



Mayor & Council Meeting Date: July 11, 2022
Agenda Item Type: Presentation and Discussion
Department: Community Planning & Development Services
Responsible Staff: John Foreman

Subject

Montgomery County Update on the Proposed Bus Depot and Restoration Facility on Seven Locks Road (Notice Required)

Recommendation

This item is a presentation and discussion; no action requested.

Discussion

Representatives from Montgomery County will provide a presentation regarding future redevelopment plans for 1307, 1451, and 1541 Seven Locks Road near the current Montgomery County Detention Center (MCDC) at 1307 Seven Locks Road.

Site Information

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.

The Falls Ridge neighborhood is just across Seven Locks from the subject property. The Orchard Ridge neighborhood is across the Seven Locks/Wootton intersection to the southwest. Other established neighborhoods in the immediate area include Saddlebrook, Fallsbend, Fallsmead, Falls Orchard, Potomac Woods, and Potomac Springs.

MCDC is primarily responsible for the intake and law enforcement processing of adult male and female offenders arrested in Montgomery County which 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 has indicated that they have plans to:

1. Redevelop the site of MCDC and the former 1st District Police Station to provide a new Restoration Center (Completion in 2027);
2. Construction of a new Criminal Justice Center (Completion in 2029); and
3. Development of a new bus depot for Montgomery County Public Schools and Ride-On Buses (beyond 2030). (see Map).

The attached map shows the general area for these specific projects.

The 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. This project has received funding under prior fiscal years and is in process.

Restoration Center (1541 Seven Locks) – According the project description, below, drawn from Montgomery County's Department of General Services Web Page, the Restoration Center (RC) will provide a continuum of care for those in crisis related to mental health, substance use disorder and other types of crises, and will be operated by the Department of Health and Human Services or a contractor:

"The RC will provide a variety of Behavioral Health Services, to include triage, crisis stabilization, and warm hand off referrals to appropriate services for those experiencing mental health, substance use disorder, and/or other types of behavioral health crisis. It will provide an option to Police, Montgomery County Fire and Rescue, and community members and reduce the use of emergency rooms, hospitals, and jail detention. The Restoration Center will be staffed by a multidisciplinary team to include nursing staff, licensed mental health and addiction professionals, peer specialists, and resource

navigators. The Center will operate 24/7/365 and will operate under a 100 percent admission ("No Wrong Door") policy.

The new RC building will be approximately 12,500 square feet. Parking will be provided as required. The site planning will be designed to allow the remainder of the site to house a future Department of Corrections and Rehabilitation Criminal Justice Complex. Design work is schedule to begin this summer and construction to begin in summer of 2024."

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. Below is a more detailed description drawn from Montgomery County's Department of General Services Web Page:

"The Criminal Justice Complex (CJC) will replace the existing Montgomery County Detention Center (MCDC) on an adjacent site at the north end of Seven Locks Road and will house the functions currently in operation at MCDC. The Project will consist of the design and construction of a new maximum security facility to include a "Restoration Center" that will provide mental health assessments and treatment services. A vehicular sallyport and on-grade parking will also be accommodated on a site of approximately 6 acres out of a 28.2 acre parcel owned by the County.

Montgomery County operates a two-jail system. The Montgomery County Correctional Facility (MCCF) in Boyds provides long-term incarceration of inmates in the County. The primary function at the CJC will be to provide initial care, custody and security for inmates for up to 72 hours prior to transfer to MCCF. The maximum number of beds at the CJC will be 200. The CJC will serve the needs of the entire criminal justice system across a broad range of agencies at the County and State level. This will be a state-of-the-art criminal justice operation involving the following agencies: the Department of Correction and Rehabilitation, District Court Commissioners, County Police, Sheriff's Office, Health and Human Services, Office of the Public Defender, other law enforcement and police agencies, and other related agencies.

The CJC will be the central processing location for all arrested offenders by law enforcement in Montgomery County, and as such, will serve as the entry and discharge point for over 16,000 persons arrested and detained annually in the County. Short-term detention services for men, women and juveniles will be provided, as well as support services to respond to the needs of the critical first 72 hours after arrest. This will involve health care screening, mental health evaluation, pre-trial screening and initial appearance hearings, prisoner classification for those not being released, and public defender services. This maximum security facility also will provide a significant location for the District Court of Maryland Commissioners' Office where judicial proceedings will be conducted 24 hours per day, 7 days per week, combining public access and security needs. Montgomery County Police warrants and fugitives units provide interrelated

services on a 24 hours per day, 7 days per week basis, and require direct access to the central processing unit.”

