College
51 Mannakee Street
Rockville, Maryland 20850

SUBJECT: Montgomery College Takoma Park Campus Facilities Master Plan

Dear Dr. Nunley:

The purpose of our letter is to provide you with comments in preparation for future mandatory referral submittals.

We received a copy of the College's Facilities Master Plan earlier this year. We understood that the Facilities Master Plan had already been approved by your Board and submitted to the State in order to meet a critical deadline. Therefore, we are providing comments in this letter for your consideration as future projects move forward. In particular, we recommend that the site selection for the proposed parking structure be incorporated in the upcoming mandatory referral for the King Street Art Center. Please find attached our comments on the Facilities Master Plan for the Takoma Park Campus.

We look forward to continuing to work with Montgomery College in the future and seeing the College thrive as part of the renaissance of South Silver Spring.

Sincerely,

Charles R. Loehr
Director

CRL:MR:ha

Attachments

1. Comments on Facilities Master Plan
2. Memorandum from Transportation Planning
3. Memorandum from Environmental Planning

M-NCPPC Recommendations
Montgomery College-Takoma Park Campus Facilities Master Plan

1. Maintain a scale, height, character, and intensity of use on the east campus that is compatible with the residential neighborhood and the adjacent Takoma Park historic district. Consider:
 - a. Reducing proposed building heights so that they do not exceed the 40 feet/3 story maximum set by the R-60 zone.
 - b. Providing improvements to the appearance of the existing parking structure on Fenton Street.
2. Shift uses from the east campus to the Georgia Avenue campus. Consider creating more space for such a shift by moving the College-wide central computer operations proposed for space in the King Street Arts Center to another campus.
3. Address building coverage for the entire College-owned block along Georgia Avenue and for the east campus to ensure consistency with the applicable zones.
4. Include public use space and density (floor area ratio) calculations for the entire College-owned property west of the railroad tracks, including the Health Sciences Building site.
5. Coordinate with the M-NCPPC to activate Jesup Blair Park with attention to the area near the railroad tracks and the path from the pedestrian bridge; the area where the College currently proposes a parking structure.
6. Place the proposed parking structure in the northeast corner of the former Giant Bakery site instead of in the southeast corner near Jesup Blair Park.
7. Minimize vehicular access from Jesup Blair Drive.
8. Provide an open space concept plan. Consider:
 - a. Relocating the tennis courts on the Takoma Park campus to provide better views and sight lines and a more generous gathering space near the Commons building.
 - b. Showing a series of public open spaces and pedestrian ways linking Jesup Blair Park with the key destinations on the Georgia Avenue campus.
9. Include streetscape and pedestrian/bike path improvements in accordance with the Silver Spring CBD Sector Plan providing connections to campus destinations and transit, particularly on Burlington Avenue and Fenton Street.

Environment¹

10. Incorporate the standards for meeting Leadership in Energy and Environmental Design (LEED) certification on all new and renovated buildings.
11. Provide documentation of existing site conditions that more closely approximates the requirement for Natural Resource Inventory/Forest Stand Delineation.

Transportation²

12. Provide a transportation impact analysis and mitigation strategies per the Planning Board's Local Area Transportation Review (LATR) guidelines as individual College projects are submitted for mandatory referral review.

Housing

13. Consider incorporating housing to address faculty, staff and student needs, possibly as part of a joint venture with a private developer.

Future Coordination

14. Coordinate with the M-NCPPC during the next cycle of revisions to the Facility Master Plan in advance of submittal to the State in 2007.

¹ See attached memorandum from Environmental Planning

² See attached memorandum from Transportation Planning

Attachment A

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

August 16, 2004

MEMORANDUM

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

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: David Paine, Senior Planner *DP*
Transportation Planning

SUBJECT: Montgomery County College Facility Master Plan

Regarding the transportation elements of the Montgomery County College Facility Master Plan (FMP), staff will look forward to reviewing the standard transportation impact analysis and mitigation effort set forth in the Planning Board's Local Area Transportation Review (LATR¹) Guidelines as elements of the Montgomery County College Facility Master Plan are implemented and submitted for mandatory referral review.

Staff notes that the individual FMP chapters do not completely reflect the County's area Master Plans for Silver Spring, Takoma Park, and Germantown regarding planned transportation improvements that may affect access to the campuses, such as the alignment of the Metropolitan Branch Trail. Where applicable, the County and College documents should support each other.

Significant, detailed analysis was done in the FMP on projected parking needs for the build-out scenario of the FMP, resulting in a sizeable request for structured parking funds. However, staff understands that the projections for adequate parking for individual campuses do not reflect the more detailed analysis of transportation use that would result from an LATR study, such as transit use specific to the site rather than an assumed Countywide rate, current traffic counts, and proposed trip mitigation. Changes to these assumptions may result in modifications to the College requirements at the implementation stage.

¹ http://www.mc-mncppc.org/transportation/latr_guidelines/LATR_index.shtml

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

MEMORANDUM

TO: Margaret Rifkin, Community Based Planning

VIA: Mary Dolan, Environmental Planning 

FROM: Marion Clark, Environmental Planning 

DATE: August 18, 2004

SUBJECT: Montgomery College Facilities Plan

Recommendation

Environmental Planning staff has reviewed this document and has the following comments:

- Include policy or plan for meeting Leadership in Energy and Environmental Design (LEED) certification on all new and renovated buildings.
- Provide documentation of existing site conditions that more closely approximates the requirement for Natural Resource Inventory/Forest Stand Delineation.
- Verify location of stream valley buffer in Germantown Campus Plan and remove eastern loop road if encroaching on buffer.

Discussion

Green Buildings

The Montgomery County Council recently passed an Environmental Policy requiring all County agencies to consider constructing new facilities as green buildings. In response the Maryland National Capital Park and Planning Commission committed to LEED silver certification level on all new commission buildings. The Planning Board also asked for a response and commitment from all county agencies when bringing forward new mandatory referrals. This document should establish a basis upon which CIP monies can be reserved for constructing green buildings and for using low impact development methods that reduce short and long-term environmental impacts.

Forest Conservation

Diagrams in this document entitled "Site Character Analysis" for each campus include references to natural resources such as tree canopy or water feature. These diagrams should more closely conform to a modified Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) required by the Forest Conservation Law. The modified NRI/FSD should illustrate

natural resources including, but not limited to: location of streams, wetlands and floodplains with approximate size of appropriate buffers; approximate size, location and composition of forest stands; general location of steep slopes, erodible soils, and approximate location of specimen trees.

The modified NRI/FSD should be used as a tool to guide design of the future campuses. For example, the proposed eastern loop road appears to be encroaching on a stream valley buffer. The road should not appear to be encroaching on the stream valley buffer in this document and must be designed in a more detailed stage to avoid permanent disturbance to any area within the stream valley buffer.

Future Submissions

Each campus master plan must be reviewed for compliance with the Forest Conservation Law. The law requires each campus site to provide a portion of forest retention, reforestation, or afforestation. More detailed campus master plans may be submitted at a later date, but must be approved by the time of the first mandatory referral submission. An approved Stormwater Management Concept Plan must accompany each campus Master Plan.



OFFICE OF THE PRESIDENT

September 29, 2017

Dear Friends:

Over the past several months, we came together to consider the future of Montgomery College's Takoma Park/Silver Spring Campus and, specifically, the modernization of its math and science classrooms and laboratories. I am grateful for the opportunity to have engaged with so many stakeholders, to learn and understand their needs, and to share my commitment to the College's mission—empowering students to change their lives.

Montgomery College values community engagement and is committed to being a good neighbor.

A year ago in August, I committed to a process to deepen our community engagement efforts in and about the Takoma Park/Silver Spring Campus. I did so because I recognize that the College must be a good neighbor with respect to facility construction as well as daily operations.

Last week, I was pleasantly reminded of the value of community engagement with the Montgomery County Planning Department's announcement that the renovation design for the Pavilion Three Building will be awarded a 2017 Design Excellence Award. Our close collaboration with neighbors helped to shape this design that meets the needs of our students and integrates well with the neighborhoods. The Montgomery County Planning Department and the American Institute of Architects' Potomac Valley Chapter will bestow a jury award to the project architects along with the other award winners on October 19.

Our more recent work together resulted in some immediate changes on campus. In response to traffic and circulation concerns at the start of the fall semester the campus implemented a new "cell phone parking" area in our garage, similar to those at airports, for student pickup. A campaign is underway to train students about where to park and the pick-up procedure. Additionally, after last semester's successful pilot program, the College will continue to hire, at our expense, off-duty police officers to enforce parking laws on Chicago Avenue, New York Avenue, and Islington Street.

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Community Conversations enabled me to connect directly with the array of stakeholders.

With respect to the future of the campus and to enhance our efforts to balance the needs of neighbors, students, and fiscal discipline, I realized we had to hear more clearly from our stakeholders. As part of this effort, we embarked on a series of Community Conversations in partnership with the City of Takoma Park.

The City embraced this effort by hosting the first two Conversations. I am grateful for Mayor Kate Stewart's leadership and the City staff who contributed countless hours to organize and lead these events.

The dialogue during the Conversations was informative, thoughtful, caring, robust, and frank. Together, we held three events (March 21, May 9, and June 6), which ultimately involved extensive discussions about the need for modern math and science classrooms and laboratories. We discussed the location and building concepts for the needed facilities in the College's current 2013-2023 facilities master plan (FMP), which replaces Science South and Falcon Hall, and its previous 2006-2016 FMP, which replaces Science North and Science South. *(Please note in this letter the current 2013-2023 FMP is referred to as "Option 1" and the previous 2006-2016 FMP is referred to as "Option 2.")* We recorded each event and documented the comments. The campus' adjacent neighbors, residents of Takoma Park and Silver Spring, government officials, students and alumni, faculty and staff, and many other community leaders gave significant time and energy to these Conversations—more than 100 people attended each event.

