

PS COMMITTEE #1
July 19, 2012
Worksession

MEMORANDUM

July 17, 2012

TO: Public Safety Committee

FROM: Essie McGuire, Senior Legislative Analyst 

SUBJECT: **Worksession – Resolution to Approve Site Change for Glenmont Fire Station 18 Relocation**

Today the Public Safety Committee will hold a worksession on a resolution to approve a site change for the relocation of Glenmont Fire Station 18. The Council introduced this resolution on June 26. The County Executive transmitted this resolution on June 21. The transmittal memorandum and a draft approval resolution are attached on circles 1-3.

The County Code requires Council approval to change the location of any fire and rescue service facility. The current Glenmont Fire Station 18 must be relocated to accommodate a State road project. The Council previously approved a site for the relocation in Resolution 15-1483, approved May 25, 2006. However, the Executive now proposes a different site for the relocation due to changing circumstances, and transmitted the attached resolution for Council approval of the new site.

The Council held a public hearing on this resolution on July 17. David Dise, Director, Department of General Services, testified in favor of the resolution on behalf of the County Executive (testimony attached on circles 7-8). The Council is tentatively scheduled to consider action on this issue on July 24.

Background

The existing Glenmont Fire Station 18 is located at the corner of Randolph Road and Georgia Avenue. It must be relocated to accommodate State improvements of that intersection. Resolution 15-1483 is attached at circles 4-5 for reference. On May 25, 2006, the Council approved this resolution designating the WMATA Triangle property as the site for the relocation of Fire Station 18.

The approved Project Description Form (PDF) for the relocation project is attached at circle 6. The Council has approved a total of \$14 million for this project. The PDF states that the project will relocate in the existing service area, but does not specify a site.

A number of issues have come up in the course of planning the fire station project with the other uses and site constraints of the WMATA Triangle property. The resolution identifies that the space for the fire station decreased and that accommodating emergency response with peak period WMATA garage traffic caused concerns. In addition, the Planning Board rejected the station design at the Mandatory Referral hearing due to the property constraints.

New Site

The Executive now proposes to relocate the existing Glenmont Fire Station 18 to the old Glenmont Elementary School site at 12200 Georgia Avenue. This site is directly across Georgia Avenue from the existing site. The new site has several advantages, including:

- The County owns the Glenmont Elementary School site, which will eliminate the need to purchase property from WMATA.
- The new site is closer to the existing station than the WMATA site.
- The new site is larger, which will more easily accommodate the needs of the fire station and a temporary station for continuous operations during construction.

Executive staff held a meeting in the community to discuss the proposed relocation site on June 18. **At the worksession, Executive Branch staff will provide a more detailed briefing on the proposed project site change and answer questions the Committee may have.**

At the public hearing, Councilmember Nancy Floreen requested that the Executive Branch consider developing the portion of the land not needed for the fire station for recreational use, such as playing fields. Executive staff indicated that recreational and other potential uses for the site would be considered in the planning process and could be reflected in future CIP submissions.



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

RECEIVED
MONTGOMERY COUNTY
COUNCIL

2012 JUN 21 PM 2:49

MEMORANDUM

June 21, 2012

TO: Roger Berliner, President, County Council
FROM: Isiah Leggett, County Executive 
SUBJECT: Approval of Fire Station 18 Relocation

The purpose of this memorandum is to transmit the proposed resolution to relocate Fire Station 18 from its current location to the old Glenmont Elementary School site at 12200 Georgia Avenue. Relocation of the fire station is necessary due to the State Highway Administration's (SHA) plan for a grade separation at the intersection of Georgia Avenue and Randolph Road.

In May 2006, Resolution No. 15-1483 was adopted by County Council approving the relocation of Fire Station 18 from its current location at 12251 Georgia Avenue to the WMATA Triangle property located on the west side of Georgia Avenue directly across from Glenallen Avenue. However, the WMATA Triangle property has become an unsuitable location for the fire station because of encroachment for other public uses. Therefore, I am recommending that the station be relocated to the old Glenmont Elementary School site.

