



**MCPB**

Item No. 7

Date: 5/27/2021

## **Mandatory Referral No. MR 2021020, Request for the acquisition of 11600 Nebel Street in Rockville as an emergency homeless shelter**



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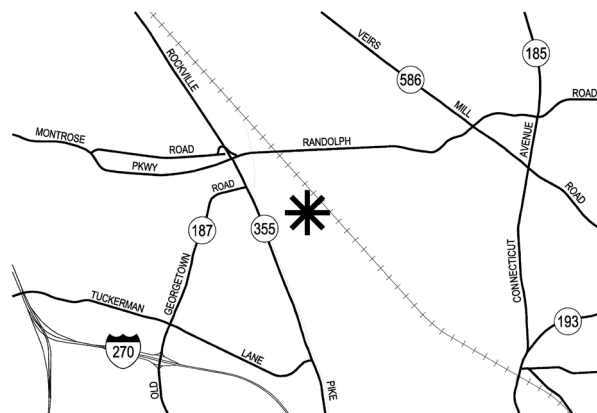


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**Completed: 5/19/2021**

### **Description**

- Mandatory Referral for property acquisition in White Flint;
- Location: 11600 Nebel Street;
- Zone: CR 3.0 C1.5 R2.5 H-200;
- Master Plan: 2010 *White Flint Sector Plan*;
- Size: 1.25 acres;
- Application Accepted: April 12, 2021;
- Applicant: Montgomery County Department of General Services (DGS).



### **Summary**

- Staff recommends approval of the Mandatory Referral and transmittal of comments to DGS.
- The Planning Board review of the Mandatory Referral is advisory.

## **RECOMMENDATIONS**

Staff recommends approval and the transmittal of the following comments to the Montgomery County Department of General Services (DGS):

1. The applicant must implement traffic mitigation measures, such as transit incentives, for employees that contribute to achieving the Sector Plan's non-automotive driver mode share (NADMS) goals.
2. The applicant should provide bike racks either within the retrofitted building or within the surface parking area.

## PROJECT DESCRIPTION

The Montgomery County Department of General Services (DGS) is acquiring an office building located at 11600 Nebel Street to operate an emergency homeless center. An existing facility in Rockville will soon close, and recreation centers, which have been utilized during the pandemic as temporary spaces, will re-open as the pandemic eases.

The proposed facility will ensure that a full complement of homeless services is available for individuals seeking emergency shelter in the County. All physical changes for the building will occur in the interior of the structure. DGS anticipates that the building will accommodate approximately 200 beds. The operator, Montgomery County Coalition for the Homeless (MCCH), and the Department of Health and Human Services (HHS) will determine the specific staffing number. DGS anticipates closing on the property soon.



*Existing front façade of 11600 Nebel Street*

## Site Description

The property at 11600 Nebel Street consists of an existing office building and is surrounded by approximately 100 surface parking spaces. The existing building is approximately 33,048 square feet in size. Two driveways from Nebel Street provide vehicular access to the property. There is a minimal amount of landscaping on the property.



*The location of 11600 Nebel Street*

## Surrounding Neighborhood

The proposed emergency shelter is located west of Nebel Street, between Marinelli Road and Nicholson Lane. To the immediate north is the Pepco Substation, which is under construction, and the Fitzgerald GMC Rockville automotive dealership is to the south. The WMATA bus depot is located west of the subject site. A variety of non-residential buildings are located east of Nebel Street, including the Montgomery County Pre-Release Center.

## **ANALYSIS**

### **Master Plan Conformance**

The property is located within the NRC District in the 2010 *White Flint Sector Plan*. The Sector Plan notes that the adjacent WMATA property has the “greatest potential for future redevelopment and could add a substantial amount of residential uses should the bus facility no longer be needed” (p.44). The subject property could redevelop in the future with a significant building up to 3.0 FAR and 200 feet in height. The proposed property purchase is consistent with the Sector Plan recommendations.

### **Development Standards**

This review pertains only to the site acquisition. Any future redevelopment would evaluate development standards at that time.

### **Environmental Analysis**

The site contains no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, known occurrences of rare, threatened or endangered species, or significant or specimen trees.

### **Transportation Analysis**

The property is located within the White Flint Special Taxing District where a Local Area Transportation Review (LATR) study is not required. There is a proposed master-planned bikeway along Nebel Street, which has been implemented as a protected bikeway up to Marinelli Road.

### **Community Outreach**

The White Flint Implementation Committee and surrounding civic associations received notification regarding the pending acquisition. As of the date of this memorandum, no comments were received on this proposal.

### **Conclusion**

Staff recommends the approval of the submitted Mandatory Referral and the transmittal of comments to the Montgomery County Department of General Services (DGS).