

Presentation

Agenda Item #	5
Meeting Date	July 14, 2008
Prepared By	Sara Anne Daines HCD Director
Approved By	Barbara B. Matthews City Manager

Discussion Item	Montgomery College Facilities Master Plan Update
Background	<p>Montgomery College serves a growing population of local and Montgomery County residents. As part of the County and State higher education system, the College must update enrollment and program projections and determine what facilities improvements will be required in future years. This Facilities Master Plan Update is conducted every five years in order to qualify the College for and demonstrate the need for continued and future capital project funding.</p> <p>The prior Facilities Master Plan (existing) contains information regarding expected program expansion, site of future buildings, and limited guidance regarding height. At the time of the development of the Student Center, there was considerable discussion between the City of Takoma Park Council and the College regarding the needs of the adjacent North Takoma neighborhood. Since that time, the Montgomery College Neighbors Advisory Committee was established to provide recommendations to the City regarding future development of the campus.</p> <p>Montgomery College has completed much of the evaluation of future needs and has engaged a campus design firm to assist them in developing spatial needs, establishing possible sites for future buildings, and determining other improvements, which will be presented. The College met with the Takoma Park and Silver Spring communities on June 24, 2008 to discuss the draft of the plan.</p> <p>The Planning Board has requested that this project go through Mandatory Referral; the expected date of the Planning Board hearing is unknown. The Mandatory Referral process will be prior to endorsement by the Board of Trustees.</p> <p>David J. Capp, Associate Vice President for College Facilities, and Brad Stewart, Vice President and Provost, will provide the Council with an update on the Montgomery College Facilities Master Plan.</p>
Policy	Maintain communication with Montgomery College regarding campus expansion and planned development activity.
Fiscal Impact	None
Attachments	Power Point Presentation: Takoma Park/Silver Spring Campus Facilities Master Plan Update
Recommendation	Listen to presentation
Special Consideration	

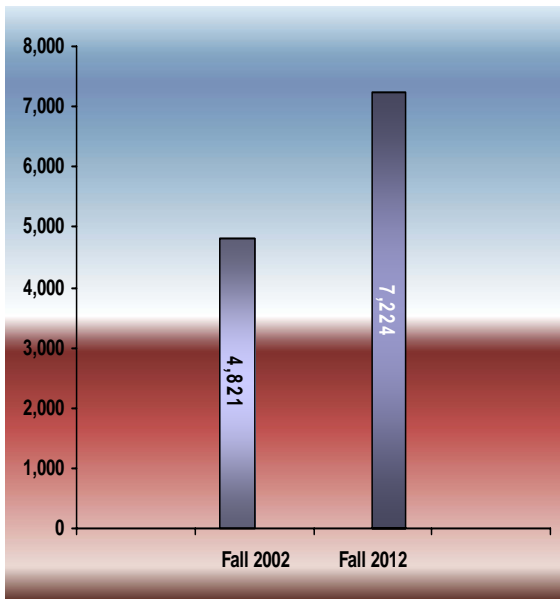
Takoma Park/Silver Spring Campus Facilities Master Plan Update

Presented to the
Mayor & City Council
of Takoma Park MD by
David Capp, Associate Vice President for
College Facilities, Montgomery College



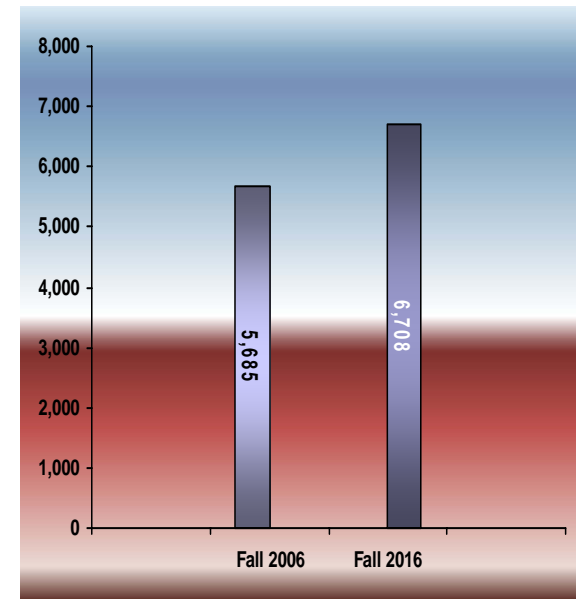
TP/SS Enrollment Growth

- Headcount for 2002 – 2012 (Current FMP)