Following the Community Conversations, the College also offered an online, open-to-the-public web page to complete these Conversations and ensure all those interested had an opportunity to engage and provide feedback. In sum, over one hundred comments were posted to the City's and the College's web pages in addition to an array of letters, emails, and phone calls that were received.

The consensus for the need for modern math and science facilities was clear and resounding.

During the Conversations, I was gratified to hear the deep commitment to the College and the students we serve. It is clear that we all agree: MC urgently needs to modernize the current math and science classrooms and labs that are woefully inadequate to educate our students. The current buildings, at 38 and 56 years of age, are old, out-of-date, and do not meet today's instructional requirements. And, I think it is fair to say that most participants understand and

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appreciate the urgency that I feel—that my faculty and staff feel—to bring modern facilities to this campus. Every student must take a math and a science class to graduate. Therefore, the down-county students need easy access to state-of-the-art classrooms and labs to advance their futures. This project has been in our FMP since 2004, in our capital budget for 10 years, and envisioned for more than 20 years. The students of this campus simply cannot wait any longer.

Additionally, and of great importance to me, our adjacent neighbors came to understand the complexities of constructing this facility on sites away from the east campus.

Neighborhood coalitions wrote us in support of construction on the east campus using the site in Option 2 that replaces the Science South and Science North buildings with two four-story buildings with rooftop air handling systems. We appreciate the recognition of the students' needs and the willingness to move forward from Neighbors United, the Community Coalition for Science and Fitness, Historic Takoma, as well as the City of Takoma Park.

As discussed during the Conversations and in previous discussions, constructing on the parking lot on the campus' west side would require a tall building that would be expensive and impair teaching of math and science. Additionally, acquisition of the properties along Fenton Street today would not be fiscally prudent. Certainly, when it is necessary to expand the campus, the College will look to Silver Spring along Fenton Street—not Takoma Park—as stated in the FMP.

I delayed the July 1 start of the project to fully evaluate the feedback and to seek outside help to craft and analyze options to expedite the adjacent neighbors' preferred location—replacing Science South and Science North, Option 2.

The array of concerns—from the urgent need for modern facilities to compatibility issues—and the neighbors' recognition of the need to construct on the east campus gave me pause. So, to ensure the best decision, I delayed the project's start, though State and County funds were available to begin the design process on July 1. I resolved to take more time to better understand the feedback and to consider more fully how best to balance the needs of the students, neighbors, and fiscal discipline. To help with this effort, I directed staff to seek further analysis from an independent architecture firm.

The College engaged MCA Architecture, an experienced and respected firm, with the assistance of Forella Group, LLC, a well-regarded construction cost estimate firm that has worked with Montgomery County Public Schools and the University System of Maryland. They were tasked

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to examine alternatives to implement Option 2 more quickly and with an understanding of the impact on our students, the neighbors, and the cost implications.

MCA Architecture and the Forella Group's [independent analysis](#) helped inform my decision.

Together with staff, I reviewed the report carefully and evaluated the options with these complex and interdependent variables in mind:

- Urgency of need for modern facilities
- Disruption to learning and the student experience during construction
- Disruption and construction impact on the neighborhoods
- Impact on enrollment
- Fiscal impact
- Impact on access to classes and timely degree attainment

In addition to these criteria, I feel strongly that the College stands as the guardian of our students' educational experience. As a result, while the architect's report contained six possibilities, four alternatives are ultimately not viable.

Several of these alternatives disrupt the learning and the student experience and would be disruptive to our adjacent neighbors. Enrollment and access would likely be negatively impacted if these options were pursued. All the options add to the costs, and none of the options truly address the urgency of the need for modern facilities, given the time required for new State approvals. Specifically:

- Use of trailer labs (Alternative 2 A)—Portable laboratories are cost prohibitive and would be disruptive for the adjacent neighbors.
- Send students to the Rockville Campus (Alternative 2 B)—The Rockville Campus is 200 percent over capacity; Rockville serves 16,000 students, but was designed for 8,000 students. Additionally, as a consequence, enrollment may be negatively impacted, and may put access at risk for many students who cannot easily get to this campus—an hour-and-a-half bus ride from Long Branch.
- Use of Montgomery County Public Schools (MCPS) labs (Alternative 2 C)—MCPS uses its labs during the day, so College classes could only be offered at night. Currently, two-thirds of TP/SS students attend daytime classes. Of the 178 science and math classes taught, 74 percent are offered during the day and only 23 percent at night in response to student demand. Many students juggle school, work, and family duties. Students may

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be unable to change their schedules, forcing some students to delay degree-required courses, or stop out—thus, delaying their graduation and putting their completion at risk. Additionally, Montgomery Blair High School currently is over capacity and is utilizing portable classrooms. Other activities and athletic events frequently take place on the Blair campus at night, limiting parking lot and building use. Finally, the faculty and staff would have to transport our own educational tools, equipment, and lab materials, and prepare the classroom for high school use the next morning.

- Use of leased space labs (Alternative 2 D)—Finding and renting suitable, specifically space that could be renovated and outfitted for academic lab use, is complex and time consuming. This alternative is not fiscally prudent especially given its temporary nature.

Of the two principal options, I could consider the expedited Option 2 *if* the following happens this fall.

- The College's capital budget is not adversely affected.
- The County can provide the additional resources needed.
- The County Council can make the necessary budget adjustments this fall.
- The community understands that the construction time will be almost four years and that there is little capacity to adjust the building's height (four stories plus HVAC) at this location. Thus, the charrette process will focus on other design elements and affordable possibilities to reduce perceived height.

These are matters and decisions that would need to be made outside of the College, but would form a basis to make the option possible. I do have concerns with an expedited Option 2:

- This option still does not fully address the urgency of the need. Students would have to wait five to six years for complete access to modern classrooms and labs. While this is an improvement over the originally envisioned project with eight years to completion, it still requires more time to complete than Option 1.
- State plans would have to be revised, further delaying the project's start by as much as eight months.
- The construction period is longer and lengthens the disruption to the neighborhoods.
- This option costs \$92.4 million—a \$7 million increase to the approved budget.

All things considered, the most prudent course of action is to continue as planned with the replacement of Science South and Falcon Hall, Option 1.

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Given the considerations laid out above, in the absence of additional resources, and with the imperative to use current capital funding to advance the project, I plan to continue to pursue Option 1 for the following reasons:

- This option is the least disruptive to the students—as students can stay on campus and be most easily served during construction under this option.
- Access and enrollment are least likely to be negatively impacted.
- It minimizes the disruption to the neighborhoods with the shortest construction time period of two to two-and-a-half years.
- It responds to the urgency of the need—students get in modern classrooms and labs sooner. The time to completion is four years. No further project delays will be incurred to revise State plans.
- It is the most fiscally prudent as it is the least expensive, has an approved \$85 million budget and State aid will stay on schedule.

Option 1 best balances student needs, the needs of the neighbors, and fiscal prudence.

Make no mistake: I heard the concerns of our adjacent neighbors and others about modernizing facilities on the east campus and specifically along Takoma Avenue.

I recognize our neighbors need greater certainty about the project now. The charrette process will enable the community to help the College shape the schematic design for the project. However, prior to the start of the charrette process, I will direct staff to take the following steps to be the basis of the building's final design and to mitigate the construction process.

Design directives

- Keep the current setback of Falcon Hall—no closer to Takoma Avenue than the existing Falcon Hall.
- Ensure the height is no more than two stories along Takoma Avenue—similar to Falcon Hall.
- Minimize windows along Takoma Avenue to reduce lighting impacts.
- Protect the park-like green space along Takoma Avenue.
- Locate height and rooftop air units away from Takoma Avenue nearer the campus interior.
- Maximize the building's width to lower height.
- Take advantage of topography to minimize perceived height.

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- Hire an architect experienced with designing facilities in historic districts and residential neighborhoods to ensure the exterior respects the campus location.

Construction mitigation directives

- Craft and implement specific measures to protect adjacent neighbors' homes and the Belle Ziegler Park from construction activities. Seek strategies used by MCPS for construction mitigation in neighborhoods.
- Provide an onsite project manager to be available to the community.
- Provide a project "hotline" to respond to immediate community concerns.
- Park construction vehicles away from campus and neighborhoods.
- Craft a construction traffic management plan.
- Mitigate construction noise.

I also recognize that Option 1 does not respond to the desire of many pool users to keep the on-campus pool. But, enhancing student success is the imperative for me and the Board of Trustees. As I have said, the students' need for modern math and science classrooms and labs outweighs access to an on-campus pool. Other fitness activities will still be offered on campus.

In addition, we will seek access for students to the County's new South County Regional Recreation and Aquatic Center in downtown Silver Spring near the Metro station (just over one mile from campus.) The County expects this state-of-the-art facility to open in two years *before* construction begins on campus. We are committed to enriching the life of the community, as our mission calls us to do. As a result, we invite and welcome community members to use our facilities and participate in programs. However, student success must come first.

I have directed the staff to be ready when the time comes to facilitate the community's use of other nearby swim facilities or the new aquatic center in Silver Spring. We will continue to join the Mayor in calling for swim facilities in Takoma Park.

I remain committed to community engagement including the design charrette process and the mandatory referral process to provide our neighbors a role in shaping the project.

Further community engagement will help us ensure a quality exterior design that is respectful of the campus' location and mitigate the construction impact for neighbors.

The charrette process, led by the project architect, will enable stakeholders to engage in an iterative design and problem-solving process to provide input on the schematic building design.

