

Montgomery County Diversion Center

1307 Seven Locks Road
Rockville, Maryland 20854
Election District 4

Site Plan Level 2 STP Submission

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Prepared by:

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On Behalf Of:

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SITE PLAN NARRATIVE

A. STATEMENT OF JUSTIFICATION

On behalf of Montgomery Department of General Services, the following narrative presents a summary for the proposed renovation of an existing Montgomery County Maintenance Office Building to the Montgomery County Diversion Center as well as associated site improvements. The subject project site is located at 1307 Seven Locks Road with frontage along Seven Locks Road in Rockville, Maryland. The 25.84-acre property is bounded to the north and east by Interstate 270, or Dwight D. Eisenhower Highway, to the south by Wooton Parkway, and to the west by Seven Locks Road. The property is currently zoned MXT (Mixed-Use Transition), has a Civic and Public Institution Land Use Designation (CI), and is within the Orchard Ridge, Potomac Woods & Falls Ridge Planning Area (Area 13). The development will only be for the southern portion of the site around the existing building located at 1301 Seven Locks Road.

This project consists of renovation to an existing building on a currently developed lot and associated site improvements such parking, sidewalks, utilities, landscaping, and stormwater management. No impact to the existing pond on-site is proposed. No public roadway improvements are anticipated; however, a shared use path is proposed along the east side of Seven Locks Road to the limit of development.

The Diversion Center will be a 24/7/365 facility that provides voluntary, short-term stabilization services to individuals experiencing a mental health or substance use crisis. It is the third component of the “Crisis Now” model, which includes crisis hotline and mobile crisis outreach services. By establishing the Diversion Center, the County aims to divert individuals in crisis from hospital emergency rooms, and thereby reduce the current burden on first responders and emergency personnel, and free up resources for medical emergencies.

This development is for a publicly owned building, which is permitted by right in the City of Rockville’s Code.

- Comprehensive Master Plan and other applicable city plans

As stated in the Comprehensive Master Plan, Montgomery County intends to create additional social services at the property. The building façade will mimic residential character to align with the single family homes to the west. Any new lighting will be designed/installed to reduce light pollution.

- Required findings of Section 25.07.01.a.3. and the applicable zoning development standards such as:

- o Sec. 25.13.05 (Mixed-Use)

Since the project is renovating an existing building, the building is not set at the build-to line. The property is adjoined by streets on all sides, so the building façade is facing three (3) streets, Washington National Pike (I-270), Wooton Parkway, and Seven Locks Road. All of the Development Standards related to Building Height,

Open Space, Lot Width, and Setbacks have been met.

- Landscaping, Screening and Lighting Manual (Resolution No. 1409)

The landscape design, as well as lighting design meet the City's "Landscape, Screening and Lighting Manual."

- Adequate Public Facilities (Section 25.20)

It is understood that APFO school capacity and transportation requirements are waived for publicly owned uses and that APFO water and sewer are not exempt.

- Parking and Loading (Section 25.16)

The Diversion Center is a unique Use and is not directly considered in the required parking table. Montgomery County anticipates 24 employees and approximately 45 clients. It is assumed that there will be 1 visitor per 2 clients. This results in approximately 50 parking spaces, which is what is being provided. Loading will be provided by van or small box truck.

- Bicycle Parking

All clients will be taken to the facility via patrol car and will be taken to another location to be released to the public. Therefore, no bicycle parking is being provided.

- Signs (Section 25.18)

The renovated site will remove the existing site sign and will be replaced with a new site sign that is 2'-3" x 4'-3".

- Public Use Space (Section 25.17.01)

This facility is a public facility, although the building will be secure.

- Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)

The County follows the requirements of the IgCC. This building is being designed as a net-zero ready facility with photovoltaic panels on the roof and is designed for additional photovoltaic panels on canopies over the parking spaces. If the design falls within budget, these canopies will be installed with the project. However, if no financially feasible, they are proposed to be installed in the future. Likewise for a separate battery storage building adjacent to the generator.

- Publicly Accessible Art in Private Development (Chapter 4 of City Code, Article IV)

Within the parking loop at the front of the building is a location that is dedicated to public art. It is unclear at this point if this will be funded with the project.

- Phasing

This building renovation and associated site work will be constructed in one (1) phase.

