



Mayor & Council Meeting Date: February 28, 2022  
Agenda Item Type: Presentation and Discussion  
Department: Planning & Development Services  
Responsible Staff: John Foreman

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## **Subject**

Presentation by Montgomery County Regarding Their Plans for Properties Located Along Seven Locks Road Including a Proposed Bus Depot

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## **Recommendation**

This item is a presentation; no action requested.

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## **Background**

Representatives from Montgomery County will provide a presentation on their proposed plans for County properties located on Seven Locks Road, including the County's proposal for a bus depot.

### **Site Information**

Located at 1307 Seven Locks Road, the subject property is triangular bounded by Seven Locks Road to the west, I-270 to the east, and Wootton Parkway to the south. The tract is zoned MXT (Mixed-Use Transition) and owned entirely by Montgomery County. The original building at the Montgomery County Detention Center (MCDC) was built in 1961, with the high rise/tower and other modular units constructed later.

MCDC is primarily responsible for the intake and law enforcement processing of adult male and female offenders arrested in Montgomery County and has a facility capacity to accommodate approximately 200 inmates. Over 13,000 offenders annually arrive at MCDC's Central Processing Unit (CPU). The CPU conducts risk assessments, psychological and medical screenings, to determine the appropriate classification level of inmates. The facility also provides for the initial care, custody, and security of inmates for up to 72 hours prior to their transfer to the Montgomery County Correctional Facility (MCCF). At this County facility, bond hearings are conducted by the Maryland District Court Commissioners via closed circuit television. The Office of the Public Defender determines eligibility of offenders for legal representation.

### **County Plans**

Montgomery County's recommended FY 23 Capital Improvement Plan (CIP) lists several proposed projects that would affect the MCDC site. County Executive Mark Elrich's budget

memo states, “My Recommended CIP also includes funding to redevelop the site of [MCDC] and the former 1st District Police Station to provide a new Restoration Center, a new Criminal Justice Center (CJC), and to house a new Montgomery County Public Schools bus depot to replace the depot currently located on Crabbs Branch Way.”

Detention Center Partial Demolition and Renovation (1307 Seven Locks) – This proposed County project provides for the planning, design, and renovation/modification of MCDC for use primarily as a short-term holding and central processing facility. The project provides for demolition of dilapidated out-of-operation structures including the high rise/tower, five vacant modular units, and the CIU pod, which is currently used by Health and Human Services (HHS). Prior to demolition, the existing utilities would be rerouted, and a new utility structure would be built. Renovations of other areas of the building are also proposed.

Criminal Justice Complex (1451 Seven Locks) - This proposed County project provides for the design and construction of a new Criminal Justice Complex (CJC) on the site of the former District One Police Station located at the north end of Seven Locks Road. The new facility would include a Central Processing/Detention component to support processing new arrestees and detaining remanded individuals and other related uses. The facility would be constructed in proximity to the proposed Restoration Center to maximize diversion and deflection opportunities.

Restoration Center (1541 Seven Locks) – The site planning would allow the remainder of this property following the proposed demolition project to house the Criminal Justice Complex. The master plan and construction of utility work and storm water management for the Restoration Center would include the infrastructure to support the subsequent construction.

MCPS and Ride-On Bus Depot and Maintenance Relocation – This proposed County project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools (MCPS) Bus Depot from the County Service Park on Crabbs Branch Way. Previous plans to acquire several sites for MCPS bus parking facilities to accommodate displaced buses when the site is redeveloped have been put on hold until an agreement could be reached on a project plan. A search by the County for a replacement site for the MCPS bus depot and maintenance / fueling facility has identified the County-owned property housing the MCDC as an appropriate location. The County also indicates that it intends to park a quantity of County Ride-On Buses at this site. This project could not begin until the CJC replacing the MCDC and the Restoration Center projects on the site would be completed.

