

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 residencies 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.