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During the process, the College will share schematic designs as they are drafted and evolve. Specifically, participants will shape design elements to lead to the final schematic design, including:

- mass and scale,
- exterior finishes and façade treatments,
- general aesthetics to complement the existing campus and surrounding neighborhoods,
- tree save and green space, and
- pedestrian, bicycle, and vehicle circulation.

Once the schematic design is complete—approximately 18 months—the College will submit it to Montgomery County Planning Board for review through the mandatory referral process, which includes additional opportunities for input. Additional community input will be sought as the College completes the design details and to share the construction timeline and mitigation strategies as they are developed.

We will also submit our storm water management and tree plans to the City of Takoma Park, as required.

While there are more conversations to come, it is now time to move forward.

I am grateful for the engagement by so many stakeholders—I have heard you and I hope you will see our efforts to participate in a community engagement process, especially the Community Conversations and our subsequent deliberations as a genuine effort to collaborate with the community on the future of this campus.

This endeavor built upon previous efforts to consult the community. As we began contemplation for the modern facilities, we reached out to the community for input, as we have done for past master plans and projects. In 2002, we signed a Memo of Understanding (MOU) with the City of Takoma Park, Montgomery County, and Historic Takoma to document our shared values and mutual responsibilities. Specifically, we agreed to, “consult with the community when making any major or substantial changes or alterations to existing structures on the campus.” Since then, we have consulted with the community on the Charlene R. Nunley Student Services Center, the Catherine F. Scott Commons Building, and the now award-winning Pavilion Three Building. More recently, the Campus hosted two community meetings in 2015 and Dr. Brad Stewart, vice president and provost, briefed the Takoma Park City Council in

September 29, 2017

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January 2016 regarding the facilities master plan—well in advance of the design or construction of a specific project.

So, I ask you to help me move this project forward and to work with me to get it right— join me to continue to balance the needs of students, neighbors, and fiscal prudence.

With your support, we can bring modern facilities to this campus and enhance access to quality postsecondary education and opportunity for down-county residents.

As I noted earlier, it is clear from the sum of all the feedback that there is agreement that the need for modern math and science facilities is real and urgent for this campus. For this I am grateful.

Our friends, neighbors, family members, and especially the recent graduates of Einstein, Montgomery Blair, Northwood, Springbrook, and Wheaton high schools need access to quality postsecondary education in their community at their community's college. Together, we can ensure that this campus can serve today's students, build the workforce of tomorrow, and help ensure a vibrant Silver Spring and Takoma Park in the years ahead.

It's been gratifying to work with so many impassioned and dedicated people. I count on your continued engagement as we forge ahead to bring modern math and science facilities to this campus and do so in a way that is responsive to the needs of our neighbors.

I hope you will join me to advance our shared mutuality to invest in the future of this campus, our community, and our County.

Sincerely,

A handwritten signature in black ink, reading "DeRionne P. Pollard". The signature is fluid and cursive, with the first name being the most prominent.

DeRionne P. Pollard, PhD

President

Introduced by: Councilmember Kovar

CITY OF TAKOMA PARK, MARYLAND

Resolution 2018-63

Resolution Regarding Montgomery College Math and Science Building

WHEREAS, Montgomery College (the "College"), founded in 1946, is Maryland's oldest community college, the first of its three campuses was established in 1950, and it lies in part within the 1976 Takoma Park National Register Historic District; and

WHEREAS, the Takoma Park/Silver Spring campus is distinct due to its residential neighborhood setting, compact site, and proximity and adjacency to residences both within the Takoma Park National Register Historic District as well as the local Montgomery County Takoma Park Historic District; and

WHEREAS, the College, on November 28, 2018, presented to the City and community members the plans for the Catherine and Isiah Leggett Math and Science Building on the Takoma Park/Silver Spring campus; and

WHEREAS, following a two-year process, including Community Conversations co-hosted by the Takoma Park City Council and Montgomery College, Montgomery College President DeRionne Pollard announced her decision regarding the location of the College's new Math-Science Building on September 29, 2017; and

WHEREAS, concerns have been raised about the proposed square footage of the building given the size of the site; and

WHEREAS, while President Pollard selected a site different from the one recommended by the City Council, a number of County Council members, and many residents, the College committed to a number of design directives in a letter to the Mayor, October 9, 2017, as follows:

- Keep the current setback of Falcon Hall – no closer to Takoma Avenue than the existing Falcon Hall.
- Ensure the height is no more than two stories along Takoma Avenue – similar to Falcon Hall.
- Minimize windows along Takoma Avenue to reduce lighting impacts.
- Protect the park-like green space along Takoma Avenue.
- Locate height and rooftop air units away from Takoma Avenue nearer the campus interior.
- Maximize the building's width to lower height.
- Take advantage of topography to minimize perceived height.

Attachment C

- Hire an architect experienced with designing facilities in historic districts and residential neighborhoods to ensure the exterior respects the campus location; and

WHEREAS, Montgomery College held a series of design charrettes with community engagement in Summer and Fall of 2018, an intensive planning activity where neighbors, community members, students, and other stakeholders collaborated with the designers on a vision for design of the building. This process sought to balance the needs of students, neighbors, the community, and fiscal prudence; and

WHEREAS, while significant design improvements were made during the course of the charrette process, there are still some questions and concerns among nearby residents regarding massing and height; parking and traffic; the visibility of and potential noise from rooftop mechanical equipment; and the building's exterior appearance; and

WHEREAS, the Takoma Park Master Plan, adopted in December 2000 recommends "maintaining compatibility with adjacent residential communities" as the College expands; and

WHEREAS, the 2002 Agreement Between the City of Takoma Park, Historic Takoma, Inc., and Montgomery County requires the College to consult with the City and the community regarding "any alteration, construction, or revitalization of the exterior of the existing buildings." This Agreement is incorporated into The Takoma Park City Code, Appendix A; and

WHEREAS, the City Council has found that the College's proposal to enhance the science and math programming available to its diverse student body, many of whom reside in Takoma Park, through the development of a new Math and Science facility will help advance the City's interest in encouraging investment in the community to reverse racial disparity trends as evidenced by the lack of significant representation of people of color in the fields of math and science.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the Mandatory Referral application as proposed with the following provisions:

- Section 1. The Council recognizes the important value the College has for the community and is committed to working constructively and cooperatively with the College regarding its redevelopment plans.
- Section 2. The Council supports redevelopment of the Takoma Park campus with the use of design guidelines and massing standards which reflect and preserve the architectural integrity and residential character and scale of the adjoining neighborhood and are compatible with the historic districts.

Attachment C

- Section 3. The Council appreciates the College's commitment to a public engagement process in the development of the design of the building and expects the College to continue that process through the refinement of the design.
- Section 4. The Council expects the College to consult with the community on construction activities that affect residents and users of Belle Ziegler Park, and to develop a process for resolving complaints or concerns about such activities.
- Section 5. The Council expects the College to consult and work with the community on stormwater and tree protection and replanting, especially as those factors affect water runoff and related impacts on nearby residences.
- Section 6. The Council expects the College to continue to work with City staff on topics of stormwater management, tree protection and replanting, and other issues of design, construction and community impact as they arise.
- Section 7. The Council looks forward to working in partnership with the College in the future to meet the needs of the community and the diverse population of students.
- Section 8. The City asks that, as the building design is considered in the Mandatory Referral process:
- a) the current proposed setbacks on Takoma Avenue and Fenton Street not be decreased;
 - b) the height and massing of the building not be increased from the plans presented to Council on November 28, 2018, and to the extent possible, in the context of the surrounding residential neighborhood, the College continues to explore design elements to soften the height and massing impact of the building, especially in the Northeast portion of the current design where the building reaches its highest elevation from the ground;
 - c) the potential impact of parking changes; traffic plans; the size, appearance and noise of rooftop mechanical equipment; lighting and glare; and changes to sunlight patterns on the residential neighborhood be carefully assessed through appropriate studies and the impacts of these factors on the neighborhood be mitigated to the extent possible;
 - d) the proposed location and configuration of the building's science laboratories and the plans for handling of hazardous materials and atmospheric venting are evaluated from a health and safety standpoint, taking into account relevant scientific standards and guidelines, to determine if they are compatible with the building's close proximity to the residential neighborhood and Belle Ziegler Park;

Attachment C

e) exterior design features are to the extent possible compatible with the historic neighborhood architecture; and

f) the design and any precedent it may set be considered within the larger context of the campus and neighborhood, including potential future College construction plans.

Adopted by the Council of the City of Takoma Park this 5th day of December, 2018.

Attest:


Jessie Carpenter, CMC
City Clerk



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdieh
Director

January 25, 2019

Ms. Katherine Mencarini, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Catherine and Isiah Leggett Math and Science
Building (Montgomery College)-
Mandatory Referral-MR2019011
Traffic Impact Study Review

Dear Ms. Mencarini:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review dated December 14, 2018 and revised report dated January 21, 2019, and prepared by AMT Consulting Engineers, for the Catherine and Isiah Leggett Math and Science Building (Montgomery College) development. The analysis addresses the impact of:

- Demolish two existing buildings and a proposed new Math and Science building with a net gross square footage of 71,780 SF.

Based on the review of the Local Area Transportation Review and Transportation Policy Area Review report we offer the following comments:

General Comment

1. The revised Traffic Impact Study report is **incomplete**. The project generates more than 50-person pedestrian trips. The applicant's consultant has not addressed the pedestrian system adequacy test, which is required. The applicant should provide this analysis prior to issuance of any permit. The payment for the improvements must be prior to the issuance of the first above grade building permit. The fixing should be completed prior to issuance of the use and occupancy permit.
2. Are these models i.e. SIM/SYNCHRO TRAFFIC, HCS 2010 calibrated to reflect existing traffic

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Ms. Katherine Mencarini
Catherine and Isiah Leggett Math and Science
Building (Montgomery College)
January 25, 2019
Page 2

conditions? If it is not calibrated, please revise the report accordingly.