50% Increase for Campus;
25% of Total College

- Headcount for 2006 – 2016 (FMP Update)



18% Increase for Campus;
28% of Total College



TP/SS Space Deficit

- 2002 – 2012 FMP
 - (126,665) NASF
 - Planned projects during the period:
 - Health Sciences Center (2004)
 - Student Services Center (2006)
 - Cafritz Arts Center (2007)
 - Cultural Arts Center (2009)
- 2006 – 2016 FMP
 - (95,368) NASF
 - Planned projects during the period:
 - Cafritz Arts Center (2007)
 - Cultural Arts Center (2009)
 - The Commons (2009)

TP/SS Condition Assessment

□ Ex. 1 – Science North

- Replacement Value
\$7,224,000
- Deferred Maintenance Value
\$3,708,000



Monday, July 14, 2008

□ Ex. 2 – Science South

- Replacement Value
\$4,293,000
- Deferred Maintenance Value
\$3,190,000



TP/SS FMPU

TP/SS FMPU Goals

□ College – Presentation to Community

1. Maintain the existing town & gown partnership
2. Retain a more residential scale on all development adjacent to homes along NY Ave of 2 – stories (3rd floor set back)
3. Employ articulation & fenestration [Products that fill openings in a building envelope, such as windows, doors, skylights, curtain walls, etc., designed to permit the passage of air, light, vehicles, or people] that is in keeping with the small scale of the neighborhood
4. Encourage transit use and employ traffic calming measures
5. Plan the campus with principles of long-term sustainability in mind
6. LEED Silver required by Montgomery County

Cho Benn Holback + Associates (CBH+A) June 24, 2008

□ MCNAC – Report to Council

1. Create an active partnership between the City and the College
2. Step down height toward residential if new buildings are located within 25' of residential lot line.
3. Site building to front on street with pedestrian friendly openings.
4. Enhance transit use
5. Creation of a sustainable legacy campus
6. Seek LEED

Montgomery College Neighbors Advisory Committee (MCNAC) February 25, 2008

TP/SS 2002 – 2012 Facilities Master Plan (Approved, Current)




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EYP/

MONTGOMERY COLLEGE
 MASTER PLAN 2002-2012
 TAKOMA PARK CAMPUS

FEBRUARY 2004
 TP-PS FIGURE 5





TP/SS 2002 – 2012 FMP

College Presentation to City Council – 23 Feb 04

- Ms. Porter [Mayor] noted the historic nature of the campus and stated, “I appreciate the sensitivity to the neighborhood. I encourage the college to continue to work with the neighborhoods.”
- Mr. Seamans [Councilman] thanked Dr. Clarence Porter “for the meetings with the community and for listening to the concerns.” He added, “We have come a long way. It is apparent that the college listened and that some changes were made in the process. He noted how the college represents itself as a member of the community.”
- Mr. Barry [Councilman] commented “that the college has brought good news tonight.”

TP/SS FMPU – Future Development



POTENTIAL DEVELOPMENT AREA

CAMPUS-WIDE GOALS / FUTURE DEVELOPMENT

- Look for opportunities to acquire and develop adjacent properties on Burlington Ave and Fenton St.
- Look for opportunities, if available, to expand the campus west of Georgia Ave for additional parking in the short-term and development in the long-term.