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 Montgomery County Detention Center (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 Criminal Justice Center (CJC) replacing the MCDC and the Restoration Center projects on the site would be completed. Feasibility studies have received funding in prior fiscal years.Sources:

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

https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=39859

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

Current City Applications in Process

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.

The Historic District Commission (HDC) conducted an Evaluation of Significance review at their May 19, 2022, meeting. The Evaluation was for the demolition of seven out-of-use buildings. After the staff presentation, Greg Ossont, Deputy Director of the Montgomery County Department of General Services, answered questions from the Commissioners. Mr. Ossont explained that all the buildings are empty. He described how they intend to have a recycling rate of 95% to 98% of the materials. Because the property is the former site of the Montgomery County Poor Farm and Cemetery, the County is coordinating with National Capital Park and Planning Commission and their archaeologist to have someone on site in case any archaeological resources or human remains are found in the process of the demolition. If that happens, they will follow state regulations for handling such discoveries. Two members of the public, including Nancy Pickard of Peerless Rockville, gave testimony regarding the Poor Farm and the possibility of finding human remains. Ms. Pickard wanted to be clear that none of the other buildings at the Montgomery County Detention Center are included in the current Evaluation.

The HDC voted 4-0 to not recommend historic designation of the seven buildings. As an employee of Montgomery County, Commissioner Peter Fosselman did not participate in the Evaluation of Significance review. The HDC also passed two additional motions:

They voted to include a statement for the record that the Evaluation only covers the buildings proposed for demolition. It does not include any other buildings, the entire site, or the land beneath the buildings that are proposed for demolition. All future proposals for demolition at this site will require HDC Evaluations of Significance.

The HDC also voted to require Montgomery County to develop a mitigation plan to be enacted in the event human remains are discovered. The plan must include having an archaeological firm with experience in handling human remains on call, if any human remains are found. The applicant must notify the City of Rockville Historic Preservation staff if any artifacts or burial sites are discovered during the demolition process and must adhere to all State laws regarding the treatment of such artifacts and human remains.

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 future plans for new buildings and new uses for the site will require a City site plan review, including a traffic study depending on the use of the site, 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 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. No site plan for these proposed changes has yet been filed since the projects are proposed for a number of years from now.

Mayor and Council History

Representatives from Montgomery County provided an update on this item at the February 28, 2022, Mayor and Council meeting and requested a public update to the Mayor and Council on July 11 2022. Following the meeting, the Mayor and Council provided a list of follow-up questions to the representatives from the County. These questions and responses are provided as attachments.

Public Notification and Engagement

Though not required, a notice of the project and of tonight's meeting was mailed to all property owners within 1,250 feet of the site.