3. We defer to the City of Takoma Park and Maryland State Highway Administration (MDSHA) for comments regarding intersections maintained by MDSHA jurisdiction.

Adequacy Determination

1. The study indicates that the subject development will generate at least 50 total weekday peak hour person trips and 50-peak hour pedestrian trips; therefore, the Motor Vehicle and Pedestrian Adequacy test is required.
2. The Transportation Impact Study Scope Agreement in Appendix A of the study indicates that the analysis for transit and bicycle adequacy is not required since the proposed development does not generate more than 50 trips. We accept this conclusion.

Motor Vehicle System Adequacy

1. Existing Peak Hour Traffic volume (balanced) (Figure 3b, page 7), Background (2021) Conditions Peak Hour Volumes (Figure 5, page 15), and Proposed Trip Assignments should be reviewed and approved by Montgomery Park and Planning, and City of Takoma Park.
2. A signal operations and queue analysis for existing condition indicated on page 9, for background condition on page 16, and for future condition on page 24 should be reviewed by MDSHA signal operation team and City of Takoma Park.
3. The LATR test for the Silver Spring/Takoma Park policy area uses Highway Capacity Manual (HCM) methodology with a HCM average vehicle delay standard of 80 seconds/vehicle and HCM volume-to-capacity equivalent of 1.00. The consultant studied eight (8) intersections. The consultant concluded that the total future conditions for these intersections will not exceed the congestion standard for the Montgomery Village/Airpark policy area.
4. We **accept** the consultant's conclusions that the post-development traffic would operate within the congestion standard at the studied intersections.

Pedestrian System Adequacy

1. The LATR states the following should be achieved:
 - a) Fix (or fund) all Americans with Disabilities Act (ADA) noncompliance issues, including, but not limited to, curb ramps and sidewalks, within a 500-foot radius of site boundaries or within the distance to the nearest signalized intersections located beyond a 500-foot radius of site boundaries.

Ms. Katherine Mencarini
Catherine and Isiah Leggett Math and Science
Building (Montgomery College)
January 25, 2019
Page 3

- b) Ensure LOS D for crosswalk pedestrian delay (or no more delay than existing) at any LATR study intersections that are located within 500 feet of site boundaries or within a Road Code Urban Area/Bicycle Pedestrian Priority Area (RCUA/BPPA). This delay can be achieved by considering means to reduce crosswalk distances and demonstrating a practical approach to signal timing. The applicant is responsible for identifying a revised signal timing concept for consideration but is not required to obtain MCDOT or MDSHA approval, nor is the operating agency required to implement it.

The report **does not** address the ADA non-compliance issues per the LATR. The analysis should be completed prior to issuance of any permit, as per the MCDOT Memorandum dated October 25, 2018 - "Technical Guidance: 2016 Subdivision Staging Policy (SSP) ADA Noncompliance Test Procedures for urbanized areas".

The LATR guidelines require the applicant to complete the study and the fix based on the pedestrian trips. MCDOT memorandum dated October 25, 2018 reduces the burden to some extent for the applicants.

- Tier 1 Proposed ADA Improvements:

The applicant is responsible to identify and fix ADA non-compliance issues with the sidewalk ramps, traffic signals, significant trip hazards, cross slope deviations, and broken, missing, structurally failing sidewalks.

Beyond the site frontage, the applicant is not required to relocate utilities or traffic signal cabinets, reconstruct utility vaults, relocate fire hydrants, relocate street trees or relocate manhole covers.

- Tier 2 & Tier 3 Proposed ADA Improvements:

The applicant is responsible to identify and fix ADA non-compliance issues with the sidewalk ramps, traffic signals, significant trip hazards, and missing or structurally failing sidewalks

OR

A minimum recommended contribution of \$100,000 for Tier 2 and \$50,000 for Tier 3 towards compliance may satisfy this requirement.

Tier 1 items must be fixed by the applicant. If the applicant decides not to fix the improvements in Tier 2 and 3, they are allowed to make a payment of \$150,000 for these tiers. This payment must be made prior to issuance of the first above grade building permit. f

Ms. Katherine Mencarini
Catherine and Isiah Leggett Math and Science
Building (Montgomery College)
January 25, 2019
Page 4

Pedestrian and Bicycle Impact Statement

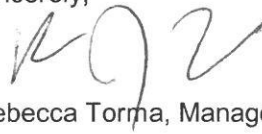
1. The consultant **did not** provide inventory of the existing street light in the vicinity of the site per Pedestrian and Bicycle Impact Statement (page 26) of the LATR Guidelines.

Summary

1. For the Pedestrian System Adequacy, the report **does not** comply with the ADA non-compliance requirements per the LATR; therefore, the TIS is incomplete. The applicant is required to fix or fund non-ADA compliance issues as per the LATR and the MCDOT Memorandum dated October 25, 2018 - "Technical Guidance: 2016 Subdivision Staging Policy (SSP) ADA Noncompliance Test Procedures for urbanized areas". The analysis should be completed prior to issuance of any permit. The applicant must fix all non-ADA compliance improvements in Tier 1 prior to issuance of the use and occupancy permit. For tier 2 and 3, the applicant may fix the improvements prior to issuance of the use and occupancy permit or make a payment of \$150,000 prior to issuance of the first above grade building permit.
2. We concur with the consultant's conclusion regarding the motor vehicle, transit and bicycle. The motor vehicle delay will not exceed the Silver Spring/Takoma Park policy threshold.
3. The consultant **did not** provide inventory of the existing street light in the vicinity of the site per Pedestrian and Bicycle Impact Statement (page 26) of the LATR Guidelines.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Area Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,



Rebecca Torma, Manager
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\TIS\ Catherine and Isiah Leggett Math and Science Building-Montgomery College\Catherine and Isiah Leggett Math and Science Building-Montgomery College-TIS Review Ltr 01-07-2019

cc: Marvin D Mills Jr. Owner
Jack Goode AMT Consulting Engineers
Letters notebook

Ms. Katherine Mencarini
Catherine and Isiah Leggett Math and Science
Building (Montgomery College)
January 25, 2019
Page 5

cc-e:	Khursheed Bilgrami	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Seifu Kerse	MCDOT DTEO
	Kwesi Woodroffe	MDSHA District 3
	Deepak Somarajan	MCDOT OTP



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdieh
Director

January 16, 2019

Ms. Laura Shipman, Senior Planner
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Mandatory Referral Letter
Mandatory Referral No. MR2019011
Leggett Math and Science Building
REVISED LETTER

Dear Ms. Shipman:

This letter **supersedes** the Mandatory Referral letter dated January 9, 2019. We have completed our review of the Mandatory Referral Plan dated December 14, 2018. Based on our review, we have the following comments:

1. We defer to City of Takoma Park for comments for any improvements along the public right-of-way.
2. The Traffic Impact Study (TIS) dated December 14, 2018 is under review and a final letter will be issued. We have the following comments based on initial review of the TIS dated December 14, 2018:
 - a) The report **does not** address the resolution of the ADA non-compliance issues per the LATR. The report should be revised per the MCDOT Memorandum dated April 3, 2018- "Technical Guidance: 2016 Subdivision Staging Policy (SSP) ADA Noncompliance Test Procedures for urbanized areas".
 - b) The consultant **did not** provide a Pedestrian and Bicycle impact statement per Section III.LATR Study Submission-C. Contents Required for Completeness-2. Pedestrian and Bicycle Impact Statement (page 26) of the LATR Guidelines.
3. **Storm Drain Analysis:** We defer to MDSHA and City of Takoma Park for the portion of site draining to the storm drain system maintained by either of the jurisdictions.

Office of the Director

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Located one block west of the Rockville Metro Station

Ms. Laura Shipman
Mandatory Referral No. MR2019011
January 9, 2019
Page 2

4. We defer to City of Takoma Park for Sight Distance approvals for existing and proposed driveways.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at (240) 777-7170 or at deepak.somarajan@montgomerycountymd.gov.

Sincerely,



Rebecca Torma, Manager
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Mandatory Referral\ MR2019011-Leggett Math and Science Building \ Letter\
MR2019011-Leggett Math and Science Building-REVISED Letter

cc:	Marvin D Mills Jr. Mike Wychulis Sandra Filippi Letters notebook	Owner AMT Engineering Montgomery College
cc-e:	Atiq Panjshiri Sam Farhadi Mark Terry Seifu Kerse	MCDPS RWPR MCDPS RWPR MCDOT DTEO MCDOT DTEO

January 18, 2019

Mr. Mike Wychulis
A. Morton Thomas & Associates, Inc
800 King Farm Boulevard, 4th Floor
Rockville, MD 20850

Dear Mr. Wychulis,

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by A. Morton Thomas & Associates, Inc, dated December 14, 2018, for the (**Montgomery College Math & Science Building– 18APMO035XX**) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The proposed land use is the replacement of two Montgomery College Buildings (combined 62,820 SF) with a new Math and Science Learning Center (134,600 SF). Proposed site access points include two access points on Fenton Street and one on Takoma Avenue. The Takoma Avenue access point will be exit only, Fenton Street access points will consist of one entrance only and one exit only access point.
- The following intersections were analyzed under existing, background and future conditions:
 - MD 410 X Burlington Avenue/ Fenton Street
 - MD 410 X Takoma Avenue
 - Fenton Street X Takoma Avenue/Albany Avenue
 - Fenton Street X New York Avenue
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

Based on the information provided, please address the following comments in a point-by-point response:

Regional and Intermodal Planning Division (Kandese Holford):

1. The Montgomery College Math and Science Building TIS, MDOT SHA Permit #18APMO035XX, located at 7600 Takoma Avenue in Takoma Park does not propose new access to a State roadway. RIPD has no comments.

