

Work Session

Agenda Item #	7
Meeting Date	October 5, 2015
Prepared By	Rosalind Grigsby, Community Development Manager
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Discussion of Resolution Regarding the Montgomery College Facilities Master Plan
Background	<p>Montgomery College is developing a Facilities Master Plan for 2016 – 2026 for all three campuses. The College held a community meeting at the Takoma Park campus on September 10, 2015 to receive public input and will present the final draft of the plan on December 10, 2015. The new Facilities Master Plan is then scheduled to go before the Montgomery College Board of Trustees for approval in January 2016 and will be submitted to the State of Maryland by February 1, 2016.</p> <p>The new Master Plan is intended to “refresh and enhance the current and approved 2006 – 2016 Facilities Master Plan.” Key determinants to be addressed include: a projected increase in Montgomery College enrollment of 14 percent over the next ten years, according to the Maryland Higher Education Commission; the original buildings on campus which do not meet requirements for accessibility, fire and life safety, and energy efficiency; the need for cost effective strategies for accommodating academic and student support functions; and the possible acquisition of additional property to the west of Fenton Street, if available.</p> <p>At the September 10 public meeting, College staff stated that the College did not need to go through the Mandatory Referral process for the Facilities Master Plan, only for projects. Montgomery Planning staff members have indicated that the College is, in fact, required to go through Mandatory Referral. General Counsel from M-NCPPC has contacted counsel from Montgomery College to discuss the issue further.</p> <p>In 2008, Council passed Resolution 2008-62, Providing Comment on the Proposed Montgomery College Takoma Park/Silver Spring 2006-2016 Facilities Master Plan. That resolution confirmed the Council’s strong support of the policy of “westward expansion of the Takoma Park/Silver Spring campus into South Silver Spring along Georgia and Burlington Avenues.”</p>
Policy	In 2002, the City, Montgomery College, Historic Takoma and Montgomery County entered into an agreement (Appendix A of the City Code) “to subject the activities of Montgomery College in the Historic Preservation District of the City to local control.”
Fiscal Impact	None

Attachments	<ul style="list-style-type: none"> • Draft resolution prepared in consultation with Councilmember Grimes • Resolution 2008-62: Providing Comment on the Proposed Montgomery College Takoma Park/Silver Spring 2014 – 2024 Facilities Master Plan • Facilities Master Plan TPSS Community Meeting Presentation
Recommendation	Discuss the Council’s position and give staff direction.
Special Consideration	

Introduced by:

**CITY OF TAKOMA PARK, MARYLAND RESOLUTION 2015 --
PROVIDING COMMENT ON THE PROPOSED MONTGOMERY COLLEGE
TAKOMA PARK/ SILVER SPRING 2016 – 2026 FACILITIES MASTER PLAN**

WHEREAS, Montgomery College (the “College”), founded in 1946, is Maryland’s oldest community college with three campuses, the first of which was established in 1950 and lies in part within the 1976 Takoma Park National Register Historic District; and

WHEREAS, the Takoma Park/Silver Spring campus is distinct from the other campuses because of its residential setting, compact site, its location partially within the 1976 Takoma Park National Register Historic District and its 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 is in the process of updating its Facilities Master Plan, which is intended to serve as a framework for the development of each of the College’s campuses in a manner that is cohesive, integrated, and visionary while addressing the individual campuses’ space usage and academic and administrative requirements; and

WHEREAS, the College, on September 10, 2015, presented to the City and community members a Facilities Master Plan update schedule with a highly compressed timeline: Staff would perform analysis and develop concept alternatives in the period September 7 to November 30; present “final reports” in community meetings December 8-10, 2015; present to the Board of Trustees on December 14; and Board of Trustees approval in a January 25, 2016 vote; and forward the approved Facilities Master Plan to the Maryland Higher Education Commission, as required by law, by February 1, 2016; and