Sources:

<https://www.montgomerycountymd.gov/COR/MCDC/index.html>

[https://www2.montgomerycountymd.gov/mcgportalapps/Press\\_Detail.aspx?Item\\_ID=39859](https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=39859)

<https://apps.montgomerycountymd.gov/BASISCAPITAL/Common/ProjectMeta.aspx?ID=0&TYPE=PROJ>

### **Current Applications in Process**

In preparation of the County's proposed project, several permit applications have been submitted by the County to the City for the MCDC site at 1307 Seven Locks Road for various items, such as the demolition of out-of-operation structures, interior demolition of remaining structures, interior renovations, and abandonment of water and sewer lines previously serving the demolished buildings. At its March meeting, the Historic District Commission will conduct an Evaluation of Significance for the buildings proposed by the County for demolition.

### **The City's Role**

These current applications by the County are minor in nature and therefore do not require a site plan review per City code; however, any plans for new buildings and new uses for the site (i.e., bus depot) will very much require a City site plan review, including a traffic study, followed by a Planning Commission review process. Montgomery County and other public sector development projects are subject to the Mandatory Referral process. According to State law (Section 3-205 of the Land Use Article), public agencies are required to submit public projects for review and approval by the associated Planning Commission. The Commission must find that the proposed location, character, and extent of the project is consistent with the Comprehensive Plan. The City's practice has been to process such an application as a Level 2 Site Plan, subject to review by the Planning Commission for the required findings. Per State law, if the Commission does not act on the application within 60 days, the application is deemed to be approved. In addition, the Montgomery County Council, the body having jurisdiction over financing of the project, may overrule the decision of the Planning Commission by a vote of at least two-thirds of its membership.

### **Mayor and Council History**

This is the first time that this specific item has been presented to the Mayor and Council.

### **Attachments**

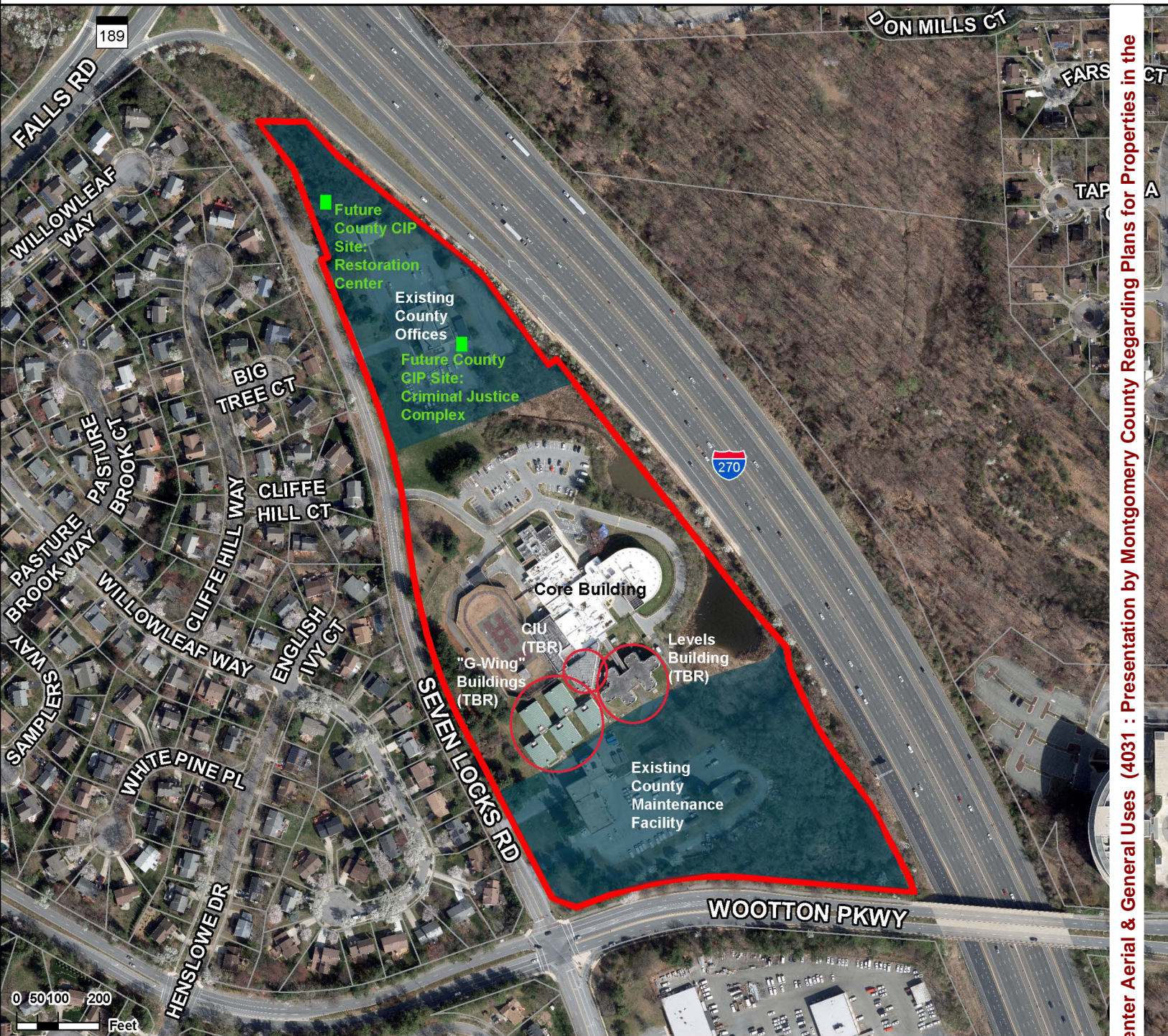
Attachment 6.A.a:	Detention Center Aerial & General Uses	(PDF)
Attachment 6.A.b:	Detention Center Land Use Map	(PDF)
Attachment 6.A.c:	Detention Center Zoning Map	(PDF)
Attachment 6.A.d:	Montgomery County PowerPoint Presentation	(PDF)