Mr. Wychulis
SHA Tracking No: 18APMO035XX
Page 2 of 3
01/18/19

Travel Forecasting and Analysis Division (Scott Holcomb):

1. It is unclear how/where diverted volumes were determined to be added to the raw traffic volumes to compensate for the closure of Fenton Street.
2. Network volumes between Intersections 2 and 5 on Takoma Avenue do not appear to balance well.
3. The traffic generated by the background and site developments appears to be consistent with the ITE Trip Generation Manual 10th Edition, or with other previously approved reports.
4. On Page 24, a queue increase of 55 feet is the equivalent of more than 2 vehicles assuming 25 feet per vehicle, not less than.

Traffic Development & Support Division (Eric Waltman):

1. TDSD has completed our review of the 12/14/2018 TIS. We have no critical comments.

District 3 Traffic Comments (Derek Gunn):

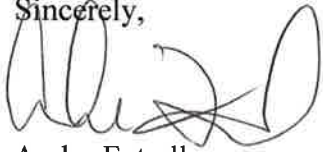
1. The projected southbound Left Turn queue along Fenton Street at the MD 410 intersection exceeds available storage by nearly double its existing length. Additionally, the projected eastbound Left Turn queue along Burlington Avenue at the same intersection exceeds available storage by double its existing length. In lieu of geometric modifications, coordination is recommended with Montgomery County Department of Transportations (MCDOT) to consider signal timing adjustments at this location.
2. Pedestrian facilities at state-owned study locations were found to be adequate based upon the study results.

Attachment E

Mr. Wychulis
SHA Tracking No: 18APMO035XX
Page 3 of 3
01/18/19

Please submit a CD containing the traffic impact study, all supporting documentation, and a point-by-point response addressing the comments noted above to the Access Management Division. For electronic submissions create an account with our new online system <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number in Maryland only at 1-800-876-4742 (x7347) or via email at kwoodroffe@sha.state.md.us or shaamdpermits@sha.state.md.us.

Sincerely,



Andre Futrell,
District Engineer, District 3, SHA

AF/ar

cc:

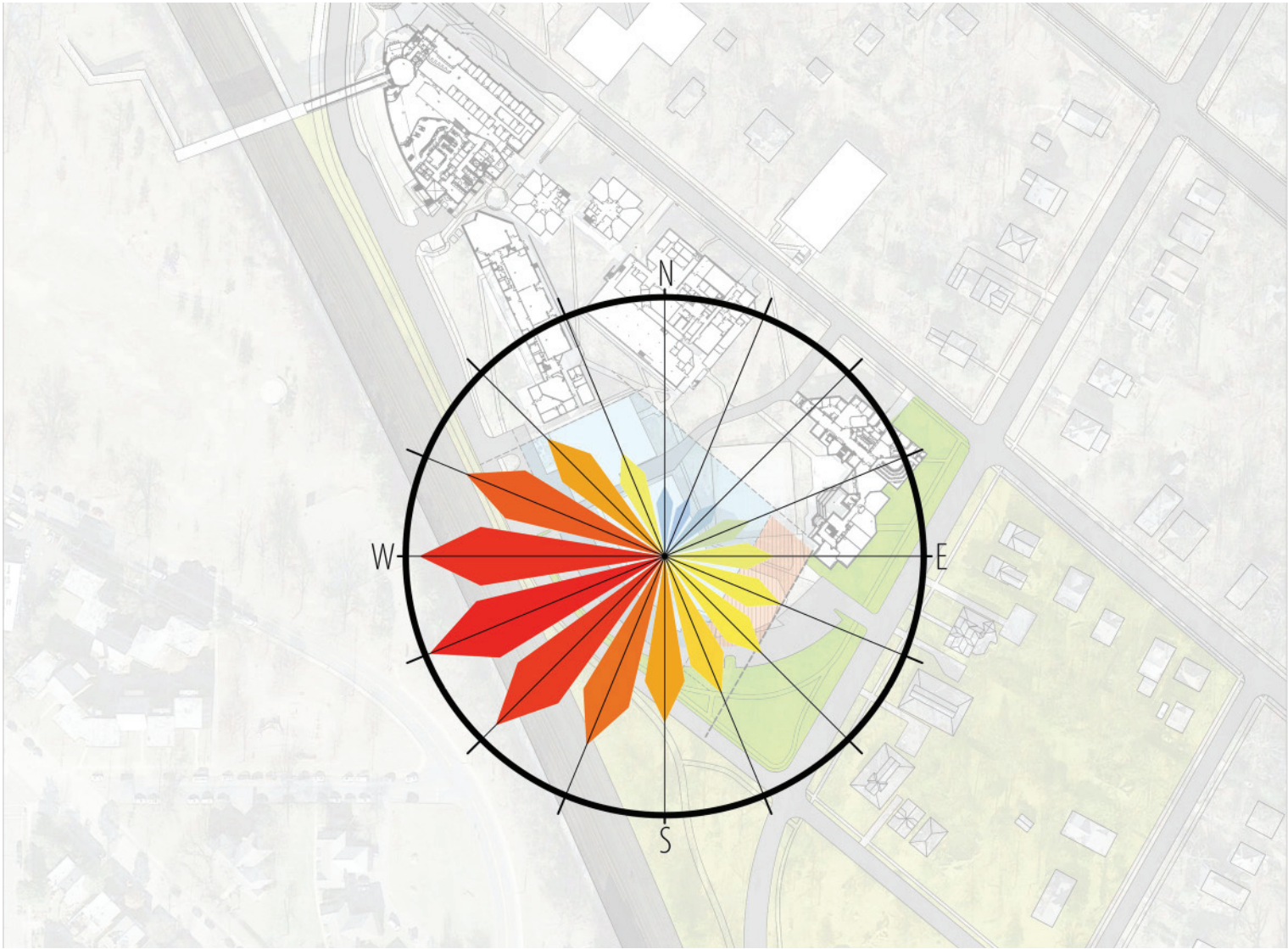
Matt Baker (OPPE - RIPD - MO Co)
Ms. Samantha Biddle, Chief, Regional and Intermodal Planning Division
Rola Daher (OPPE - TFAD)
Mr. Derek Gunn, ADE Mo Co., District #3 – Traffic
Scott Holcomb (TFAD - MO Co.)
Kandese Holford (OPPE - RIPD)
Robert Owolabi (D3 - Traffic - MO Co.)
Thomasina Saxon (OPPE - RIPD)
William Stroud (OOTS - TDSD)
Errol Stoute (OOTS - TDSD)
Laura Shipman (MNCPPC)
Oscar Yen (OOTS - TDSD)

APPENDIX F
SUN AND SHADOW STUDY

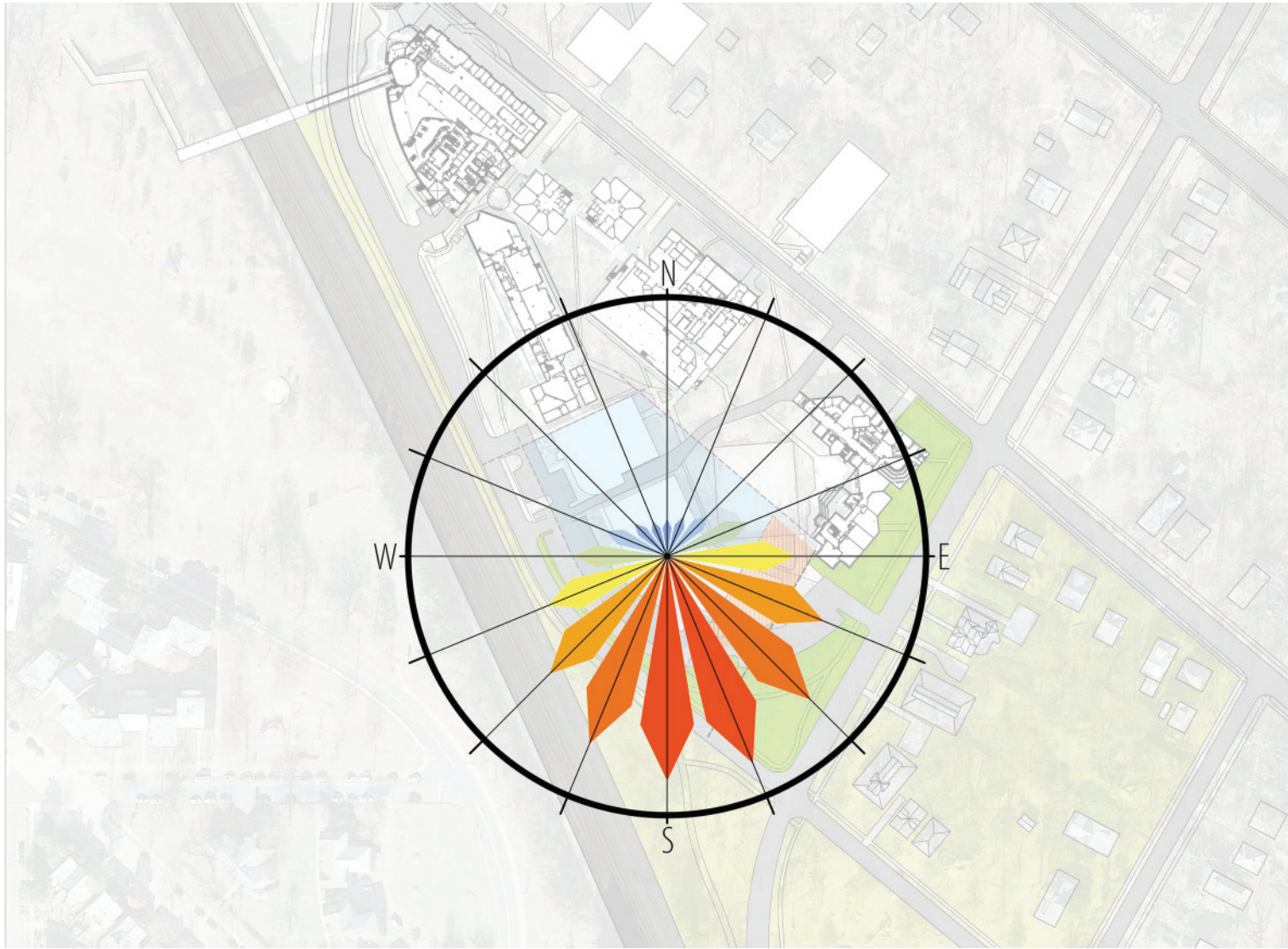
SHADOW STUDY: SOLAR EXPOSURE IN ZONE 4A CLIMATE

Attachment F

SUMMER SOLAR



WINTER SOLAR



SHADOW STUDY

During typical daylight hours, the orientation of the building and site is such that the shadows cast from the building are normally on generally on the property. During the period of time during the day when the sun angle is parallel to the ground plane, every vertical element will cast a shadow to the adjacent object.