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

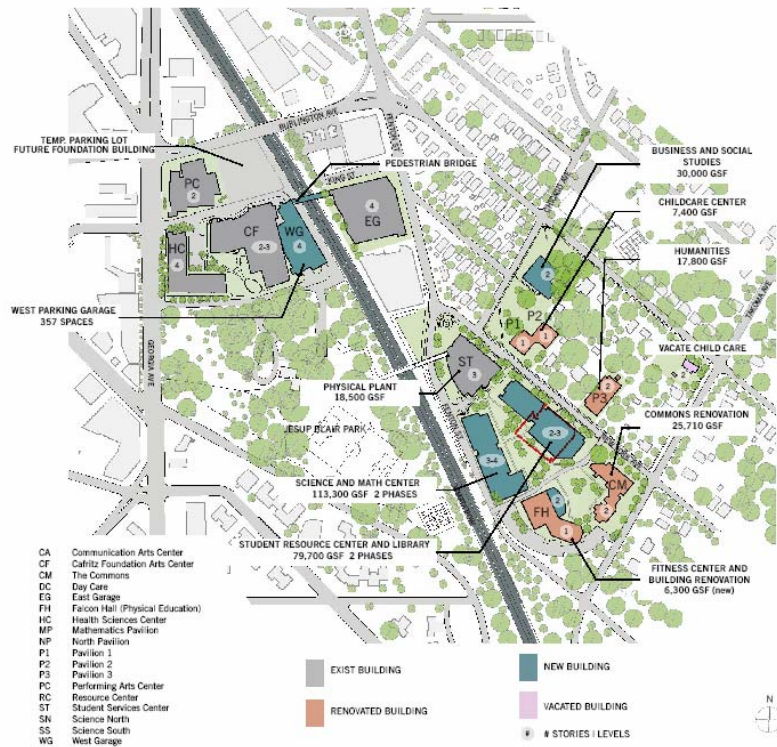


TP
SS

MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
TAKOMA PARK / SILVER SPRING CAMPUS
ALTERNATIVES PHASE DRAFT - 05.07.08

Cho Benn
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Associates
INCORPORATED

TP/SS FMPU – Option 05



SCHEMATIC
MASTERPLAN | OPT 05
2016 EXISTING MASTER PLAN

PROS

- Resource Center/Library adjacent to Student Services Center.
- The Science and Math Center is sited closer to Fenton Street for larger courtyard.
- New Business and Social Studies building is of a scale that fits into the neighborhood.
- Glassy fitness center addition faces new landscaped courtyard.
- Childcare is vacated to reinforce residential neighborhood.
- Pedestrian bridge links both garages.

CONS

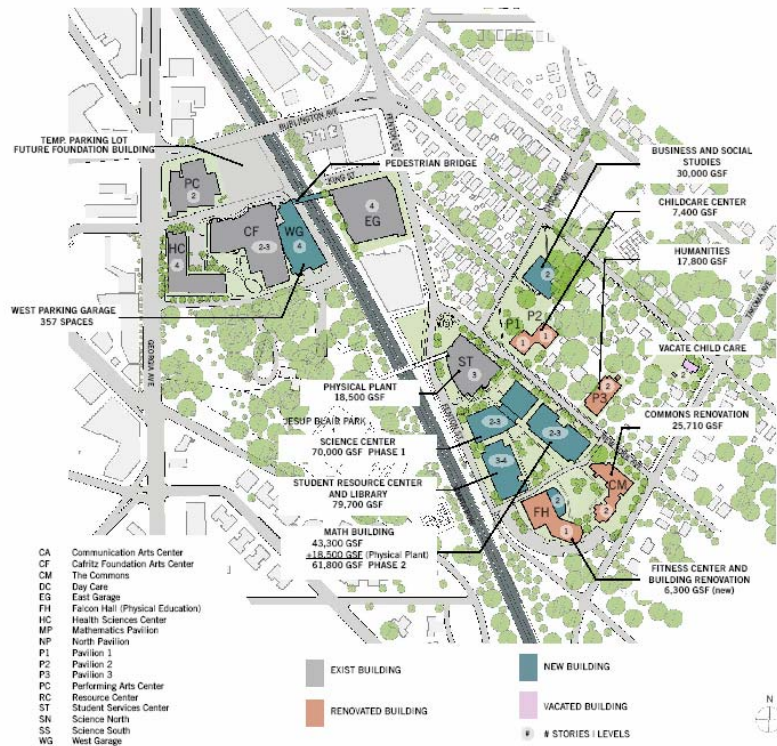
- Resource Center/Library and Science and Math Center will require tricky phasing. Both projects will need to be phased.
- Resource Center/Library is a large building and may overwhelm neighbors across New York Avenue.



MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
TAKOMA PARK / SILVER SPRING CAMPUS
06.30.08

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TP/SS FMPU – Option 06



SCHEMATIC
 MASTERPLAN | OPT 06
 2016 REVISED CORE

PROS

- Science Center may be built with small impact on existing labs. Replaces part of Science North, Math and North Pavilions (Phase 1).
- Student Resource Center replaces Science South (Phase 2). Math building replaces exiting Resource Center (Phase 3).
- New Business and Social Studies building is of a scale that fits into the neighborhood.
- Glassy fitness center addition faces new landscaped courtyard.
- Childcare is vacated to reinforce residential neighborhood.
- Pedestrian bridge links both garages.