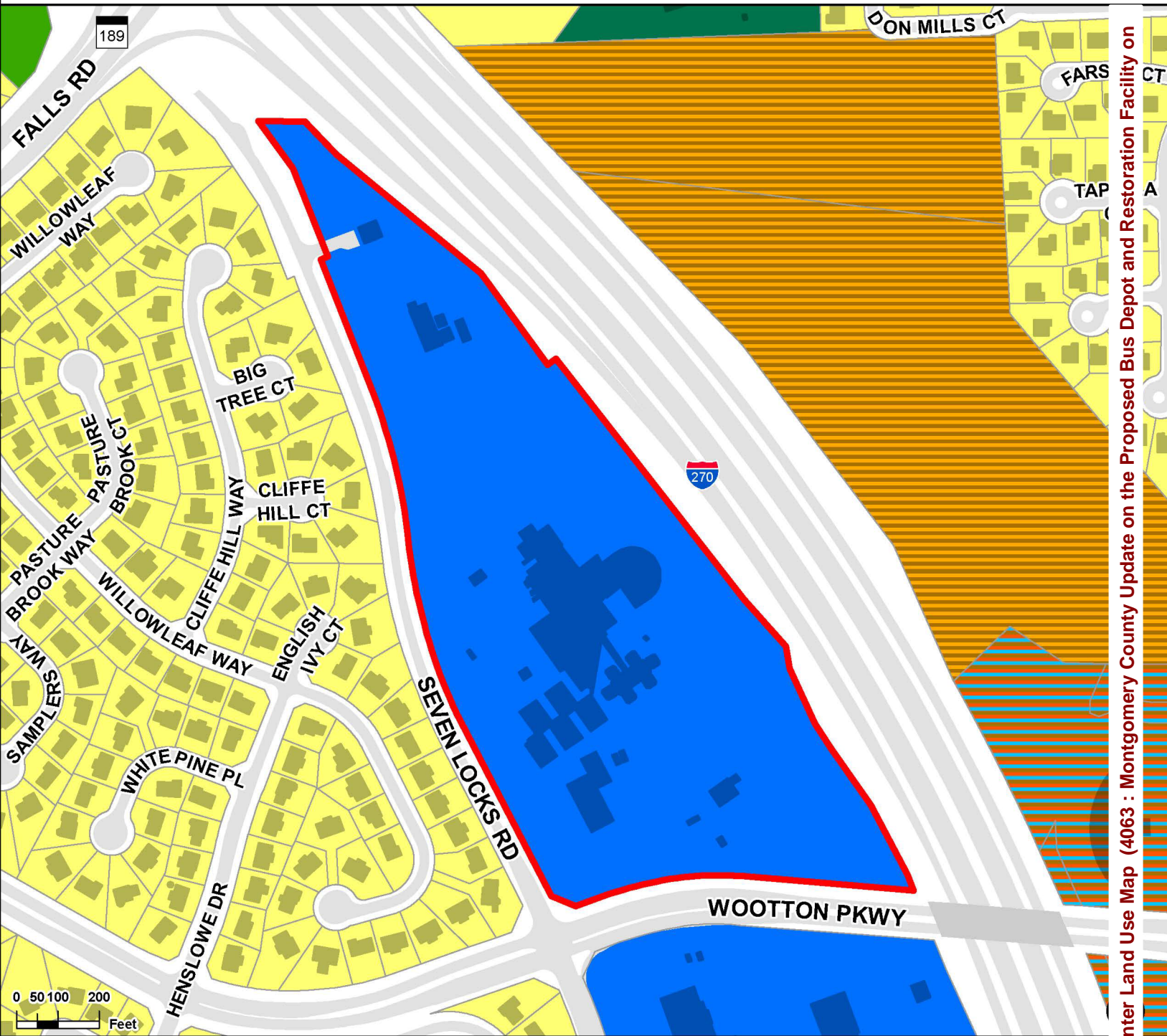
Attachments

Attachment 5.A.a: Detention Center Site Layout (6_14_22) (PDF)
Attachment 5.A.b: Detention Center Land Use Map (PDF)
Attachment 5.A.c: Detention Center Zoning Map (PDF)
Attachment 5.A.d: MCDC Partial Demolition and Renovation FY22 Approved (PDF)
Attachment 5.A.e: MCDC Partial Demolition and Renovation FY23-28 (PDF)
Attachment 5.A.f: Bus Depot FY22 Capital Budget and Amended FY23-26 CIP (PDF)
Attachment 5.A.g: Bus Depot FY23-28 CE Rec. CIP (PDF)
Attachment 5.A.h: Memo to CM Katz 3-10-22 (PDF)
Attachment 5.A.i: Email to County March 11 (PDF)
Attachment 5.A.j: Demolition Memo to HDC (PDF)
Attachment 5.A.k: Restoration Center Presentation (PDF)