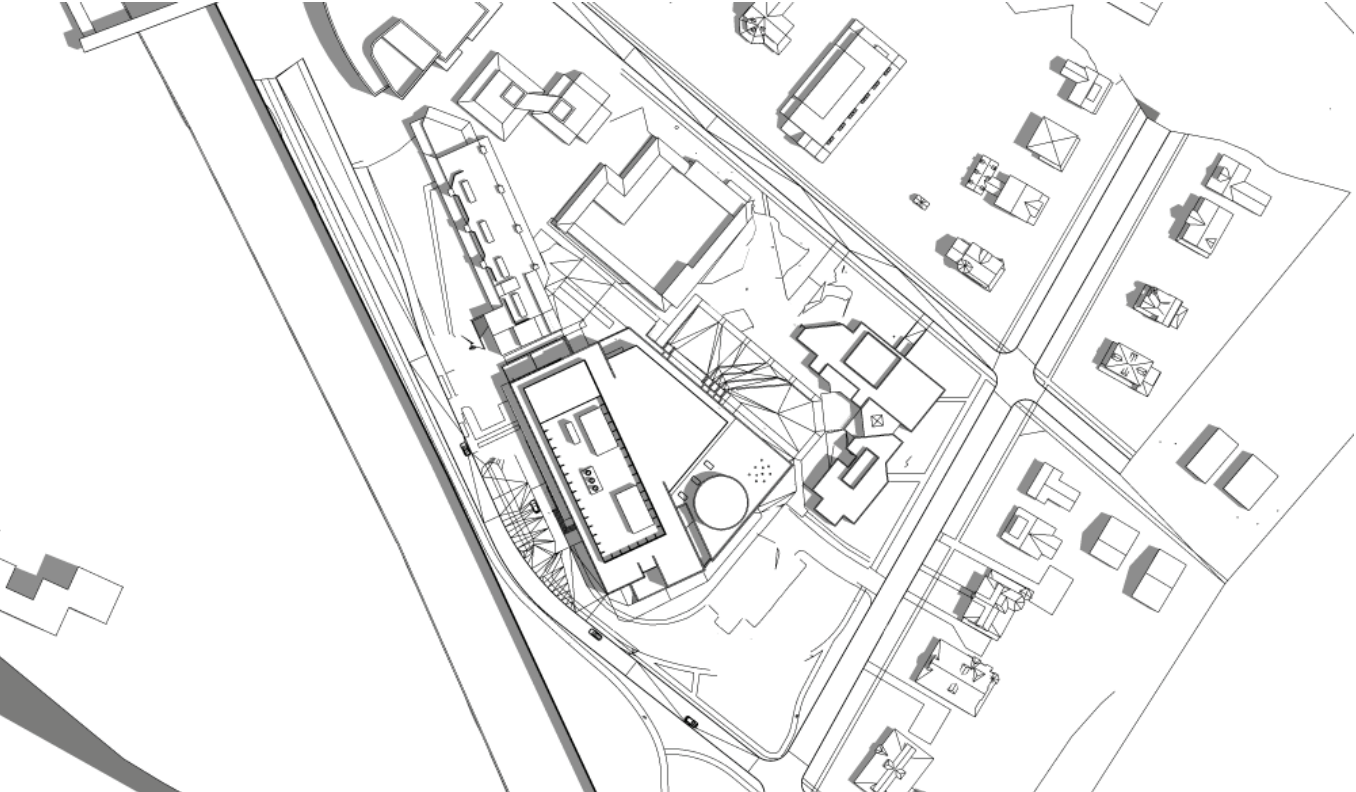
SHADOW STUDY: SUMMER SOLSTICE

Attachment F

6:00AM



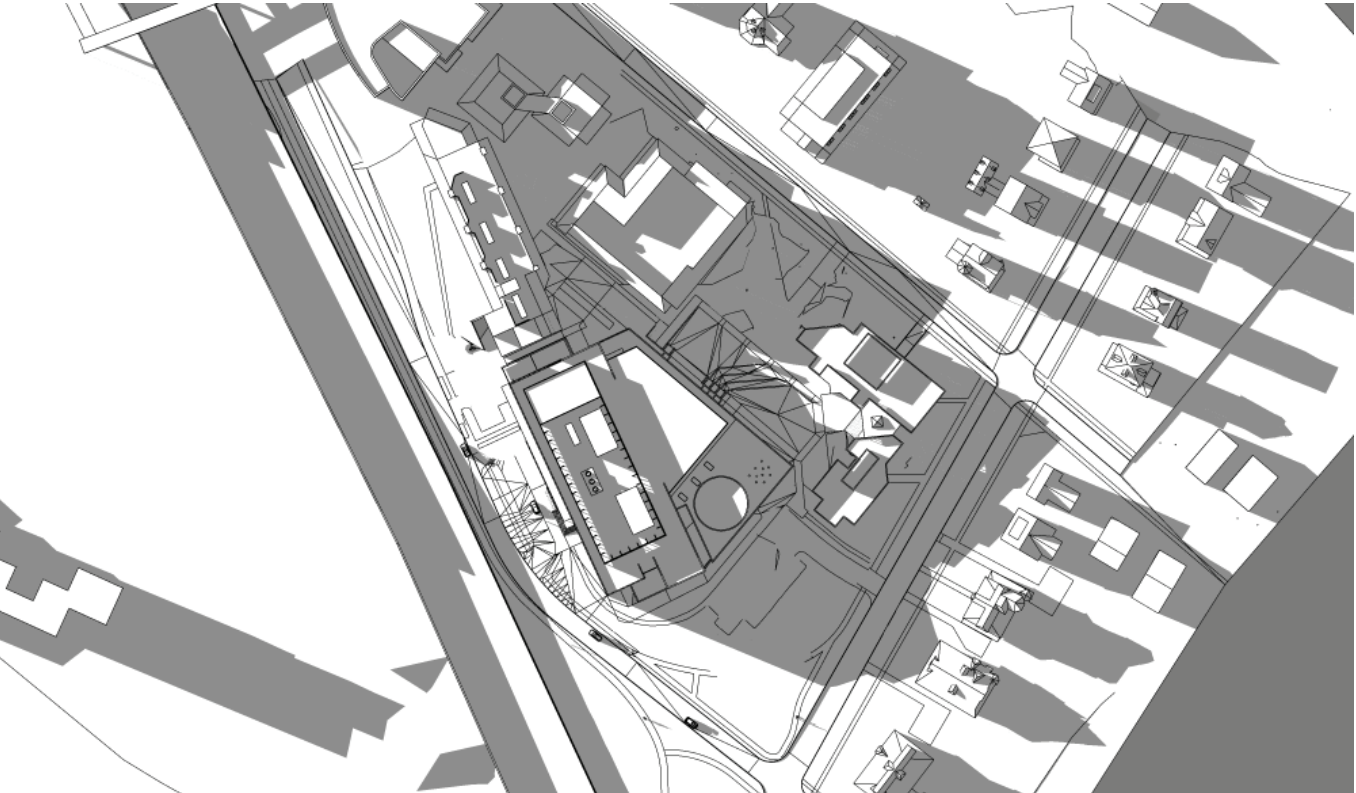
10:00AM



3:00PM



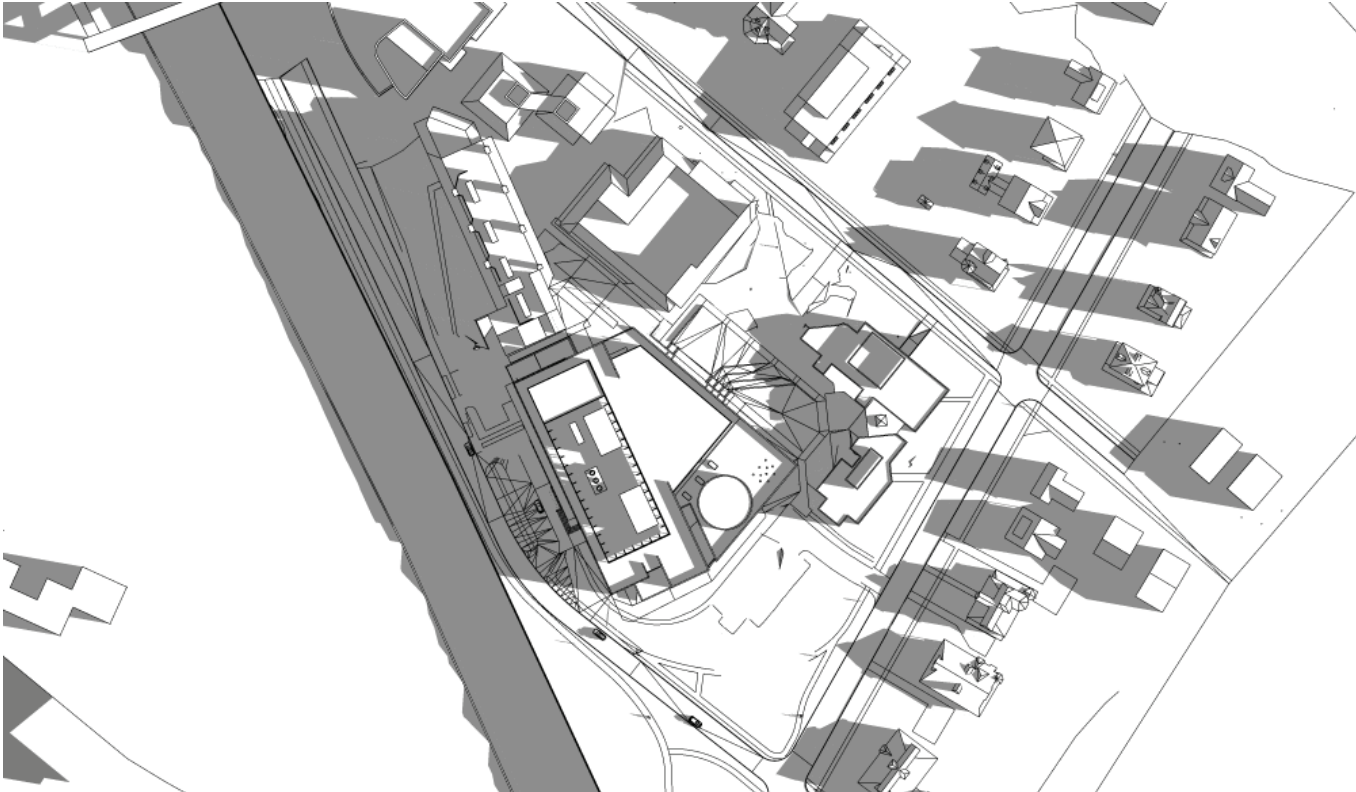
6:30PM



SHADOW STUDY: FALL EQUINOX

Attachment F