CONS

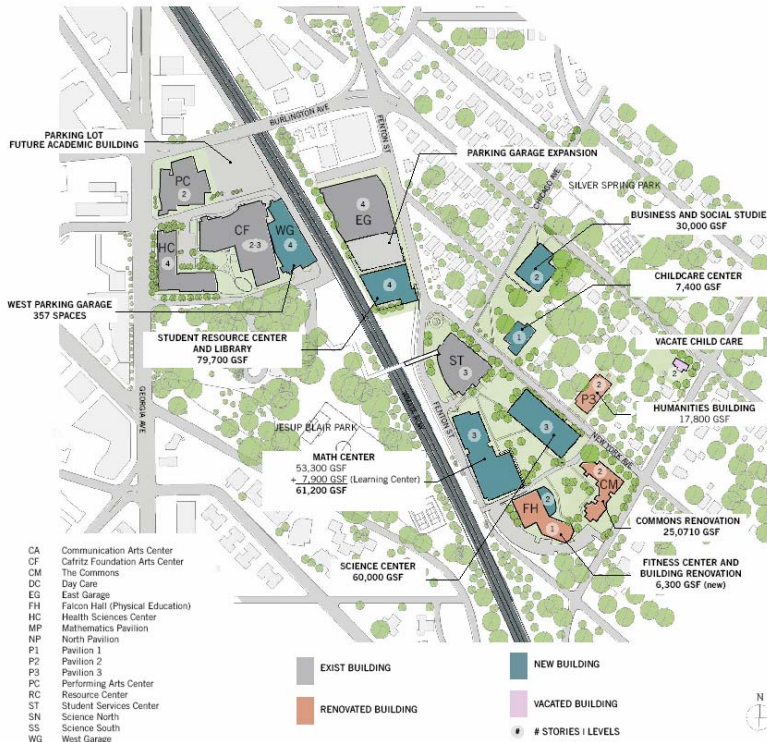
- Access to courtyards through passageway within Science Building.
- Math Building will need to wait until Phase 3.



MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
 TAKOMA PARK / SILVER SPRING CAMPUS
 06.30.08

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TP/SS FMPU – Option 08



SCHEMATIC MASTERPLAN | OPT 08 2016 ACQUIRE SOUTH STORAGE SITE

PROS

- Acquisition of mini-storage site and demo of building removes incompatible use in core campus.
- The Resource Center/Library is sited to link the two campuses.
- Allows for the phasing of the Science and Math building with a courtyard between.
- Science and Math broken down in scale. Central campus becomes less dense.
- Allows for construction of the Resource Center/Library prior to demo of the existing one.
- Purpose-built new childcare center.

CONS

- Requires that the Resource Center/Library and the acquisition of the storage site to be prioritized.



MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
 TAKOMA PARK / SILVER SPRING CAMPUS
 ALTERNATIVES PHASE DRAFT - 05.07.08

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TP/SS FMPU – Views from 703 New York Ave



TP/SS FMPU – Projects



PROJECTS IN DESIGN OR CONSTRUCTION

- A new parking garage (**West Garage**) adjacent to the **Cafritz Foundation Arts Center**
- Renovation of the **Commons Building** into general purpose classrooms and offices