WHEREAS, the College has made no provisions for formal public comment on the proposed Facilities Master Plan, nor for College response to City or public comment, contrary to customary and best practices for a public entity in the development of a public document, and has averred that the Facilities Master Plan is exempt from Mandatory Referral to The Maryland - National Capital Park and Planning Commission, which would entail a 60-day review period; and

WHEREAS, the general counsel of the Montgomery County Planning Department has communicated to Montgomery College that the department believe Mandatory Referral is required, despite contrary Montgomery College assertions; and

WHEREAS, the City of Takoma Park believes that public entities developing public documents – including Montgomery College in developing the Facilities Master Plan update – should provide adequate opportunity for public input; and,

WHEREAS, to accommodate the College’s expansion needs, beginning in 2000, the Montgomery County Executive, the Montgomery County Council, and the Montgomery County Planning Board agreed and financed a policy of westward expansion of College facilities and a “shift of uses from the east campus to the Georgia Avenue campus;” and

WHEREAS, both the County and the City, through their actions, have recognized the limited expansion potential of the Takoma Park core campus and wish to identify opportunities for sustainable short-term and long-term growth and expansion of the College in Silver Spring; and

WHEREAS, the Montgomery College Foundation owns a developable parcel on Burlington Avenue in Silver Spring, and the College could explore acquisition of significant commercial parcels along Fenton Street, south of Route 410 and immediately adjacent to existing College facilities, in Silver Spring, for new construction; and

WHEREAS, the Takoma Park Master Plan, adopted in December 2000 recommends “maintaining compatibility with adjacent residential communities” and providing pedestrian and bike linkages as the College expands; and

WHEREAS, the Montgomery College 2006-2016 Facilities Master Plan Update 09-27-10 states, “Most projects require the demolition of existing obsolete structures... include[ing] the existing Science North and Science South buildings,” and the College has suggested that these plans, which have not yet been executed, will be carried over into the 2016-2026 Facilities Master Plan Update; and

WHEREAS, the City of Takoma Park is particularly concerned about scale, massing, and design of renovated and reconstructed buildings, including particularly the Science North and Science South buildings, is pleased the College’s recent rebuilding of Pavilion 3 largely maintained the scale, massing, and design of the building replaced; and

WHEREAS the City passed Resolution 2008-62: “Providing Comment on the Proposed Montgomery College Takoma Park/Silver Spring 2006 – 2016 Facilities Master Plan” and wishes to provide guidance – lacking a proposed 2016-2026 Facilities Master Plan Update to comment on – on elements the City seeks for inclusion in the 2016-2026 update.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND THAT the following comments reflect the Council’s position on the development of the College’s 2016- 2026 Facilities Master Plan Update.

- Section 1. The Council recognizes the great value the College has for the community and is committed to working constructively and cooperatively with the College in identifying short and long-term solutions to its expansion needs.
- Section 2. The Council supports redevelopment of the Takoma Park campus and 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 historic districts.
- Section 3. The Council supports the expansion of the Takoma Park/Silver Spring campus into South Silver Spring along Georgia and Burlington Avenues and calls for College acquisition of real-estate parcels along Fenton Avenue, south of Route 410, and use of the Burlington Avenue parcel owned by the Montgomery College Foundation, for any construction whose size, massing, or design is not compatible with those of buildings to be renovated, rebuilt, or replaced.
- Section 4. The Council applauds the College's commitment to sustainability and LEED certification and endorses the College's efforts to develop a pedestrian oriented campus and streetscape along New York Avenue and Fenton Street and to create attractive and environmentally sensitive linkages between the campus and Takoma Park, South Silver Spring, and Fenton Village.
- Section 5. The Council protests the College's non-accommodation of adequate public comment and urges modification of the schedule and process to allow for timely, informed community input once the College has a draft proposal for discussion.
- Section 6. The City looks forward to working in partnership with the College in encouraging and promoting the use of alternative forms of transportation such as transit, shuttles and bicycling through appropriate policies and infrastructure improvements.