7:00AM



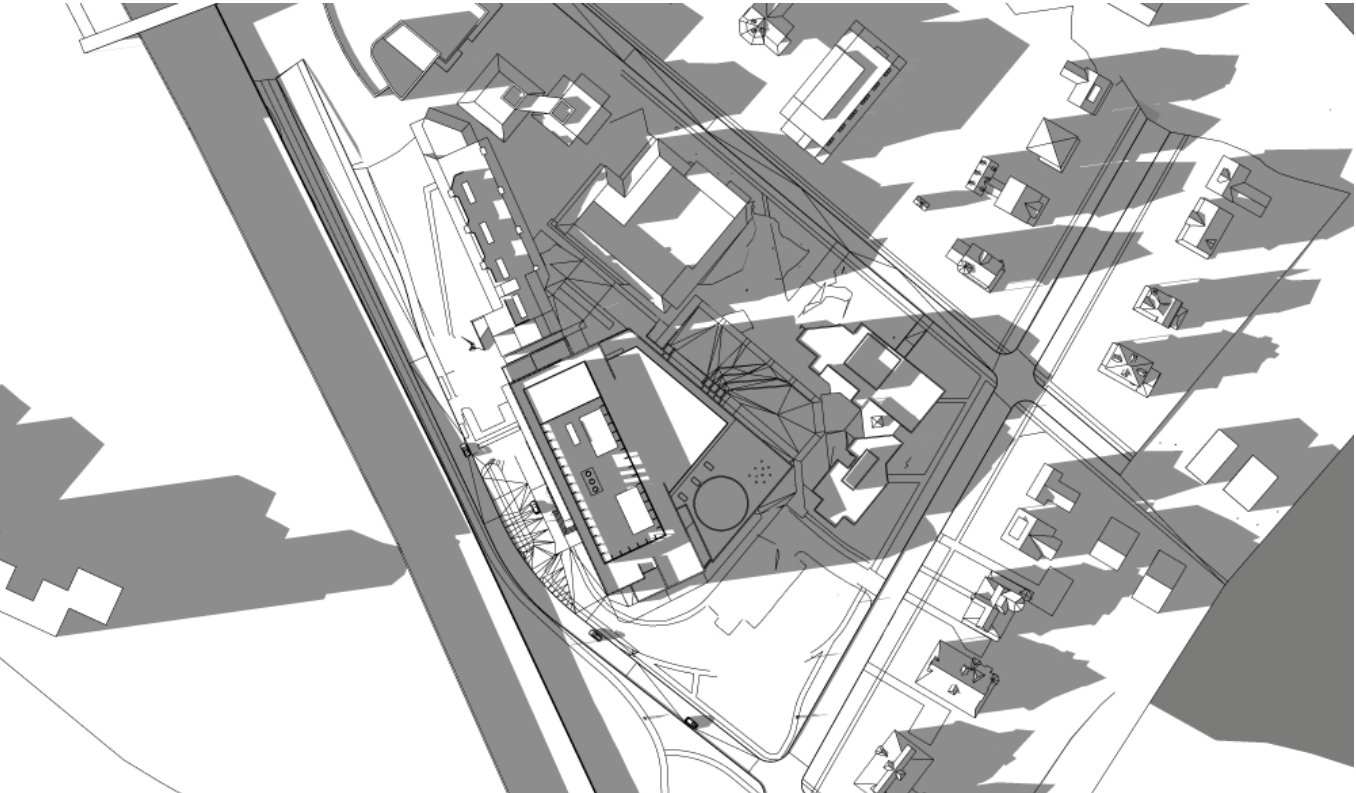
10:00AM



3:00PM



5:00PM



SHADOW STUDY: WINTER SOLSTICE

Attachment F

8:00AM



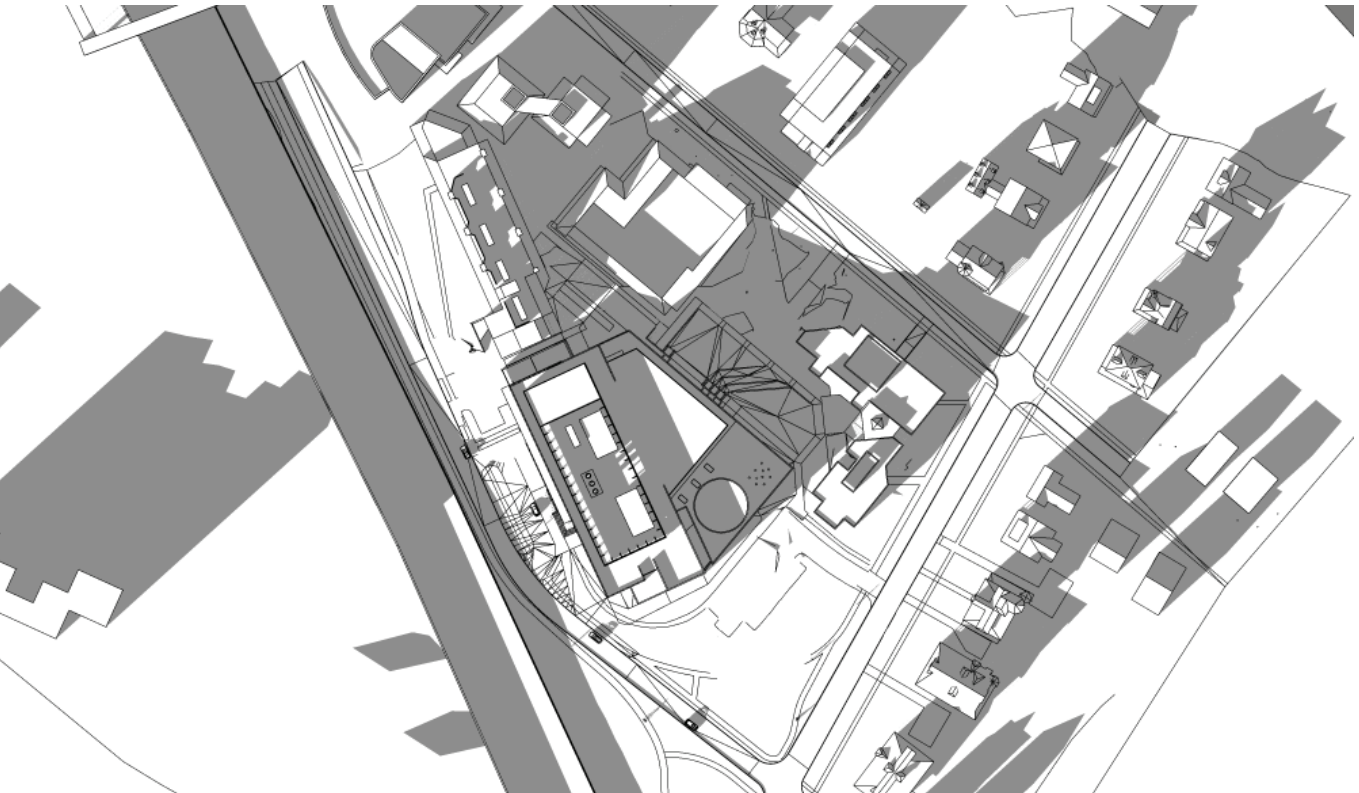
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1:00PM



