






**MCPB**  
Item No. 4  
Date: 10/14/21

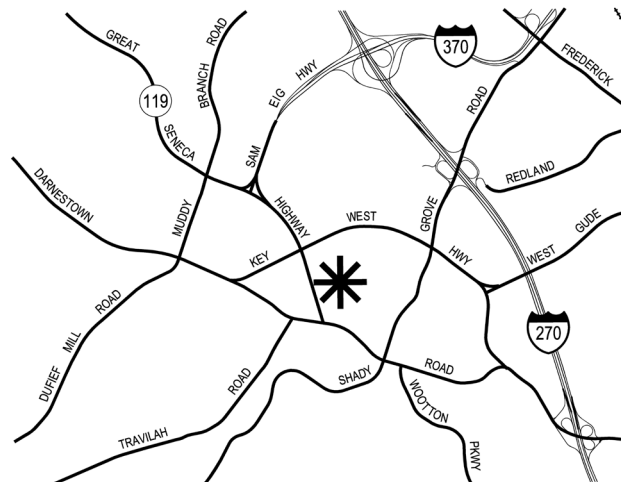
**Mandatory Referral No. MR2022004, Disposition of 14900 Broschart Road**

-  Maren Hill, Planner Coordinator, Mid-County Planning, [maren.hill@montgomeryplanning.org](mailto:maren.hill@montgomeryplanning.org), 301-650-5613
-  Jessica McVary, Supervisor, Mid-County Planning, [jessica.mcvary@montgomeryplanning.org](mailto:jessica.mcvary@montgomeryplanning.org), 301-495-4723
-  Carrie Sanders, Chief, Mid-County Planning, [carrie.sanders@montgomeryplanning.org](mailto:carrie.sanders@montgomeryplanning.org), 301-495-4653

**Completed: 10/08/21**

**Description**

- Mandatory Referral for disposition of county-owned land on Broschart Road.
- Location: 14900 Broschart Road
- Zone: LSC 1.0 H-150
- Master Plan: 2010 *Great Seneca Science Corridor Master Plan*
- Size: 2 acres
- Application Accepted: August 10, 2021
- Applicant: Montgomery County Department of General Services



**Summary**

- Staff recommends approval of the Mandatory Referral and transmittal of comments to the Montgomery County Department of General Services.
- No separate Forest Conservation action is required.

## **STAFF RECOMMENDATION**

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

1. Any redevelopment is subject to applicable master and functional plans and policies at the time of redevelopment. Prior to redevelopment, the Applicant should meet with Planning staff to ensure compliance with all master and functional plans and policies.

## **PROJECT DESCRIPTION**

The Montgomery County Department of General Services (MCDGS) requests Mandatory Referral review for the disposition of 14900 Broschart Road. The Site contains a power plant that serves the power needs of three buildings developed in the Shady Grove Life Sciences Center. The Adventist HealthCare Shady Grove Medical Center has leased the Site since 1979 and currently operates and maintains the facility.

Adventist HealthCare is planning significant capital investments over the next several years including upgrades to the power plant. The county intends to sell the Site to Adventist HealthCare.

### **Site Description**

The two-acre Site consists of an existing power plant that provides power to three buildings within the Shady Grove Life Sciences Center as well as limited surface parking spaces. The Site is accessed from Broschart Road, opposite from an Adventist HealthCare building at 14901 Broschart Road.