Rob DiSpirito, City Manager

7/5/2022



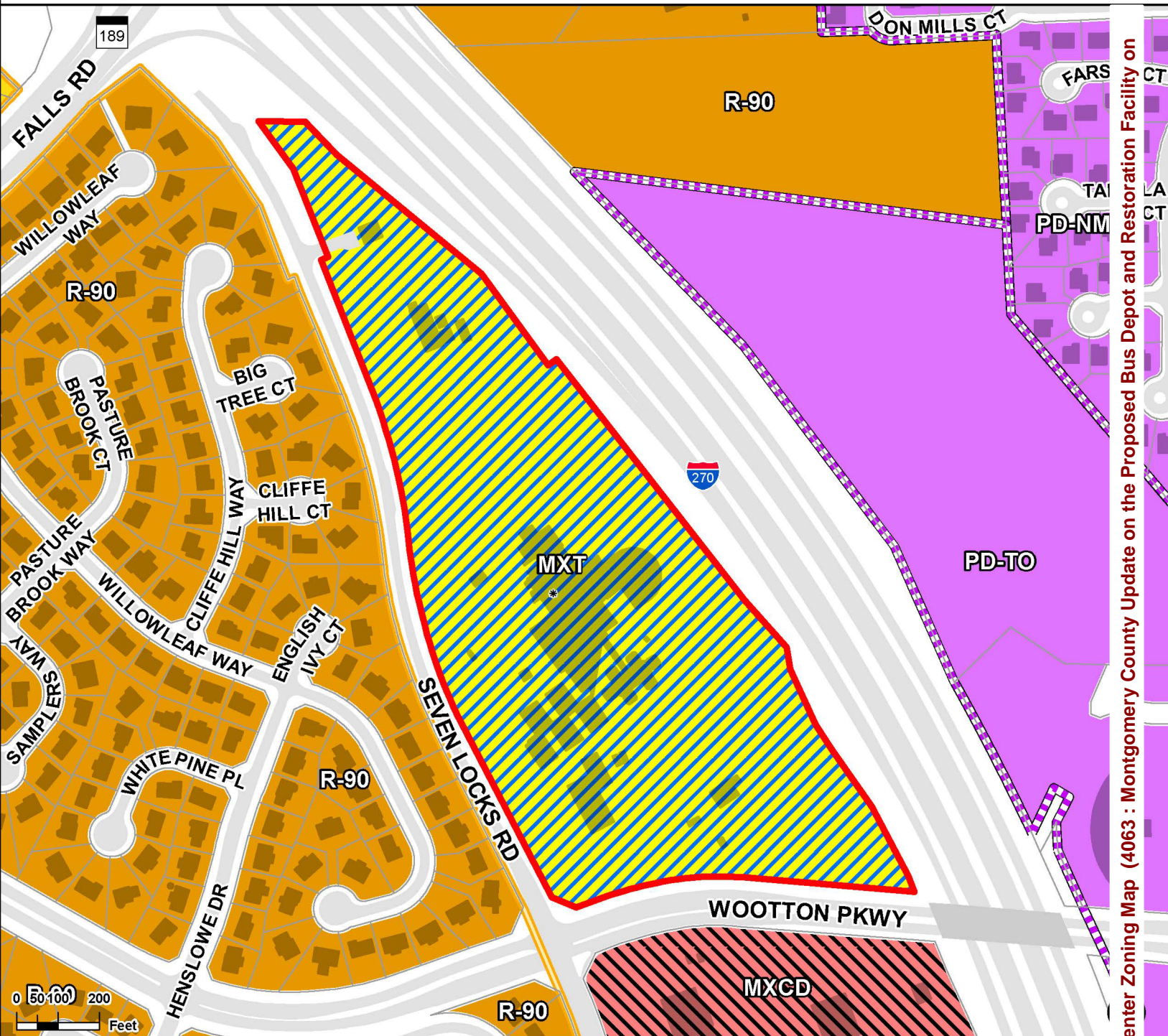


Land Use Policy Designations

- 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



Montgomery County Detention Center Partial Demolition and Renovation

(P422102)

Category	Public Safety	Date Last Modified	06/15/20
SubCategory	Correction and Rehabilitation	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	981	-	-	981	749	232	-	-	-	-	-
Site Improvements and Utilities	307	-	-	307	307	-	-	-	-	-	-
Construction	2,902	-	-	2,902	724	2,178	-	-	-	-	-
Other	601	-	-	601	500	101	-	-	-	-	-
TOTAL EXPENDITURES	4,791	-	-	4,791	2,280	2,511	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	4,791	-	-	4,791	2,280	2,511	-	-	-	-	-
TOTAL FUNDING SOURCES	4,791	-	-	4,791	2,280	2,511	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Energy	(612)	-	-	(153)	(153)	(153)	(153)
NET IMPACT	(612)	-	-	(153)	(153)	(153)	(153)

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 22 Request	232	Year First Appropriation	FY21
Cumulative Appropriation	4,559	Last FY's Cost Estimate	4,791
Expenditure / Encumbrances	-		
Unencumbered Balance	4,559		

PROJECT DESCRIPTION

This project provides for the planning, design, and renovation/modification of the Montgomery County Detention Center (MCDC) for use primarily as a short-term holding and central processing facility. The original building was built in 1961 with the High Rise/Tower and other modular units constructed thereafter. The project provides for demolition of dilapidated out of operation structures including demolition of the High Rise/Tower, five vacant modular units and the CIU pod which is currently used by HHS. Prior to demolition,

the existing utilities will be rerouted, and a new utility structure will be built. HHS will be relocated from the CIU pod to a temporary location in the occupied building while renovation of their final location is completed. Renovation of other select areas of the building is included. The work will be done in phases due to the complexity of the project and the need to keep the main building operational throughout the project.

