



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

February 20, 2019

DeRionne P. Pollard, Ph.D.
President, Montgomery College
9221 Corporate Boulevard
Rockville, MD 20850

SUBJECT: Transmittal of Comments for the Proposed Montgomery College Catherine and Isiah Leggett Math and Science Building, Mandatory Referral No. MR2019011

Dear Dr. Pollard:

At its regularly scheduled meeting on February 14, 2019, the Montgomery County Planning Board reviewed Mandatory Referral No. MR2019011 for the construction of a new three level math and science building on the site of the existing Falcon Hall and Science South buildings (both to be removed). The Planning Board voted to approve the application with recommendations, on the motion of Commissioner Fani-Gonzalez, seconded by Vice Chair Dreyfuss, with a vote of 4-0, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-Gonzalez, and Patterson voting in favor, and Commissioner Cichy absent. The recommendations include:

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.
2. Address the provisions of approval in the City of Takoma Park Resolution 2018-63 with particular attention to issues of stormwater management, compatibility, hazardous materials handling and atmospheric venting.
3. Continue to coordinate with the Maryland Historical Trust (MHT) in their evaluation of the proposed project.
4. Underground utilities along the Fenton Street frontage, consistent with the remainder of the block.
5. 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. Compatibility and visual impact are important factors in the further development of the design.

6. Improve all sidewalks along the campus frontage such that they are a minimum of five-feet wide, taking care to avoid damaging large canopy trees. Coordinate with Montgomery County Historic Preservation staff to confirm if a Historic Area Work Permit is required for the sidewalk widening.
7. 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, and at this time the City Council has declined to request an increase in right-of-way width as part of the Mandatory Referral Process.
8. 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).
9. Coordinate with the City of Takoma Park to address the pedestrian facilities identified to be non-compliant as part of the pedestrian adequacy analysis.
10. Address the comments from MCDOT in their letter dated January 25, 2019.
11. Coordinate mitigation for the loss of smaller trees with the Takoma Park City Arborist.
12. Consider a standard green roof to the proposed modular tray green roofs to provide greater opportunity for root expansion and long-term plant survival.
13. Coordinate with the City of Takoma Park to address stormwater management concerns of neighboring properties.
14. Explore opportunities to provide athletic and aquatic facilities to replace the facilities that will be lost with the demolition of Falcon Hall for students, faculty, staff and the surrounding community.

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The Planning Board appreciates the opportunity to review this project. Our staff is available as needed to further engage in the development of the project design, and we look forward to working with your staff on subsequent reviews.

Sincerely,

A handwritten signature in black ink, appearing to read 'Casey Anderson', with a stylized flourish extending from the end.

Casey Anderson
Chair

cc: Sandra Filippi, Director of Planning + Design, Montgomery College