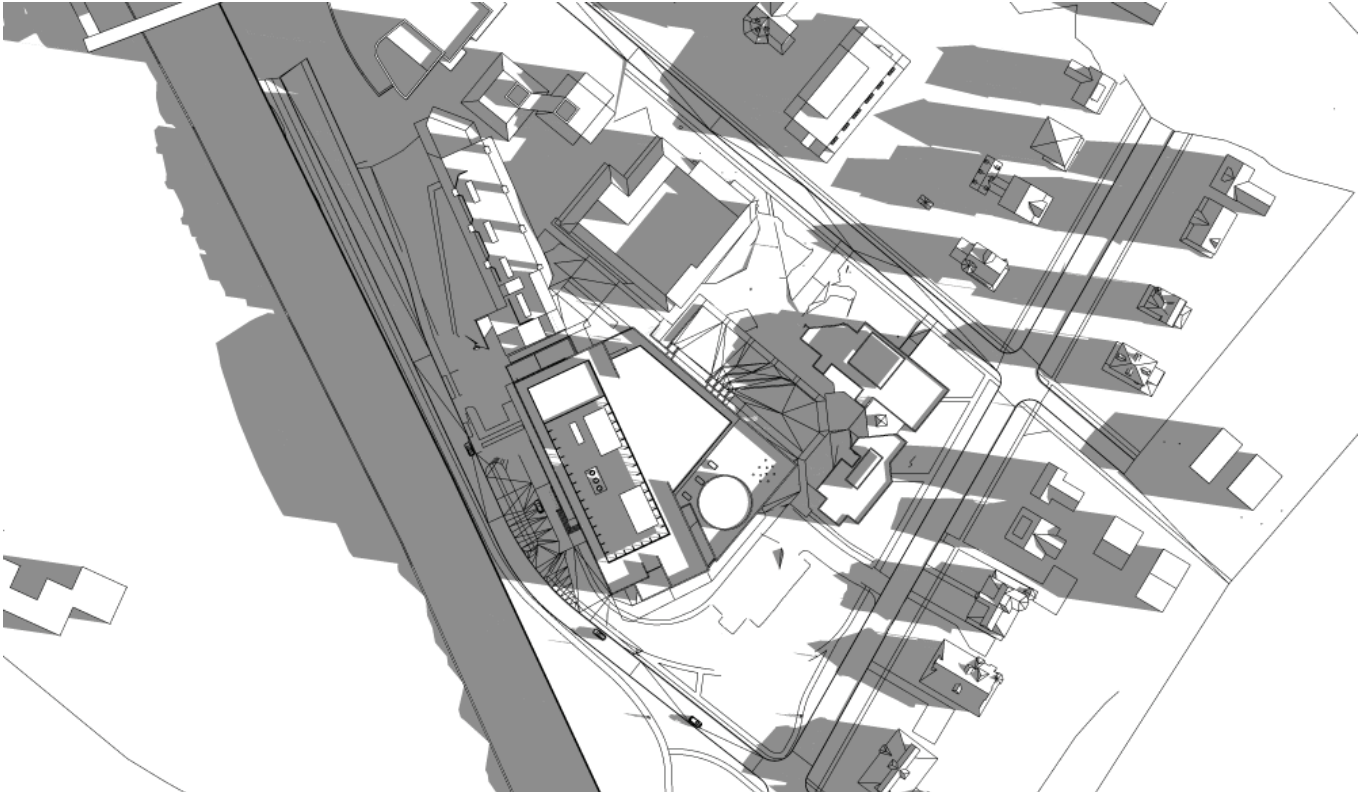
3:30PM



SHADOW STUDY: SPRING EQUINOX

Attachment F

7:00AM



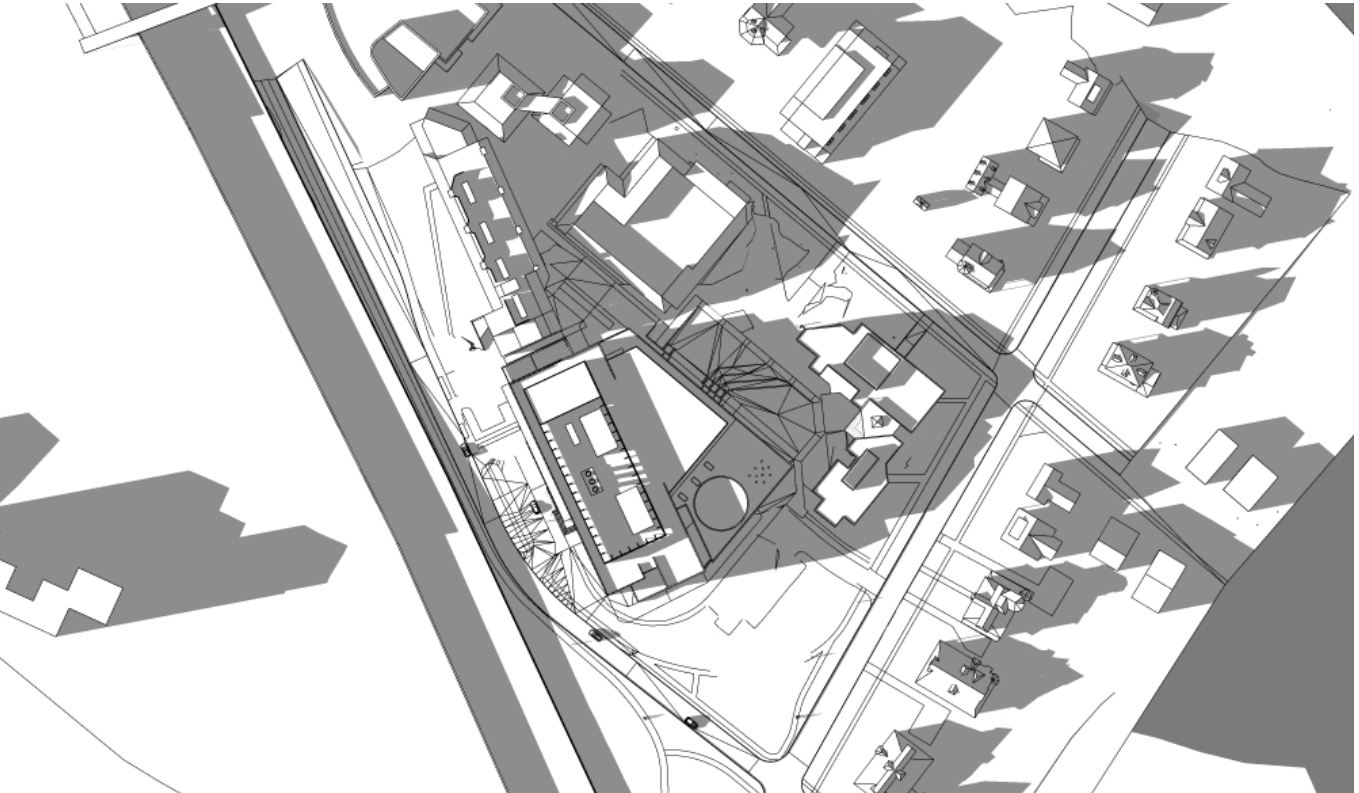
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3:00PM



5:00PM





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

January 10, 2019

Mr. Marvin D. Mills, Jr., VP of Facilities & Public Safety
Montgomery College
9221 Corporate Boulevard
Rockville, MD. 20850

Re: Forest Conservation Exemption 42018088E; Catherine and Isiah Leggett Math and Science Building, Takoma Park Campus; Parcel 3; 7600 Takoma Avenue

Dear Mr. Mills:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on January 10, 2019 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The owner's representative, construction superintendent, this forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend. You may contact me at david.wigglesworth@montgomeryplanning.org or at 301-495-4581.

Sincerely,

David Wigglesworth

Sr. Planner

Development Applications & Regulatory Coordination

CC: Andrew Streagle (AMT)
Kevin Johnson (SmithGroup)
42018088E

Shipman, Laura

From: Ljpearsall <ljpearsall@aol.com>
Sent: Wednesday, December 26, 2018 1:37 PM
To: Shipman, Laura; Brown, Michael
Subject: MNCPPC Comments on 2004 TP Campus Facilities Master Plan
Attachments: MNCPPC Comments on 2004 TP FMP.pdf

Hi Laura, I am forwarding this document to you both because I am having trouble finding it in the larger file you sent from Margaret and you may as well. Can you check and see in the documents compiled by Margaret if there is anything from 2004 or later?

This important document, providing MNCPPC comments to the college by the Director of Planning, was a way of providing important input to the college on future mandatory referrals. It noted that the 2004 FMP was already approved by the college board and sent off to the state funding agency, Maryland Higher Education Commission before MNCPPC received it.

Thanks for the time with you!

Lorraine

Shipman, Laura

From: Paul Chrostowski <paul.chrostowski@gmail.com>
Sent: Thursday, January 31, 2019 3:41 PM
To: Shipman, Laura
Cc: Susan Alexander; baronson@aconinvestments.com; d; Lorraine; Julie Schmid; pakovar@gmail.com
Subject: Montgomery College MR2019011

Hi Laura

Lorraine Pearsall suggested I contact you about this—if you are not the right person, I would appreciate you giving me a more appropriate contact. I am trying to understand the natural resources impacts of the proposed Leggett Science & Math building. I noted in the MR documents (MR-16.1) that the College is relying on a forest conservation exemption. Is this under the “modifications to existing developed property” provision? Have there been any additional documents submitted about this exemption (is there a formal exemption process)? Is the tree protection plan developed under this exemption subject to Takoma Park city review and approval?

Regarding storm water management, I noticed that the College is required to submit a storm drain analysis (capacity of the existing downstream system along with a future 10-year event). Has this been done? Again, is this subject to City approval?

Finally, I was trying to get copies of some of the oversize drawings (09-SWM-MR2019011-001, -002, and 003 and 16-TREE-MR2019011-001). They are not legible in legal-size format and it is hard to have neighborhood meetings without something that everyone can look at. I requested them from the College, but they declined and suggested I pay to have them printed. Is it possible for your office to provide them?

Thanks so much

Paul Chrostowski

Sent from [Mail](#) for Windows 10