LOCATION

1307 Seven Locks Road, Rockville, Maryland 20854.

ESTIMATED SCHEDULE

Construction is expected to begin in early 2021.

PROJECT JUSTIFICATION

Council Resolution 13-356, passed by the Montgomery County Council in 1995, approved a two-jail system which includes the Montgomery County Correctional Facility (MCCF) located in Boyds and the Montgomery County Detention Center (MCDC) in Rockville. The current MCDC was the designated location for the intake and release of all inmates. Functions included the Central Processing Unit (CPU); the Maryland County District Court Commissioners; evaluation for pre-trial services, medical and mental health assessments; centralized records and storage; and DOCR training. The facility also provides beds for housing inmates during intake process. After many years of service, the building is no longer in good repair and does not meet all the current State and County requirements. To meet the requirements of the Council Resolution, MCDC needs to be replaced or renovated sufficiently in order to operate fully until a future new Criminal Justice Center can be constructed in its place. To provide an immediate response to these issues the project proposes a limited renovation of the buildings remaining after demolition of unused structures. As part of the renovation, and in order to continue to provide these services, specific changes will be implemented to meet current State and County requirements. In addition, a general refresh of spaces is needed to provide a conducive workspace for the staff for the immediate future. Demolition of five vacant modular structures and the partially occupied CIU pod will save maintenance and energy costs. Annual maintenance costs for this facility routinely reach and sometimes exceed \$100,000.

DISCLOSURES

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

COORDINATION

Department of Correction and Rehabilitation, Department of General Services, Department of Health and Human Services, Department of Technology Services, Department of Police, Montgomery County Fire and Rescue Service, Sheriff's Office, District Court of Maryland, State of Maryland, City of Rockville, Washington Gas, and PEPCO



Montgomery County Detention Center Partial Demolition and Renovation

(P422102)

Category	Public Safety	Date Last Modified	01/10/22
SubCategory	Correction and Rehabilitation	Administering Agency	General Services
Planning Area	Rockville	Status	Under Construction

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	981	42	654	285	285	-	-	-	-	-	-
Site Improvements and Utilities	307	-	246	61	61	-	-	-	-	-	-
Construction	2,902	161	2,193	548	548	-	-	-	-	-	-
Other	601	-	481	120	120	-	-	-	-	-	-
TOTAL EXPENDITURES	4,791	203	3,574	1,014	1,014	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	4,791	203	3,574	1,014	1,014	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,791	203	3,574	1,014	1,014	-	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Energy	(890)	(125)	(153)	(153)	(153)	(153)	(153)
NET IMPACT	(890)	(125)	(153)	(153)	(153)	(153)	(153)

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY21
Appropriation FY 24 Request	-	Last FY's Cost Estimate	4,791
Cumulative Appropriation	4,791		
Expenditure / Encumbrances	317		
Unencumbered Balance	4,474		

PROJECT DESCRIPTION

This project provides for the planning, design, and renovation/modification of the Montgomery County Detention Center (MCDC) for use primarily as a short-term holding and central processing facility. The original building was built in 1961 with the High Rise/Tower and other modular units constructed thereafter. The project provides for demolition of dilapidated out of operation structures including

demolition of the High Rise/Tower, five vacant modular units and the CIU pod which is currently used by HHS. Prior to demolition, the existing utilities will be rerouted, and a new utility structure will be built. HHS will be relocated from the CIU pod to a temporary location in the occupied building while renovation of their final location is completed. Renovation of other select areas of the building is included. The work will be done in phases due to the complexity of the project and the need to keep the main building operational throughout the project.

LOCATION

1307 Seven Locks Road, Rockville, Maryland 20854

ESTIMATED SCHEDULE

Construction started in mid-2021 and is scheduled for completion in Fall 2022. Funding has moved into the six-year period due to modest project delays.

