



Mandatory Referral (MR2020021) for Disposition of County-Owned Property, 4010 Randolph Road, Silver Spring



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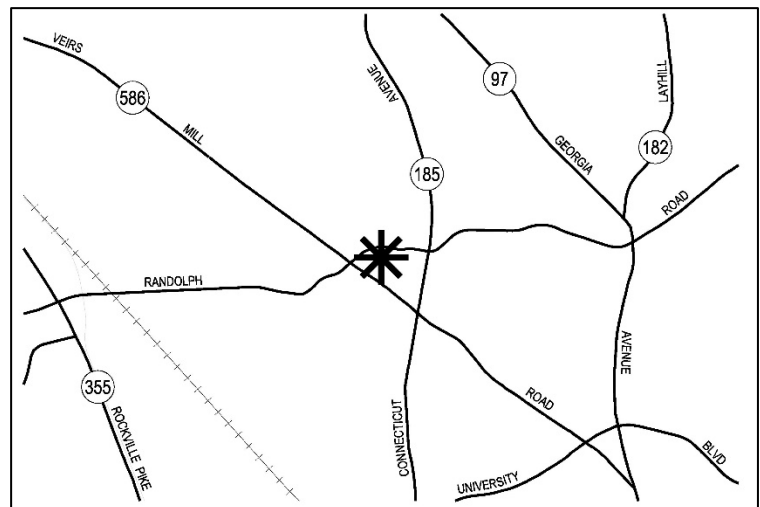


Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

Completed: 3/26/2020

Description

- The disposition of approximately 6.07 acres of property owned by Montgomery County.
- Located within the 2019 *Veirs Mill Corridor Master Plan* area; in the CRN 1.0, C-0.5, R-1.0, H-65 Zone.
- Filing Date: February 27, 2020.
- Applicant: Montgomery County Department of General Services (DGS).



Summary

Staff recommends that the Planning Board approve the Mandatory Referral to dispose of approximately 6.07 acres of property at 4010 Randolph Road, Silver Spring, MD and confirm that the site is not needed for a park use pursuant to Section 11B-45(g)(4)(B) of the Montgomery County Code and Section 11B.45.02.07 of the Code of Montgomery County Regulations.

OVERVIEW

Pursuant to Section 11B-45(g)(4)(B) of the Montgomery County Code and Section 11B.45.02.07 of the Code of Montgomery County Regulations (“COMCOR”), the Montgomery County Department of General Services requests that the Planning Board review the proposed disposition of land at 4010 Randolph Road, Silver Spring, MD (“Subject Property”) and provide confirmation that the site is not needed for a park.

The Subject Property is located at 4010 Randolph Road and is bordered by Randolph Road to the north, Bushey Drive to the east, office condominiums to the south and neighborhood-serving retail uses to the west. The Subject Property serves as a transition between existing single-family residential neighborhoods to the east and commercial uses to the west. It is currently occupied by surface parking, a small playground and the Montgomery County Department of Recreation administrative offices. The overall property consists of two adjacent parcels that total approximately 6.07 acres in size and is zoned CRN 1.0, C-0.5, R-1.0, H-65. The property is located within the 2019 *Veirs Mill Corridor Master Plan* area.



Figure 1: Existing County-Owned Property at 4010 Randolph Road

DISCUSSION

COMCOR Section 11B.45.02.02 defines a closed school as “a building used at any time as a public school, which the Board of Education has (a) declared surplus to the educational requirements of the County ... and (b) conveyed to the County after any required approval by the Board of Public Works; and all or part of the land adjoining that building.” The building on the Subject Property was constructed in 1961 as the Bushey Drive Elementary School. The Bushey Drive Elementary School operated until the mid-1970s and

the property was deeded to Montgomery County by the Board of Education in 1976. The building is currently used for the administrative offices of the Montgomery County Department of Recreation but will be vacant beginning in the summer of 2020 with the relocation of the Department of Recreation to the Wheaton Revitalization project.

The Department of General Services has accepted a proposal for the purchase of the Subject Property as this property will no longer be needed for County purposes. Pursuant to Section 11B.45.02.07 of COMCOR, the disposition of a closed school requires a mandatory referral to the Planning Board for the review of the disposition as well as a statement that the site is not needed for a park use.