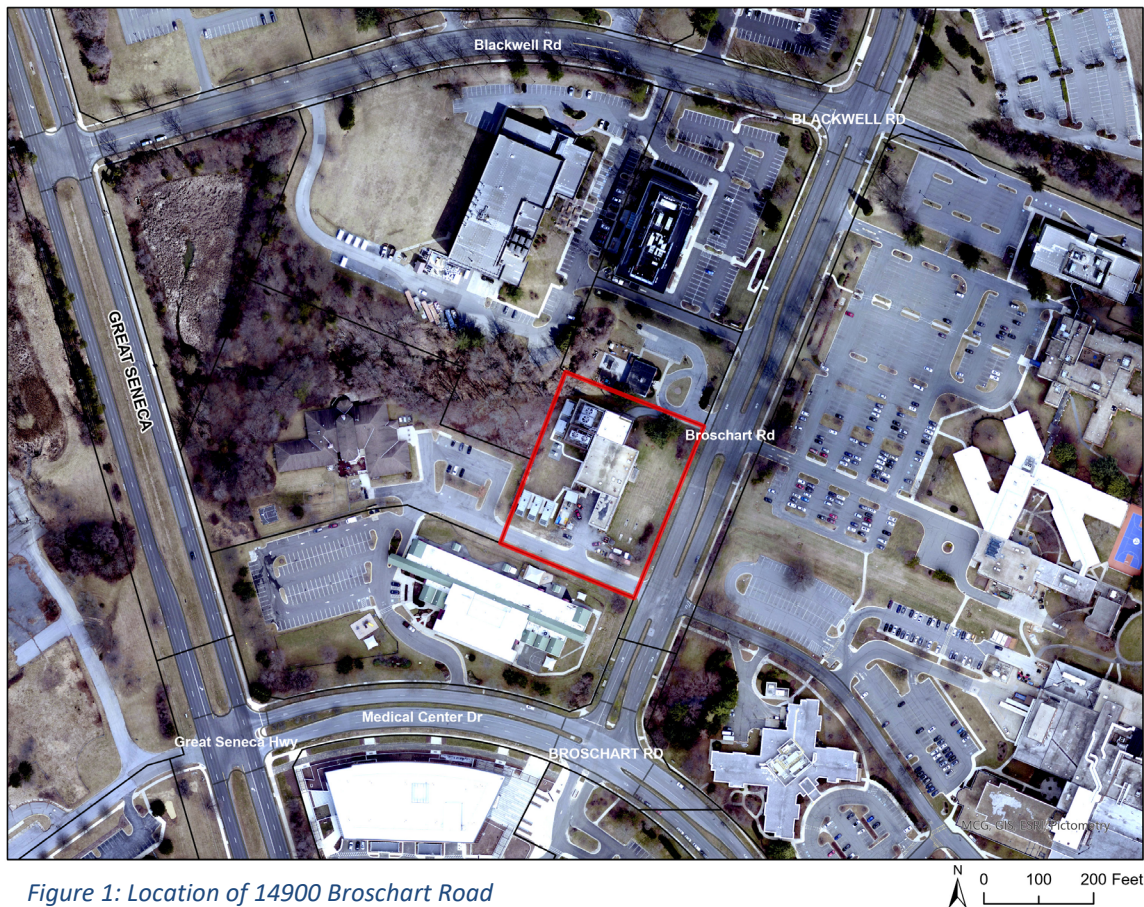


Figure 1: Location of 14900 Broschart Road

## Surrounding Neighborhood

The Site is located west of Broschart Road, between Medical Center Drive and Blackwell Road. Immediately to the north is Nanda Learning Center, a childcare center operating on county owned land, and to the south is the Katherine Thomas School which provides education for students with special needs. To the east, across Broschart Road is the Adventist HealthCare Shady Grove Medical Center and to the west is the BioReliance Corporation campus.

## MANDATORY REFERRAL ANALYSIS AND FINDINGS

Mandatory Referral review is guided by the 2001 *Montgomery County Department of Park and Planning Uniform Standards for Mandatory Referral Review*, as amended, and through the authority granted through the Maryland Land Use Article, Section 20-301, et.seq. As set forth in Sections 20-301 and -302, the Montgomery County Planning Board has jurisdiction over mandatory referral projects presented by Montgomery County government for (i) acquiring or selling land; (ii) locating, constructing or authorizing a road, park, public way or ground, public building or structure, or public utility; or (iii) changing the use of or widening, narrowing,

extending, relocating, vacating or abandoning any of the previously mentioned facilities. The Planning Board must review such projects and approve the proposed location, character, grade and extent of the activity.

As described in the Uniform Standards for Mandatory Referral Review, the Planning Board considers all relevant land use and planning aspects of the proposal including, but not limited to, the following:

1. *whether the proposal is consistent with the County's General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans or programs for the area;*

The Site is located within the 2010 *Great Seneca Science Corridor Master Plan*, in the LSC Central District which is a medical and biotech center. The 2010 Master Plan envisions redeveloping portions of the block surrounded by Broschart Road, Medical Center Drive, Great Seneca Highway, and Blackwell Road, but does not specify redevelopment for the subject Property. The Plan does, however, support the expansion of Adventist HealthCare. Adventist HealthCare is planning significant capital investments over the next several years, including to the power plant on the Site, that they currently lease. The proposed disposition of the Site is consistent with the 2010 Master Plan recommendations.

2. *whether the proposal is consistent with the intent and the requirements of the zone in which it is located;*

This review pertains only to the Property disposition. Any future redevelopment is subject to the requirements of the zone at the time of development.

3. *whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties;*

This review pertains only to the Property disposition. Any future redevelopment is subject to the development standards applicable at the time of redevelopment.