Adopted this XX day of October, 2015.

Introduced by: Councilmember Wright

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION #2008-62

**PROVIDING COMMENT ON THE PROPOSED MONTGOMERY COLLEGE
TAKOMA PARK/ SILVER SPRING 2006-2016 FACILITIES MASTER PLAN**

- WHEREAS, Montgomery College (the “College”), founded in 1946, is Maryland’s oldest community college with three campuses, the first of which was established in 1950 and lies within the 1976 Takoma Park National Register Historic District; and,
- WHEREAS, the Takoma Park campus is distinct from the other campuses because of its residential setting, small site, its location within the 1976 Takoma Park National Register Historic District and its 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 is in the process of updating its Facilities Master Plan which is intended to serve as a framework for the development of each of the College’s campuses in a manner that is cohesive, integrated, and visionary while addressing the individual campuses’ space usage and academic and administrative requirements; and,
- WHEREAS, to accommodate the College’s expansion needs, beginning in 2000, the Montgomery County Executive, the Montgomery County Council, and the Montgomery County Planning Board agreed and financed a policy of westward expansion of College facilities and a “shift of uses from the east campus to the Georgia Avenue campus;” and,
- WHEREAS, both the County and the City, through their actions, have recognized the limited expansion potential of the Takoma Park core campus and wish to identify opportunities for sustainable short-term and long-term growth and expansion of the College in Takoma Park/Silver Spring; and,
- WHEREAS, the Takoma Park Master Plan, adopted in December 2000 recommends “maintaining compatibility with adjacent residential communities” and providing pedestrian and bike linkages as the College expands; and,
- WHEREAS, the City established the Montgomery College Neighbors Advisory Committee (MCNAC) in 2005, to serve in an advisory role to the City Council on matters relating to the expansion/renovation of the College; and,
- WHEREAS, MCNAC undertook a comprehensive review of the College’s Takoma Park/Silver Spring campus, completed an extensive characterization of the adjacent neighborhood, evaluated the College’s options for expansion and the potential impact of any expansion on the City’s historic residential neighborhood, and presented its recommendations for the future expansion of the campus to the City Council on February 25, 2008; and,

WHEREAS, the College presented a preliminary draft of its 2006-2016 Facilities Master Plan Update to the City Council on July 14, 2008; and,

WHEREAS, the North Takoma Citizens Association and MCNAC have expressed great concern in their comments to Council over the College's proposed options 5 and 6 and instead strongly endorse continuation of the established shift of uses and density from the eastern to the western campus.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND THAT the following comments reflect the Council's position on the College's proposed alternatives for expansion of the Takoma Park/Silver Spring campus as reflected in the College's 2006-2016 Facilities Master Plan Update.

Section 1. The Council recognizes the great value the College has for the community and is committed to working constructively and cooperatively with the College in identifying short and long-term solutions to its expansion needs.

Section 2. The Council strongly supports the established policy of westward expansion of the Takoma Park/Silver Spring campus into South Silver Spring along Georgia and Burlington Avenues and requests that the College:

- a) Work with its Montgomery College Foundation, Inc. (the "Foundation") in the short term to develop the property deeded to the Foundation by the College, fronting on Burlington Avenue and identified in the 2002-2012 Facilities Master Plan for an "academic building" for development of its identified immediate academic space need, i.e., the Math & Science Center; and,
- b) Actively pursue the purchase of the remaining commercial properties located along Fenton Street and Burlington and Georgia Avenues to create a "cohesive, integrated, and visionary" campus while addressing long-term expansion needs.

Section 3. The Council supports the policy of greater consolidation and cohesiveness of College facilities and the reconnection of its historic residential neighborhood of North Takoma of Block 69, and requests the College to:

- a) Remove the Child Care Facility from its current location within the City's locally designated historic district and return this property to single-family use; and,
- b) Vacate and demolish Pavilion 3 and the kiln bunker, both of which are obsolete structures, and work constructively with the City in re-integrating these properties appropriately into the single-family residential neighborhood as a passive memorial park.