ADDITIONAL BUILDING DEVELOPMENT PRIORITIES FOR THE CAMPUS

- A new **Science and Math Center**, with phased construction (113,300 GSF) – alternatives include addition of an associated **Learning Center** (8,900 GSF), a **Health Sciences Addition** (15,100 GSF) and/or a **Physical Plant** addition (18,500 GSF).
- A new **Student Resource Center and Library** (79,700 GSF) – alternatives include either or both the **Reading/Writing** (8,900 GSF) and the **Science/Math** (8,900 GSF) **Learning Centers**.
- A renovation and addition to **Falcon Hall** adding 6,300 GSF. One alternative would renovate Falcon Hall and not add additional space – a second alternative would build a new facility with a new gymnasium, pool and fitness center (89,500 GSF).
- A new **Childcare Center** (7,400 GSF) to replace the existing building. This new center could be co-located with the **Physical Education** building.
- A renovation of the **Pavilions P1** (7,386 GSF), **P2** (7,386 GSF), and the current **Communication Arts Center** (15,873 GSF) into needed office, lab and classroom space for the **Humanities** program. One alternative would be to construct a new **Business and Social Sciences Building** (21,900 GSF). Other alternatives include vacating **P3** (additional 17,800 GSF), adding the **Reading/Writing Learning Center** (8,900 GSF) and/or adding **WDCE** space (12,600 GSF).
- **Work Force Development and Continuing Education** (12,600 GSF) space, moved from the **Health Sciences Building** to available classroom space around campus, **Cafritz** or the new **Resource Center** or the **Business and Social Sciences Building**.
- **Physical Plant** space of 18,500 GSF. This space may be accommodated in unused basement space in the **Student Services Building**, with modifications to the building.

TP
SS

MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
TAKOMA PARK / SILVER SPRING CAMPUS
ALTERNATIVES PHASE DRAFT - 05.07.08

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MCR FMPU – Projects



PROJECTS IN DESIGN OR CONSTRUCTION

- A new **Science Center** (140,700 GSF) adjacent to the stormwater pond.

ADDITIONAL BUILDING DEVELOPMENT PRIORITIES FOR THE CAMPUS

- Construction of a new **Student Services Center** (74,000 GSF);
- Construction of a new **Library Resource Center** (131,600 GSF);
- Construction of a new **Art Building Addition** (79,100 GSF);
- Construction of a new **Physical Plant** facility (50,100 GSF incl Central Facilities) and demolition of the Maintenance Shop;
- Renovation of Science East and Science West into the **Math Center** (41,988 + 53,737 = 95,725 GSF)
- Replacement of the **Interim Technical Training Center** (55,300 GSF);
- Renovation of **Macklin Tower** (117,282 GSF);
- Renovation of and Addition to the **Humanities Building** (73,912 GSF + 129,500);
- Renovation of and Addition to the **Performing Arts Center** (28,000 + 31,700 GSF);
- Renovation of the **Campus Center** (74,302 GSF) (and removal of WDCE);
- Renovation of and Addition to the **Physical Education Center and Outdoor Facilities** (84,949 GSF);
- Alteration of the **Technical Center** (55,908 GSF) OR Construction of a new **Technical Center**;
- Alteration of **Gudelsky Institute for Technical Education** (64,000 GSF);
- Reallocation of **South Campus Instruction Building** (29,900 GSF) to **WDCE** OR Reallocation of **Mannakee** (42,200 GSF) to **WDCE** OR Construction of new **WDCE** building coupled with the **Technical Training Center**;
- Construction of **Child Care Center Units** (6,900 GSF).



MONTGOMERY COLLEGE FACILITIES MASTER PLAN UPDATE
ROCKVILLE CAMPUS GUIDING PRINCIPLES
MAY 08, 2008 CHARRETTE

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MCG FMPU – Projects



PROJECTS IN DESIGN OR CONSTRUCTION

- A new **Bioscience Education Center** (126,900 GSF)
- A new **Childcare** (6,900 GSF) building with parking and access road
- Expansion of Observation Drive to Middlebrook Road

ADDITIONAL BUILDING DEVELOPMENT PRIORITIES FOR THE CAMPUS

- A new **Student Resource Center** (124,500 GSF)
- A new **Physics, Engineering and Math Building** (61,800 GSF)
- A renovation of and addition to the **Physical Education Complex** (36,325 GSF addition)
- A new **Physical Plant** (17,900 GSF) building as an addition to the Grounds Storage Building
- A renovation of the Humanities and **Social Sciences Building**
- A renovation and circulation change to the **Sciences and Applied Studies Building**
- Purchase of the **Goldenrod Building** and possible reallocation;
- **WDCE** classroom and lab space (12,200 GSF)
- Relocation of the **Greenhouse** (2,400 GSF) and the landscape program (an additional 4,800 GSF)
- An alteration of the High Technology and Science Center
- Inclusion of additional parking (a 500 space garage in FMP 2012)
- Potential workforce housing or employee sponsored housing





Montgomery College Foundation, Inc.

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Takoma Park/Silver Spring Campus Facilities Master Plan Update

QUESTIONS?