A handwritten signature in black ink, appearing to read "Rob DiSpirito", is written over a horizontal line.

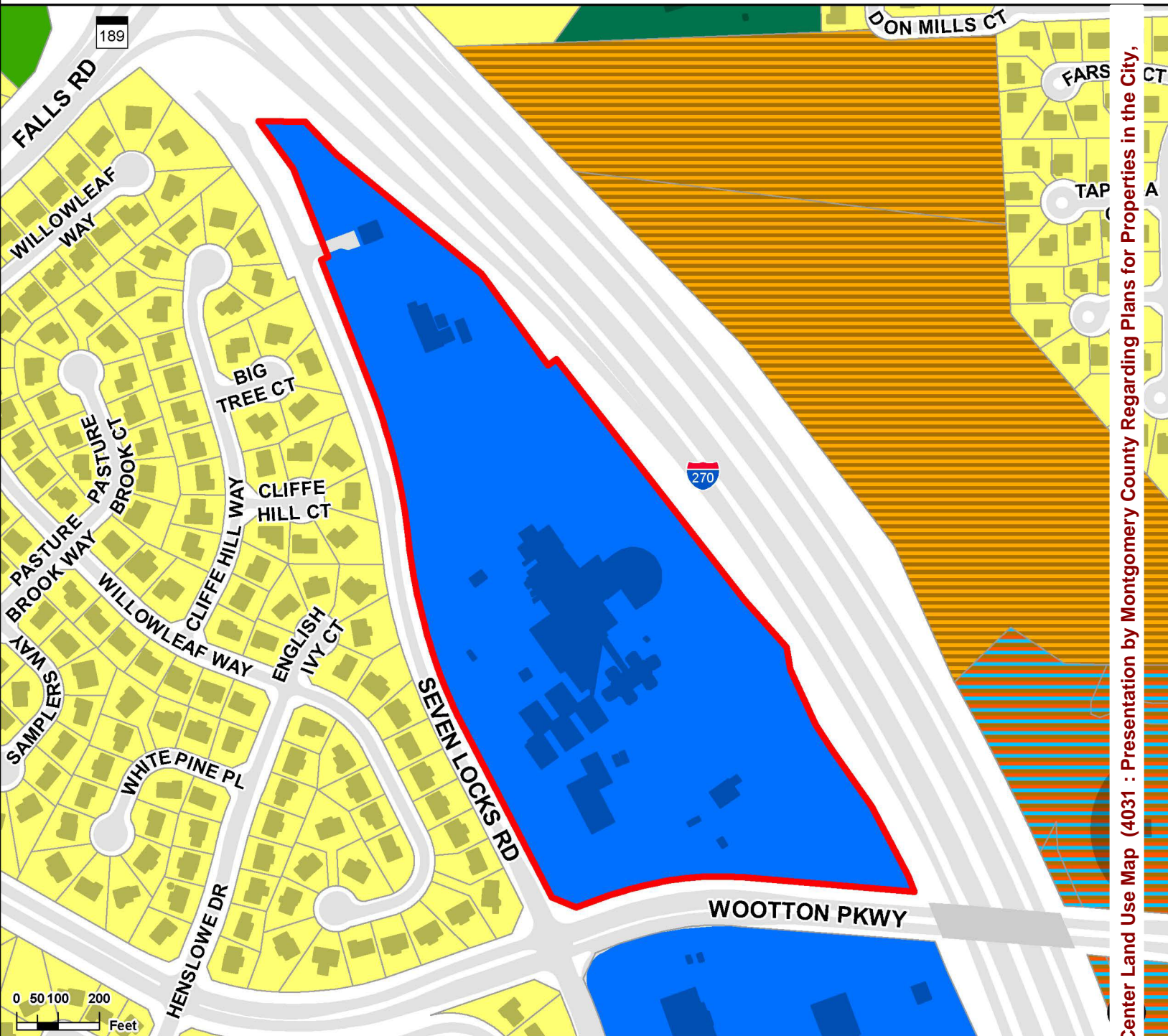
Rob DiSpirito, City Manager

2/23/2022









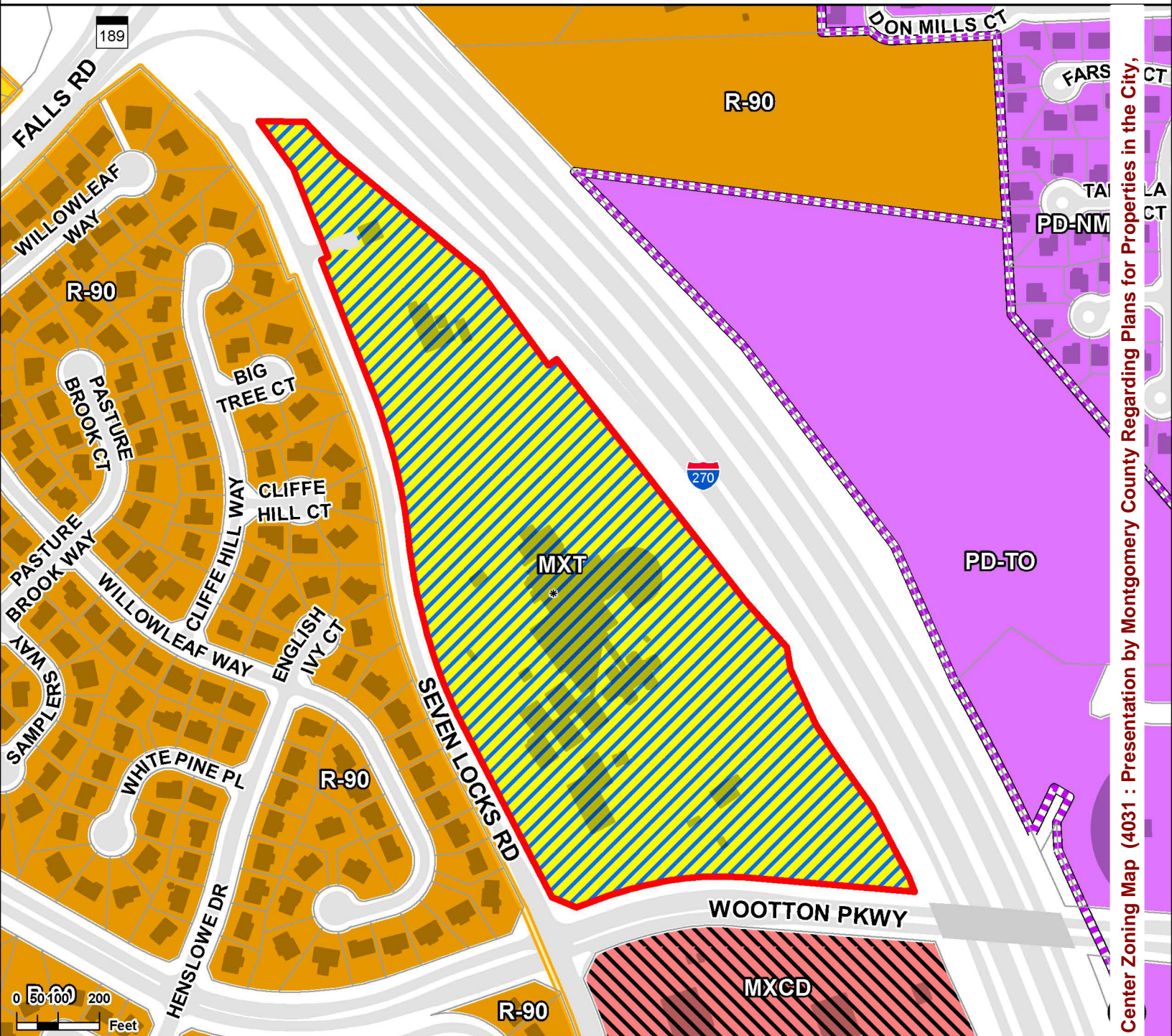
**Land Use Policy Designations**

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office






- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional

- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- \* Potential Future Park Asterisk





#### Zoning Overlays

-  Town Center Performance District
-  South Pike
-  Rockville Pike Core
-  Twinbrook Metro Performance District
-  Lincoln Park Conservation District
-  Planned Developments
-  Residential Clusters
-  Local Historic Districts
- \* Special Exceptions

#### Zoning Districts

-  R-400 - Residential Estate
-  R-200 - Suburban Residential
-  R-150 - Low Density Residential
-  R-90 - Single Unit Detached Dwelling, Restricted Residential
-  R-75 - Single Unit Detached Dwelling, Residential
-  R-60 - Single Unit Detached Dwelling, Residential
-  R-40 - Single Unit Semi-detached Dwelling, Residential
-  RMD-Infill - Residential Medium Density, Infill
-  RMD-10 - Residential Medium Density
-  RMD-15 - Residential Medium Density
-  RMD-25 - Residential Medium Density

-  PD - Planned Development
-  MXB - Mixed-Use Business
-  MXC - Mixed-Use Commercial
-  MXCT - Mixed-Use Corridor Transition
-  MXCD - Mixed-Use Corridor District
-  MXE - Mixed-Use Employment
-  MXNC - Mixed-Use Neighborhood Commercial
-  MXT - Mixed-Use Transition
-  MXTD - Mixed-Use Transit District
-  PARK - Park Zone
-  IL - Light Industrial