Section 4. The Council strongly supports a low-scale, low-density redevelopment of the Takoma Park campus and 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 historic districts, keeping buildings at the current size and scale. It

requests that the College review and revise its proposed alternatives to accomplish this goal.

Section 5. The Council applauds the College's commitment to sustainability and LEED certification and endorses the College's efforts to develop a pedestrian oriented campus and streetscape along New York Avenue and Fenton Street and to create attractive and environmentally sensitive linkages between the campus and Takoma Park, South Silver Spring, and Fenton Village.

Section 6. The City looks forward to working in partnership with the College in encouraging and promoting the use of alternative forms of transportation such as transit, shuttles and bicycling through appropriate policies and infrastructure improvements.

Adopted this 28th day of July 2008.

Facilities Master Plan

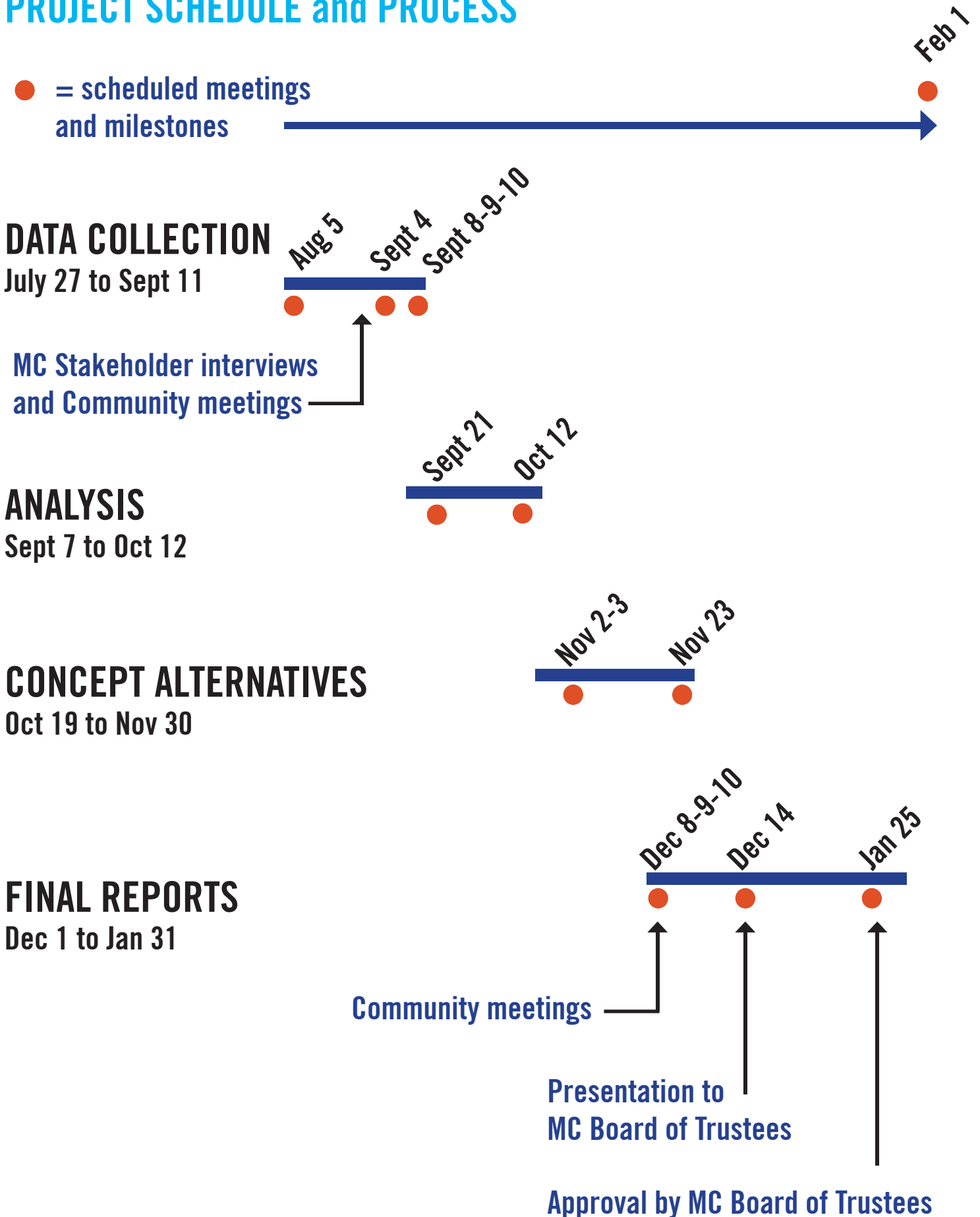
TPSS Community Meeting

09.10.15

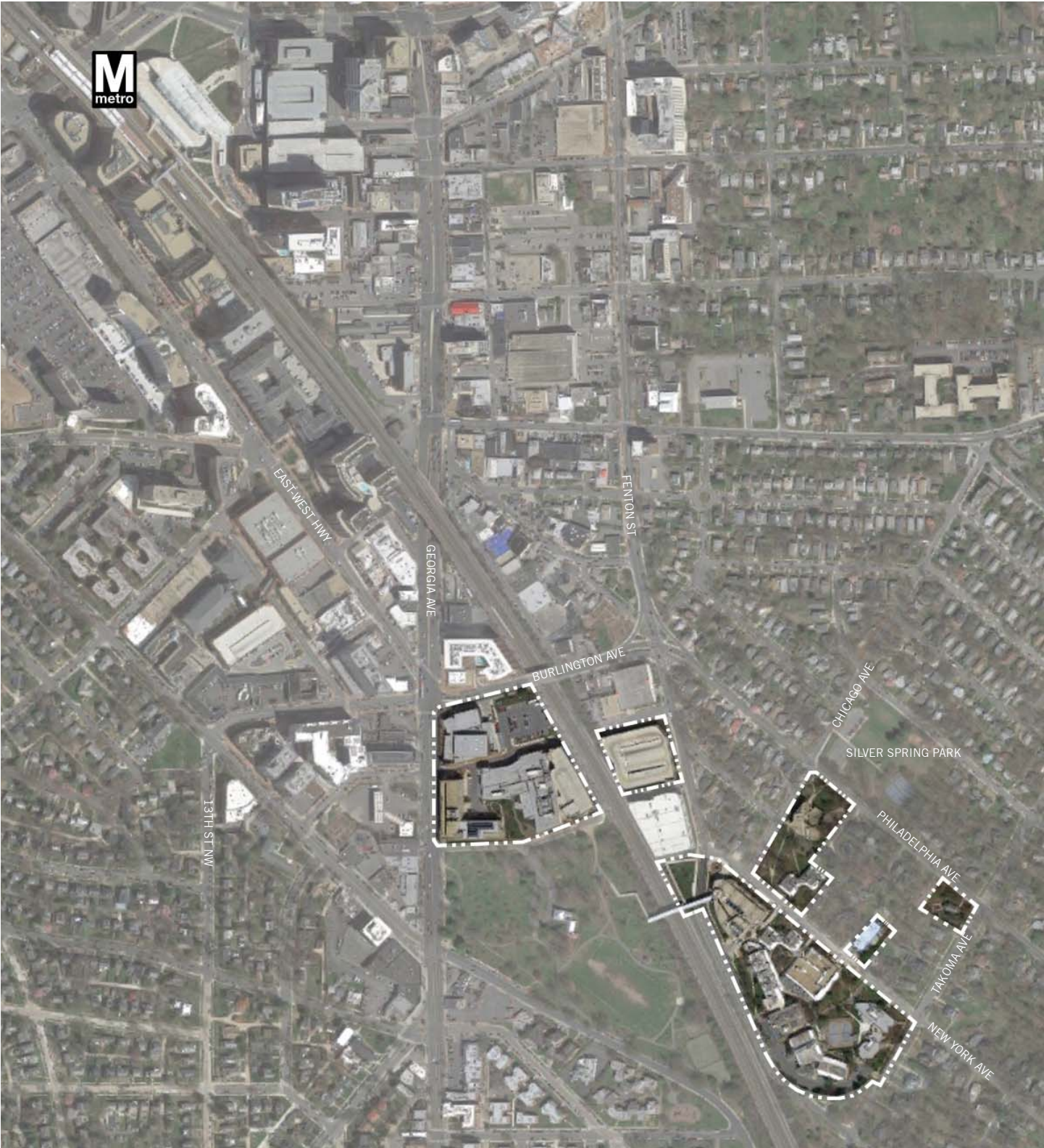
PROJECT TEAM

- **Cho Benn Holback + Associates** - architects, planners, project managers
- **WRA** - space programming, transportation and parking, civil, MEP
- **AMT** - water, stormwater, sewer, forest
- **Convergent Technologies** - IT infrastructure
- **Cynthia Linhart** - programming consultant
- **DMS** - cost estimating