MASTER PLAN

On April 23, 2019, the Montgomery County Council approved the 2019 *Veirs Mill Corridor Master Plan* ("Plan"). The Subject Property is located in the Connecticut-Randolph District of the Plan which serves as the center of the Plan area, both in geography and activity. As the Subject Property is located near retail, neighborhood-serving uses, existing bus routes and planned bus rapid transit routes, the Plan envisions redevelopment of the property with medium-density residential development to provide a transition between the existing commercial development at the intersection of Veirs Mill Road and Randolph Road and the single-family residential community to the east. As discussed on page 83 of the Plan, the Subject Property is identified as an opportunity to provide residential development to accommodate a growing population, a variety of housing needs and an increased desire for a walkable lifestyle near existing bus routes and anticipated bus rapid transit.

The Veirs Mill Corridor Master Plan analyzed the existing parks, trails and open space within the Plan area and identified specific needs to accommodate a growing population, consistent with the 2017 *Park, Recreation, and Open Space (PROS) Plan*. This analysis demonstrated that the Plan area is generally well served by parks, trails and open space. Each neighborhood includes a local or neighborhood park, as well as a school facility that provides additional open space and recreational opportunities. There are several parks within or adjacent to the Plan area that fulfill the need for active recreation destinations, as they provide opportunities for softball and baseball, basketball, soccer, picnicking and playgrounds.

While the existing parks, trails and open space located within and near the Plan area largely fulfill the system necessary for urbanizing areas, as defined by the PROS Plan, the analysis determined that additional facilities such as a central civic green urban park are necessary for a complete open space system.

The Plan envisions the civic green urban park with the redevelopment of the Stoney Mill Square and Veirs Mill Village properties, located at the intersection of Veirs Mill Road and Randolph Road. For the Subject Property, the Plan recommends a minimum half-acre open space with redevelopment of the property but does not contemplate a publicly owned park use. As a result, the Subject Property will not be needed for park uses.

COMMUNITY OUTREACH

The Planning Department notified all abutting and confronting property owners; civic, homeowners and renters associations that are registered with the Planning Board and located within one-half mile of the site of the proposed disposition. As of the date of this report, Staff received one inquiry on the proposed disposition, but has not received any further comments.

CONCLUSION

Staff recommends that the Planning Board approve the Mandatory Referral to dispose of approximately 6.07 acres of property at 4010 Randolph Road and confirm that the Subject Property is not needed for a park use.

ATTACHMENT

1. Administrative Mandatory Referral Review Letter from County Executive Elrich

ATTACHMENT 1



OFFICE OF THE COUNTY EXECUTIVE ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

February 25, 2020

Mr. Casey Anderson
Planning Board Chair
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Administrative Mandatory Referral for the Disposition of 4010 Randolph Road,
Silver Spring

Dear Mr. Anderson:

The Department of General Services (DGS) is requesting an administrative Mandatory Referral review for the disposition of property at 4010 Randolph Road in Silver Spring, 20902 ("Property").

PROPERTY

The Property the County will dispose of is approximately 6.07 acres. The Property consists of two adjacent parcels. Tax account number 13-00954387 and 13-01286715 are both recorded in Liber 4813 at Folio 261 among the land records of Montgomery County, Maryland.

BACKGROUND

The building on the property was built in 1961 as Bushey Drive Elementary School. The Board of Education deeded the property to the County in 1976. The property is currently used as the administrative offices for the Department of Recreation. The site will be vacant in summer 2020 upon relocation of the Recreation offices to downtown Wheaton.

The recently adopted Veirs Mill Corridor Master Plan contemplates redevelopment of the site with medium density residential uses and neighborhood-serving commercial uses. Recently, I issued a solicitation for redevelopment proposals for the site to include a mix of housing affordable to households earning between 30% and 100% of the area medium income. We received a very positive response and have initiated negotiations with the selected offeror.

In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, the Executive must request the Planning Board review the proposed disposition under

the mandatory referral process in the Regional District Act. I am requesting this application be acted on administratively as there is no development plan and this is simply a land transfer. Of note, the development plan will respond to the Master Plan's recommended "missing middle" housing concept, including a mix of rental apartments and for sale units. An initial concept plan includes an apartment building, condominiums, and limited single family housing. All units will be affordable to households between 30% and 70% AMI. Discussions have commenced with the selected offeror, the County and Planning staff on initial concepts. Any development plans of the site would be submitted subsequently by the purchaser.

Please feel free to contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or greg.ossont@montgomerycountymd.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Elrich", with a stylized flourish at the end.

Marc Elrich
County Executive

Cc: Gwen Wright, Director, Montgomery Planning
Greg Ossont, Deputy Director, Department of General Services
Ronnie Warner, Chief, Office of Planning and Development, Department of General Services