

## **Glenmont Fire Station Narrative**

The existing Glenmont Fire Station No. 18, 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 Glenallen 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 ([Link to WMATA 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 (4) 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.

The old Glenmont Elementary School site had not been available during the original site selection process which had yielded the WMATA location as the site for the new fire station. The old Glenmont Elementary School site had been committed to a public use in a partnership with the Archdiocese of Washington for what was to be called “the Victory Youth Center”. The project was abandoned by the parties, opening it up again for a

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 old Glenmont Elementary School 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 more quickly, will minimize possible schedule impact to the Georgia Avenue/Randolph Road interchange project.
- 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 (4) bay drive-through station originally programmed.

Going forward, the Department of General Services will conduct a detailed survey of the Glenmont Elementary School property, design the interim station, and prepare conceptual designs of the permanent station for community review.