IL:aw

Attachment: Resolution – Relocation of Fire Station 18

- c: Kathleen Boucher, Assistant Chief Administrative Officer
- Jennifer Hughes, Director, Office of Management and Budget
- Richard Bowers, Fire Chief, Montgomery County Fire and Rescue Service
- David Dise, Director, Department of General Services



Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Approval of Site Change for Fire Station 18 Relocation

Background

1. County Code Section 21-4(b) prohibits a local fire and rescue department from changing the location of any facility used to provide fire and rescue services in the County without County Council approval and prohibits the County Executive from including a site for any facility used to provide fire and rescue services in a proposed Capital Improvements Program unless the Council has approved the location or relocation of the facility.
2. Fire Station 18 must be relocated due to the State Highway Administration's (SHA) plan for a grade separation at the intersection of Georgia Avenue and Randolph Road. The Kensington Volunteer Fire Department property on which Station 18 now stands lies within the right-of-way required by SHA to construct the grade separation; thus Station 18 will be purchased by the State from the Kensington Volunteer Fire Department, contingent on approval of the sale by the Chief Administrative Officer or County Council under County Code Section 21-26(c), and eventually demolished.
3. Resolution No. 15-1483 was adopted by County Council on May 25, 2006 approving the relocation of Fire Station 18 from its current location at 12251 Georgia Avenue to the WMATA Triangle property located on the west side of Georgia Avenue directly across from Glenallen Avenue.
4. The original site selection process recommended co-locating the fire station with a planned WMATA garage near the Glenmont Metro station (WMATA Triangle). Initial plans for the parking garage identified 3.56 acres for the fire station. During design and construction of the parking garage, the available fire station site was reduced to 2.31 acres.
5. The Departments of Fire and Rescue Service and General Services have determined that the planned fire station should be relocated to the old Glenmont Elementary School site at 12200 Georgia Avenue for the following reasons:
 - The WMATA Triangle site could not accommodate the programmed fire station.
 - Peak period WMATA garage traffic may impede emergency response.

- The Planning Board rejected the fire station design at the WMATA Triangle during the Mandatory Referral hearing on December 15, 2011 due to traffic and access concerns that could not be addressed due to property constraints.
- The WMATA Triangle property was to be purchased. The County owns the proposed new site.
- A community meeting on the relocation of the fire station to the new site was held on June 18, 2012 and was met without objection.

6. Notice of public hearing was given and a public hearing was held on .

Action

The County Council for Montgomery County, Maryland, approves the following resolution:

The County Council approves the proposed relocation of Fire Station 18 from its current location at 12251 Georgia Avenue to the old Glenmont Elementary School site at 12200 Georgia Ave.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Resolution No.: 15-1483
Introduced: May 9, 2006
Adopted: May 25, 2006

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the request of the County Executive

SUBJECT: Approval of Fire Station 18 Relocation

Background

1. County Code Section 21-4(b) prohibits a local fire and rescue department from changing the location of any facility used to provide fire and rescue services in the County without County Council approval and prohibits the County Executive from including a site for any facility used to provide fire and rescue services in a proposed Capital Improvements Program unless the Council has approved the location or relocation of the facility.
2. In correspondence dated May 4, 2006, the Executive requested that the Council approve the relocation of Fire Station 18 from its current location at 12251 Georgia Avenue to the "WMATA Triangle" property located on the west side of Georgia Avenue directly across from Glenallan Avenue.
3. Fire Station 18 must be relocated due to the State Highway Administration's (SHA) plan for a grade separation at the intersection of Georgia Avenue and Randolph Road. The Kensington Volunteer Fire Department property on which Station 18 now stands lies within the right-of-way required by SHA to construct the grade separation; thus Station 18 will be purchased by the State from the Kensington Volunteer Fire Department, contingent on approval of the sale by the Chief Administrative Officer or County Council under County Code Section 21-26(c), and eventually demolished.
4. The *Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan* recommends (in Recommendation 3a) relocating Station 18 to a site in the vicinity of the existing site because of the State's need to obtain right-of-way for the grade separation project.
5. The Montgomery County Fire and Rescue Service has determined that relocating Station 18 to the WMATA Triangle property, approximately 0.3 mile north of the existing site, will not adversely impact service delivery to the Glenmont area. The relocation should result in improved service in terms of meeting response time goals in the Glenmont area and providing backup service to Station 25 serving the high call load area of Aspen Hill and Leisure World.