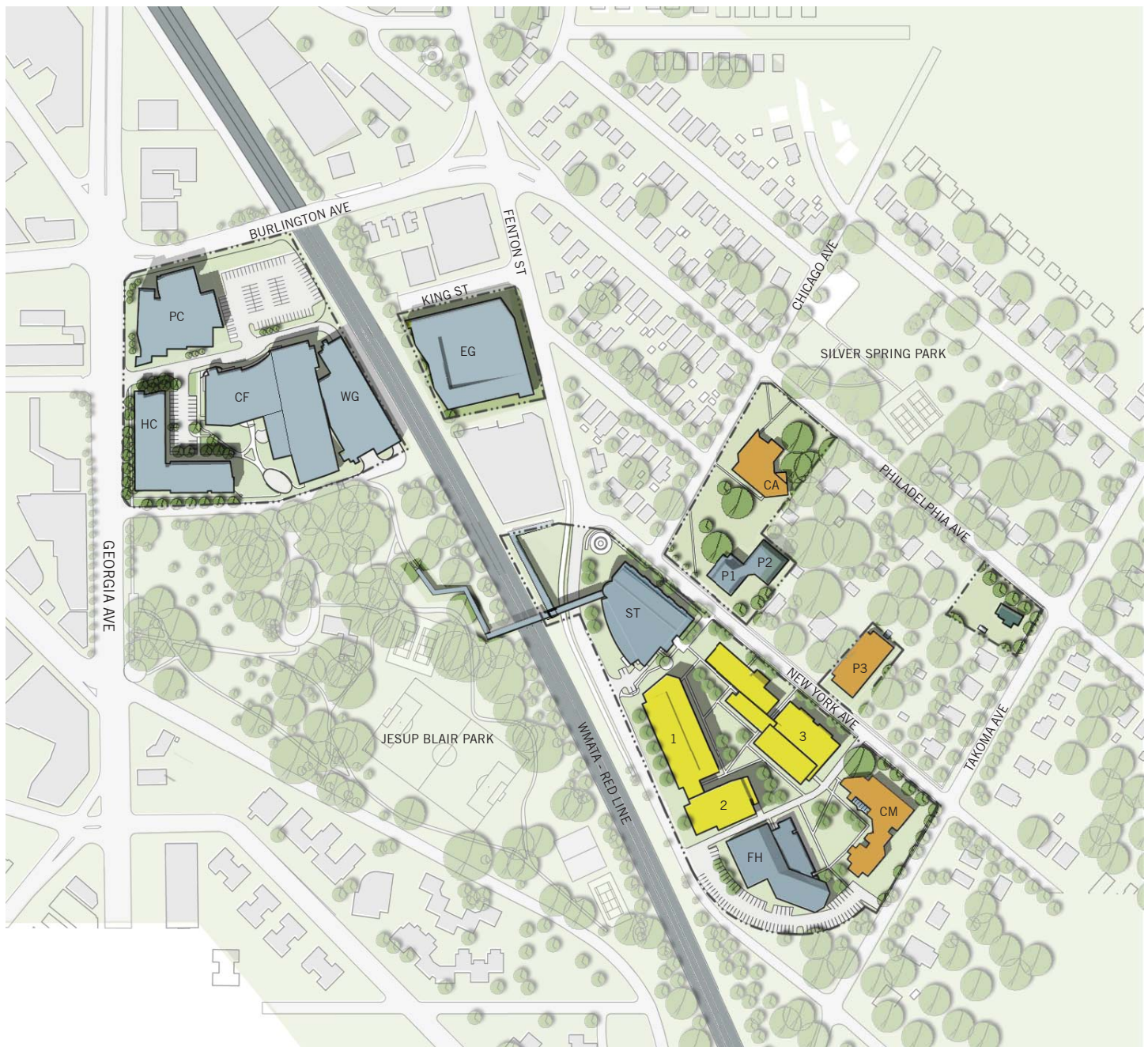
PROJECT SCHEDULE and PROCESS



CAMPUS CONTEXT . TP/SS



2006-16 FACILITIES MASTER PLAN PROPOSAL FOR TP/SS



- NEW BUILDING
- RENOVATED BUILDING
- EXISTING BUILDING

- 1 SCIENCE AND MATH CENTER NORTH WING**
83,600 GSF
- 2 SCIENCE AND MATH CENTER SOUTH WING**
51,000 GSF
- 3 STUDENT RESOURCE CENTER + LIBRARY**
74,500 GSF

- CA Communication Arts Center
- CF Cafritz Foundation Arts Center
- CM The Commons
- DC Child Care
- EG East Garage
- FH Falcon Hall (Physical Education)
- HC Health Sciences Center
- P1 Pavilion 1
- P3 Pavilion 3
- PC Performing Arts Center
- WG West Garage

2016-26 LAND USE PLAN PROPOSAL FOR TP/SS



EXISTING BUILDING

POTENTIAL EXPANSION
OPPORTUNITY

- 1 **SCIENCE AND MATH
CENTER NORTH WING**
83,600 GSF
- 2 **SCIENCE AND MATH
CENTER SOUTH WING**
51,000 GSF
- 3 **STUDENT RESOURCE
CENTER + LIBRARY**
74,500 GSF

- CA Communication Arts Center
- CF Cafritz Foundation Arts Center
- CM The Commons
- DC Child Care
- EG East Garage
- FH Falcon Hall (Physical Education)
- HC Health Sciences Center
- P1 Pavilion 1
- P3 Pavilion 3
- PC Performing Arts Center
- WG West Garage

CURRENT CAMPUS PLAN . TP/SS



EXISTING BUILDING

CA	Communication Arts Center	P1	Pavilion 1
CF	Cafritz Foundation Arts Center	P2	Pavilion 2
CM	The Commons	P3	Pavilion 3
DC	Day Care	PC	Performing Arts Center
EG	East Garage	ST	Student Services Center
FH	Falcon Hall (Physical Education)	SN	Science North
HC	Health Sciences Center	SS	Science South
MP	Mathematics Pavilion	WG	West Garage
NP	North Pavilion		

QUESTIONS and CONCERNS . TP/SS

SEND EMAILS TO:

jamie.karn@montgomerycollege.edu

kerry.norberg@montgomerycollege.edu