

MEMORANDUM

April 22, 2009

TO: Education Committee
Planning, Housing, and Economic Development Committee

FROM: Glenn Orlin, ⁶⁰Deputy Council Staff Director

SUBJECT: Future Observation Drive between MD 118 and Middlebrook Road

Montgomery College's Bioscience Education Center CIP project (#056603) on the Germantown campus currently includes funding to design and construct the first two lanes of an ultimate 4-lane access road from Middlebrook Road (©1-2). The College's Master Plan calls for this road to pass through a 50-acre woodland and connect to MD 118 via existing Goldenrod Lane (©3). Concurrently, the Planning Board has prepared its Final Draft of the Germantown Master Plan, which calls for a series of road improvements in the vicinity of the campus, including extending Observation Drive as a four-lane arterial from between MD 118 and Middlebrook Road east of the campus, extending Goldenrod Lane as a two-lane Business District Street from its current terminus to Observation Drive, and extending Cider Press Place as a two-lane Minor Arterial from MD 355 to Observation Drive (©4). Although the College and the Planning Board staffs have worked with each other over the past year, the two agencies have divergent perspectives.

The College desires to move as expeditiously as possible on the Bioscience Education Center project; once the project and its appropriation is approved in May, detailed design could begin in July. The Germantown Master Plan, however, will not be taken up in worksessions until June, and final Council action might not occur until September. Optimally, design of the access road should not begin until its location is set in the master plan. But rather than delay action on the Bioscience Education Center two-to-three months until the entire master plan is decided, the Council could choose to accelerate its consideration of this one master plan. The objective of this worksession, therefore, is for the members of the two committees (and other Councilmembers who wish to attend) to try to achieve consensus on one of the six options that have developed (see below).

The College's priority has been to maximize its ability to expand its campus and technology park in the long-term future, given the burgeoning growth and difficulty in expanding at its other two campuses. It also wishes to keep through traffic away from the campus as much as possible. The Planning Board's priority has been to provide more road capacity and connectivity in this quadrant to help alleviate the overall deficit in Germantown East (one of only two policy areas in the 100% mitigation range under Policy Area Mobility Review) while limiting impacts on sensitive environmental areas, particularly a 50-acre woodland southwest of the current campus.

Council staff invited College and Planning Board staffs to participate in dual charrettes on March 30 with the goal of narrowing the differences between their positions. Each charrette consisted of four people: two from the College and two from M-NCPPC. One charrette worked on ways to change the west side alignment proposed by the College to be as acceptable as possible to M-NCPPC. The other charrette worked on ways to change the east side alignment proposed by M-NCPPC to be as acceptable as possible to the College. These charrettes produced two more west side options and two more east-side options. The four new options are displayed on ©5-8, and the following table compares relevant data about all six options:

	College Master Plan	West Alternative #1	West Alternative #2	East Alternative #1	East Alternative #2	Draft Sector Plan
Acreege available for the College campus at full build-out	97 acres	93.2 acres	92.5 acres	90 acres	85 acres	86.4 acres
Acreege available for the Tech Park/hospital at full build-out	58 acres	48.5 acres	49 acres	49.6 acres	49 acres	48.5 acres
Acreege of 50-acre woodland taken	18 acres	5.3 acres	6.1 acres	0.2 acres	2.9 acres	1.1 acres
Acreege of stream valley buffer taken	0 acres	0.5 acre	0.5 acre	2.6 acres	2.5 acres	2.6 acres
Distance on Observation Drive: MD 118 to Middlebrook Road	6,500'	6,800'	6,800'	5,000'	5,000'	5,000'
Access points	2	4	4	4	4	4
Road improvement costs	\$15 M	\$29 M	\$32 M	\$25 M	\$27 M	\$36 M

Notes:

- Acreege for College and Tech/Hospital can be redistributed between them as the College wishes.
- Stream valley buffer impacts do not assume retaining walls (which would reduce impacts but increase cost).
- Montgomery College Master Plan does not include a roadway connection via Cider Press Place Extension to MD 355.
- Roadways included in cost estimation include public streets only: Observation Drive, Goldenrod Lane, and Cider Press Place. The College internal roadways and the southern connection between Observation Drive and MD 355 are not included in the cost estimation.
- Thru traffic estimated at ~4,000 vehicles per day: Western Alternatives have greater VMT ~5,200 VMT/day compared to 3,800 VMT per day for Eastern Alternatives.
- Road improvement cost estimates are consistent with those in the Germantown Sector Plan Analysis.

The College Master Plan, while the least expensive, has the fewest connection points, does not connect to Observation Drive at MD 118, and cuts out 18 acres of the 50-acre high quality woodland. The Draft Sector Plan has only a slight impact on the woodland but has the highest implementation cost.