4. *whether the locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

While staff acknowledges that redevelopment of the Site is not planned, staff notes that existing deficiencies must be addressed with any future redevelopment to conform with existing plans, adhere to development standards and make standard frontage improvements. For example, adjacent to the Site along Broschart Road, the *Master Plan*

*of Highways and Transitways* recommends a 100-150-foot section. Today, the current right-of-way is approximately 110-115-feet. The future applicant will be responsible for developing a section that adheres to applicable plans and policies relevant at the time of redevelopment.

Detailed comments regarding considerations for the future applicant, including comments related to site access, frontage improvements, and right-of-way dedication for bicycle facilities, transitways and improved connectivity, are provided in Attachment A.

5. *whether the proposal has an approved NRI/FSD and a preliminary SWM concept plan, and meets the requirements of the Forest Conservation law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects.*

This Site has a previously approved Final Forest Conservation Plan (FFCP) (No. SC2017026). No new disturbance is proposed with this Mandatory Referral. Any future disturbance may require a FFCP Amendment. The plans, as submitted, are in compliance with Chapter 22A (the Forest Conservation Law), and in conformance with the Montgomery Planning's Environmental Guidelines.

6. *whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));*

The Site is not located within a Special Protection Area.

7. *whether or not the site would be needed for park use if the proposal is for disposition of a surplus school.*

The proposal is not for the disposition of a public school, but rather for the disposition of a Site that contains a power plant.

8. *whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has negative impacts on the surrounding properties or neighborhood, the transportation network, the environment or other resources.*

The proposal is not inconsistent with the General Plan or other plans and policies for the area and does not have negative impacts on the surrounding neighborhood, transportation network, or the environment.

## **COMMUNITY OUTREACH**

Montgomery Planning notified all adjoining and adjacent property owners; civic, homeowners and renters associations that are registered with the Planning Department and located within one-half mile of the Site. 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 (MCDGS).

## **ATTACHMENT**

A. Transportation Comments for Future Development

## Attachment A: Transportation Comments for Future Development

### Broschart Road:

The *Master Plan of Highways and Transitways* calls for a 100'-150' section for Broschart Road adjacent to the site with four lanes and two transit lanes (for the Corridor Cities Transitway, discussed further below). The *Bicycle Master Plan* calls for two-way separated bicycle lanes along the site frontage (total minimum right-of-way for the bike facility adjacent to the site's frontage would be 16-feet).

Today, the current right-of-way is approximately 110-115-feet. The future Applicant will be responsible for developing a section that conforms with the requirements and intent of the *Master Plan of Highways and Transitways* and *Bicycle Master Plan* and would also need to accommodate pedestrian needs.

The future Applicant should note that Montgomery Planning is scheduled to begin a comprehensive amendment to the Great Seneca Science Corridor Master Plan (phase 2), which may or may not amend the master-planned right-of-way adjacent to the site.

### Street N:

Master-planned "Street N" extends through the southern side of the site across the subject property and the adjacent county-owned 14810 Broschart Road. This roadway is intended to provide east-west connectivity between Broschart Road and Great Seneca Highway. The future Applicant should work with the Department of General Services to dedicate and construct, if not a full segment, a partial segment 70-feet in width along the subject property's southern boundary, to align with Parcel F of the recently approved Public Safety Training Academy (PSTA) Site (Preliminary Plan: 120200100).

### Master-Planned Transitways:

The *Master Plan of Highways and Transitways* calls for two-master-planned transitway segments, which are components of the Corridor Cities Transitway.

- A master-planned transitway facility segment extends along Broschart Road for the entirety of the site frontage.
- A master-planned transitway facility extends through the northern side of the site, where no roadway exists today, to support Corridor Cities Transitway operations. This represents one of two potential alignments of the Corridor Cities Transitway (CCT). Note that an alternate alignment is also master-planned along Medical Center Drive to the south and that the Maryland Transit Administration has assumed Medical Center Drive as the preferred alignment. Note also that the recently approved PSTA site did not accommodate the transitway facility per coordination with Montgomery Planning, per the approved road network and decision to forgo construction of Parcel F in the near-term (Preliminary Plan: 120200100).

### Site Access:

Site access should remain opposite to 14901 Broschart Road for visibility needs. Only one curb cut should be provided to facilitate site access.

### Standard Frontage Improvements:

When developed, the future Applicant will be required to make standard frontage improvements (sidewalks, streetscape, curb ramps, etc.) to bring the site in accordance with best practices and ADA requirements.