6. The WMATA Triangle property is the recommended site for relocating Station 18 as result of the site evaluation process led by the Mid-County Regional Services Center Director. The decision memorandum (dated March 14, 2006) selecting the WMATA site was approved by the Chief Administrative Officer on March 28, 2006, with the concurrence of the Fire Chief, Department of Public Works and Transportation Director, and Office of Management and Budget Director.
7. Station 18 could be co-located with the Glenmont Parking Garage on the WMATA Triangle site or with an expanded "Kiss & Ride" facility on the WMATA Triangle site, depending upon whether the parking garage is sited on the east side or on the west side of Georgia Avenue on WMATA-owned property.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The County Council approves the proposed relocation of Fire Station 18 from its current location at 12251 Georgia Avenue to the "WMATA Triangle" property located on the west side of Georgia Avenue, directly across from Glenallan Avenue.

This approval applies to the relocation only and does not imply any commitment of County funds to this project. If the County Executive recommends this project in a future Capital Improvements Program, the Council will consider a request for County funding at that time.

The County Council urges those involved with the project to work with neighbors on the east and west side of Georgia Avenue to respond to community concerns regarding noise and the movement of non-emergency vehicles.

This is a correct copy of Council action.



Elda M. Dodson, CMC, Acting Clerk of the Council

Glenmont FS 18 Replacement -- No. 450900

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Fire/Rescue Service
General Services
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2012
No
None.
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	2,234	236	886	1,112	547	498	67	0	0	0	0
Land	2,175	0	2,175	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,683	3	253	1,427	827	600	0	0	0	0	0
Construction	7,150	0	0	7,150	4,022	3,128	0	0	0	0	0
Other	1,065	0	0	1,065	69	996	0	0	0	0	0
Total	14,307	239	3,314	10,754	5,465	5,222	67	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	14,307	239	3,314	10,754	5,465	5,222	67	0	0	0	0
Total	14,307	239	3,314	10,754	5,465	5,222	67	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				256	0	0	37	73	73	73
Energy				304	0	0	43	87	87	87
Net Impact				560	0	0	80	160	160	160

DESCRIPTION

This project provides for an approximately 19,150 gross square foot fire station to replace the current fire station located at the intersection of Georgia Avenue and Randolph Road. The recommended replacement fire-rescue station is a modified Class II station designed to meet current operational requirements and accommodate modern fire fighting apparatus. The project includes gear storage, decontamination, information technology rooms, and four apparatus bays.

ESTIMATED SCHEDULE

The design phase began in late 2010 and will be completed in spring 2012, followed by approximately six months for bidding, and a construction period of approximately sixteen months, completing in early 2014.

COST CHANGE

No project change since increased permit fees and prevailing wage compliance requirements were offset by reduced estimated construction cost.

JUSTIFICATION

The Maryland State Highway Administration (SHA) plans to build a new intersection at Georgia Avenue and Randolph Road. This is a high priority road/transportation project for the County. The current station is located on the planned intersection site. The replacement fire station will be located on a different site but in proximity to the service area of the current station.

FISCAL NOTE

The project provides for the design and construction phase costs. Debt service for this project will be financed with Consolidated Fire Tax District Funds. There are no funds for fire apparatus included in the project budget.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

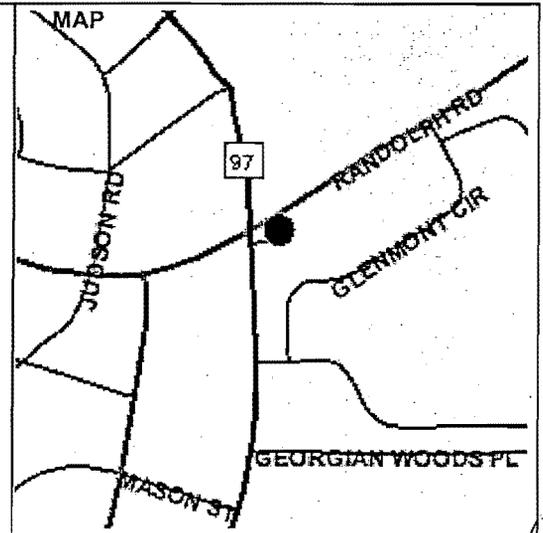
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY10	(\$000)
First Cost Estimate	FY12	14,307
Current Scope		
Last FY's Cost Estimate		14,307
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	1,065
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		13,242
Expenditures / Encumbrances		781
Unencumbered Balance		12,461
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Technology Services
Montgomery County Fire and Rescue Service
Department of Permitting Services
Maryland State Highway Administration
WSSC
PEPCO
WMATA
Mid-County Regional Services Center

Special Capital Projects Legislation [Bill No. 21-10] was adopted by Council November 30, 2010.