Council staff recommendation: Select either West Alternative #1 or #2, and have the Bioscience Education Center project build a 2-lane road within the selected option's right-of-way for Observation Drive between Middlebrook Road and the Center. Each option provides the significant expansion potential for the campus while having only a modest impact on the woodland. Each provides equivalent connectivity and capacity to the Germantown East road network. Each has only a small impact on the stream valley buffer.

Council staff especially wishes to thank those who participated in the charrettes: John McLean and Steve Poteat (College staff), Matt Ernest and Chuck Irish (College consultants), and John Carter, Mary Dolan, Dan Hardy, and Karen Kumm (Planning staff).

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Bioscience Education Center -- No. 056603

Category
Subcategory
Administering Agency
Planning Area

Montgomery College
Higher Education
Montgomery College
Germantown

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2009
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	10,174	3,269	131	6,774	6,146	252	376	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	72,424	0	0	72,424	0	28,970	43,454	0	0	0	0
Other	8,590	0	0	8,590	0	0	0	8,590	0	0	0
Total	91,188	3,269	131	87,788	6,146	29,222	43,830	8,590	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	47,976	944	65	46,967	6,146	14,611	21,915	4,295	0	0	0
PAYGO	691	691	0	0	0	0	0	0	0	0	0
State Aid	42,521	1,634	66	40,821	0	14,611	21,915	4,295	0	0	0
Total	91,188	3,269	131	87,788	6,146	29,222	43,830	8,590	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				3,321	0	0	0	1,107	1,107	1,107
Energy				1,524	0	0	0	508	508	508
Net Impact				4,845	0	0	0	1,615	1,615	1,615
WorkYears					0.0	0.0	0.0	20.0	20.0	20.0

DESCRIPTION

This project provides funds for the design and construction of a new biotechnology and science building (approx. 126,900 gsf) on the Germantown Campus to support Campus space needs and provide for up-to-date biotechnology and science laboratories in a modern facility that complies with current requirements. This new building is part of an overall plan to provide a Campus instructional focus on the biotechnology industry. The College is working with the County to develop an adjacent biotech business park on the Germantown Campus as part of the up-County biotechnology corridor. This new building and the biotechnology program is part of an overall strategy to supply a biotechnology workforce for Montgomery County and the State of Maryland. In addition to housing the biology, chemistry and biotechnology programs, this new building will have a meeting center providing the College and outside groups with opportunities to gather in support of scientific education.

***Note: The Germantown Access Road, Project #076611, has been added to the scope of this project. This project will also fund the design and construction of a new access road on the Germantown Campus providing an additional means of egress as student enrollment continues to grow. The primary gateway and only existing entrance to the campus is located on MD 118. There is a need for an additional entrance to provide improved access to the campus and to better address emergency situations that may necessitate a campus evacuation. The Germantown Access Road potentially will change from a two lane road to a four lane road to accommodate the additional traffic generated by the Germantown business park.

COST CHANGE

The cost of this project has increased due to the addition of the Germantown Access Road project, and FY2010 Bond Bill cost escalations. The state has recognized the increasing costs of the current construction market and is using the following escalation factors: 4.5% in FY2010, and 4.5% thereafter. These cost escalations have been incorporated into the project.

JUSTIFICATION

Under the application of the State space guidelines, the enrollment growth on the Germantown Campus has resulted in a significant instructional space deficit. The Germantown Campus has a 2017 projected instructional space deficit of 68,674 NASF and a total space deficit anticipated to be 149,944 NASF. In addition, the Campus' chemistry and biology classrooms and labs are currently located in outdated facilities. The new building will provide a modern facility for up to date biotechnology instruction along with providing much needed additional space.

The Germantown Campus accommodates 5,744 students and 405 full time, and part time faculty and staff (Fall 2007). With continued student enrollment growth, there is a need to provide the campus with an additional access point to accommodate traffic. In accordance with the College's Facilities Master Plan, there are several potential locations for providing additional access to the Campus. An additional entrance road will also serve to provide better campus egress during emergency situations that may require a campus evacuation.

The Collegewide Facilities Master Plan Update (Pending 11/08), the Germantown Bioscience Education Center Facility Program (5/04), and the Collegewide Facilities Condition Assessment Update (11/07), Bioscience Education Center Program Verification Report, (9/07).

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Facility Planning: College (CIP #886686)	See Map on Next Page
First Cost Estimate	Energy Conservation: College (CIP #816611)	
Current Scope		
Last FY's Cost Estimate		
Appropriation Request		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

Agency Request

Bioscience Education Center -- No. 056603 (continued)

OTHER

FY2010 Total Appropriation: \$36,526,000 (G.O.Bonds); \$36,526,000 (State Aid).

FY11 Total Appropriation: \$0.

State share of project based on anticipated eligible costs. Relocation costs and design fees above approximately 7% of estimated construction costs may not be eligible for State reimbursement.

OTHER DISCLOSURES

- Montgomery College asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Sector Plan Roadway Alignment



West Alternative 1



5

West Alternative 2



East Alternative 1



East Alternative 2