# SEVEN LOCKS REDEVELOPMENT

RESTORATION CENTER, CRIMINAL JUSTICE COMPLEX AND TRANSIT O&M FACILITY

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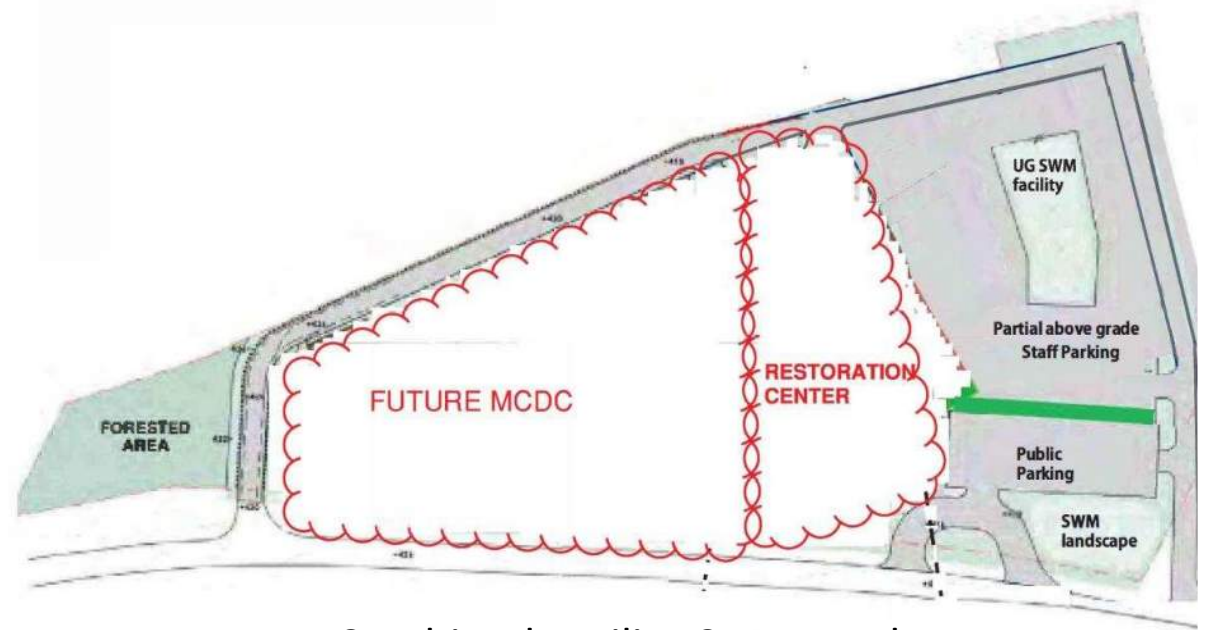
Montgomery County Department of General Services  
101 Monroe Street, 9th Floor  
Rockville, MD 20850





# Restoration Center - Phase 1 (2027)

- 12,000 square foot building located on former 1<sup>st</sup> District Police Station site
- Crisis Now Model:
  - For people experiencing behavioral health crises
  - Provides alternative to using hospital emergency room or criminal justice system
- Operated by HHS and staffed by multidisciplinary team:
  - Nursing
  - Licensed mental health and addiction professionals
  - Peer Specialists
  - Resource Navigators
- CE Recommended Budget:
  - \$18.7 million



Combined Facility Concept Plan

# Criminal Justice Complex – Phase 2 (2029)

- Co-located with Restoration Center
  - 75,000 square feet
- Replaces antiquated Detention Center
  - Central Processing
  - Public Defender & Court Commissioners
  - Clinical Assessment and Medical Services
  - Warrants and Custody Administration
  - Length of stay not to exceed 72 hours
- CE Recommended Budget:
  - \$78.6 million



# Transit O & M Facility – Phase 3 (beyond 2030)

- Zero Emission Transit O&M Facility
  - Electric or Hydrogen Fuel Cell Buses
- Serves MCPS and County Transit
  - Maintenance Facility and Parking for 200+ buses;
  - Includes plan to park MCPS buses at schools;
- CE Recommended Budget:
  - \$86 million