Montgomery County Council
Public Hearing on the resolution to approve site change for Fire Station 18 Relocation
July 17, 2012 @ 1:30 pm

Testimony in support of the resolution by David Dise, Director, Department of General Services
on behalf of County Executive Isiah Leggett

Council President Berliner and Council members; my name is David Dise and I am the director of Montgomery County's Department of General Services, and offering testimony in support of the resolution on behalf of County Executive Leggett.

The property on which the existing Glenmont Fire Station No. 18, is located, at 12251 Georgia Ave., is being purchased by the Maryland State Highway Administration and is slated for demolition as part of a grade-separated interchange project for the Georgia Avenue/Randolph Road intersection.

The original site selection process recommended relocating the fire station to a shared site with the Washington Metropolitan Area Transit Authority (WMATA) site for the planned parking garage at Georgia Avenue across from Glenallan Avenue. This site is referenced as the "WMATA Triangle".

The WMATA site was planned to co-locate Fire Station 18 with the planned Glenmont Parking Garage. In August 2006, WMATA developed a site plan identifying 3.56 acres of the WMATA site for the relocation of the fire station. Test fits indicated that the site would accommodate a four-bay drive-through fire station consistent with the Program of Requirements (POR) for the Glenmont Fire Station No. 18 relocation.

As design of the Glenmont Parking Garage progressed, the available property for the fire station continually decreased and was finally established as 2.31 acres, a reduction of 35%. This reduction in property size, coupled with other restrictions (set-back from WMATA tunnel, storm water management) resulted in a redesign of the fire station as a three (3) bay back-in station. Adjacency to the new Glenmont WMATA garage also posed a concern during peak usage hours - with a potential for garage traffic to impede emergency response.

During the mandatory referral meeting on December 15, 2011, the revised fire station design was rejected by the Planning Board via a unanimous 5-0 vote. The Planning Board was concerned with having an emergency signal so close to the existing traffic signal at the intersection of Georgia Ave. and Glenallen Ave and felt that fire apparatus could enter Georgia Ave. via Glenallen Ave. extended, which serves the WMATA garage. The Planning Board concerns could not be addressed because site size limitations would not allow the fire station to be reconfigured to access Glenallen Ave. without a significant further decrease in usable space. Glenallen Ave. extended is not a public road; it is owned by WMATA solely for access to the parking garage. Fire and Rescue Service has grave concerns with the possible impacts of peak garage usage traffic impacting emergency operations in a shared access scenario.

Montgomery County constructs fire stations with a planned life of forty to fifty years. There was a good deal of concern that, due to the property constraints, the new Glenmont fire station would be built with a compromised design that would only become more inadequate over time. County leadership began looking at alternative sites in order to protect the functionality of the new fire station.

At the time the original site selection process was undertaken the old Glenmont Elementary School site was not available having been committed to a public use in a partnership with the Archdiocese of Washington for what was to be called "the Victory Youth Center." That project was subsequently abandoned, opening the site for other potential use. Relocation of the Wheaton Recreation Center was briefly considered and rejected, making the site available for consideration for the new Glenmont Fire Station No. 18.

The site was selected as an ideal alternate site for the fire station, due to several critical factors:

- It is currently owned by the County, with no planned alternate usage.
- The property is large enough to accommodate an interim fire station and the permanent fire station. The use of an interim fire station, which can be built quickly, will help ensure the project does not delay construction of the Georgia Avenue/Randolph Road interchange project by allowing SHA to promptly begin negotiations with the Kensington VFRS for the purchase of the existing station site.
- Fire and Rescue apparatus will have direct access to Georgia Avenue, minimizing response time.
- The property is near the existing Glenmont fire station, maintaining the service area.
- The property can accommodate the four-bay drive-through station as was originally programmed to meet the needs of the service area.
- By not purchasing the WMATA site those appropriated funds will cover costs to modify the design for this site as well as the cost of the interim fire station, requiring no additional funding.

County staff met with the Glenmont community in a public forum held June 18, 2012 to present this alternative site and received favorable feedback. DGS staff is prepared to proceed with detailed survey of the property, design and erection of the interim station, and prepare conceptual designs of the permanent station for community review and input. Accordingly, I urge favorable consideration of this resolution.