PROJECT JUSTIFICATION

Council Resolution 13-356, passed by the Montgomery County Council in 1995, approved a two-jail system which includes the Montgomery County Correctional Facility (MCCF) located in Boyds and the Montgomery County Detention Center (MCDC) in Rockville. The current MCDC was the designated location for the intake and release of all inmates. Functions included the Central Processing Unit (CPU); the Maryland County District Court Commissioners; evaluation for pre-trial services, medical and mental health assessments; centralized records and storage; and DOCR training. The facility also provides beds for housing inmates during intake process. After many years of service, the building is no longer in good repair and does not meet all the current State and County requirements. To meet the requirements of the Council Resolution, MCDC needs to be replaced or renovated sufficiently in order to operate fully until a future new Criminal Justice Center can be constructed in its place. To provide an immediate response to these issues the project proposes a limited renovation of the buildings remaining after demolition of unused structures. As part of the renovation, and in order to continue to provide these services, specific changes will be implemented to meet current State and County requirements. In addition, a general refresh of spaces is needed to provide a conducive workspace for the staff for the immediate future. Demolition of five vacant modular structures and the partially occupied CIU pod will save maintenance and energy costs. Annual maintenance costs for this facility routinely reach and sometimes exceed \$100,000.

COORDINATION

Department of Correction and Rehabilitation, Department of General Services, Department of Health and Human Services, Technology and Enterprise Business Solutions, Department of Police, Montgomery County Fire and Rescue Service, Sheriff's Office, District Court of Maryland, State of Maryland, City of Rockville, Washington Gas, and PEPCO



MCPS Bus Depot and Maintenance Relocation (P360903)

Category	General Government	Date Last Modified	11/23/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Ongoing
		Relocation Impact	Yes

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	963	963	-	-	-	-	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	150	150	-	-	-	-	-	-	-	-	-
Other	1,883	582	1,301	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,000	1,699	1,301	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	1,499	198	1,301	-	-	-	-	-	-	-	-
PAYGO	1,501	1,501	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,000	1,699	1,301	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 22 Request	-	Year First Appropriation	FY09
Cumulative Appropriation	3,000	Last FY's Cost Estimate	3,000
Expenditure / Encumbrances	1,726		
Unencumbered Balance	1,274		

PROJECT DESCRIPTION

This 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 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 can be reached on a project plan. It also includes staff supervision, consultant costs, demolition of existing improvements, and environmental clean up of the east side of Crabbs Branch Way.

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. A search for a replacement site for the MCPS bus depot and maintenance facility is underway.

PROJECT JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council , April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council , September 23, 2008.

OTHER

The project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase when a site is identified.

DISCLOSURES

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

COORDINATION

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, and Washington Suburban Sanitary Commission.



MCPS Bus Depot and Maintenance Relocation (P360903)

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage
		Relocation Impact	Yes

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	18,009	1,009	-	-	-	-	-	-	-	-	17,000
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	150	150	-	-	-	-	-	-	-	-	-
Construction	66,000	-	-	-	-	-	-	-	-	-	66,000
Other	1,837	583	1,254	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	86,000	1,746	1,254	-	-	-	-	-	-	-	83,000

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	84,452	198	1,254	-	-	-	-	-	-	-	83,000
PAYGO	1,501	1,501	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	47	47	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	86,000	1,746	1,254	-	-	-	-	-	-	-	83,000

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY09
Appropriation FY 24 Request	-	Last FY's Cost Estimate	3,000
Cumulative Appropriation	3,000		
Expenditure / Encumbrances	1,746		
Unencumbered Balance	1,254		

PROJECT DESCRIPTION

This 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 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 can be reached on a project plan. It also includes staff supervision, consultant costs, demolition of existing improvements, and environmental clean up of the east side of Crabbs Branch Way.

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. A search for a replacement site for the MCPS bus depot and maintenance facility has identified the County-owned property housing the current Montgomery County Detention Center (MCDC) and the former 1st District Police Station as an appropriate location. This project cannot begin until the Criminal Justice Center replacing the MCDC and the Restoration Center projects on the site are completed.

COST CHANGE

Funding in the Beyond 6 years is a placeholder for the construction of a new bus depot.

PROJECT JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council , April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council , September 23, 2008.

OTHER

The project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase.

DISCLOSURES

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

COORDINATION

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology and Enterprise Business Solutions, Office of Management and Budget, and Washington Suburban Sanitary Commission.



DEPARTMENT OF GENERAL SERVICES

Marc Elrich
County Executive

David Dise
Director

CAO Decision Memorandum

March 10, 2022

TO: Councilmember Sidney Katz

FROM: David Dise, Director *DD*
Department of General Services

SUBJECT: MCDC Partial Demolition Plan

The purpose of this memorandum is to provide additional background and details related to the County project titled *Montgomery County Detention Center Partial Demolition and Renovation Demolition and Renovation*. The purpose of this project is to eliminate existing buildings that are no longer used, are functionally obsolete and vacated and require costly upkeep and maintenance while they remain. The project is not correlated, dependent, or in any other way connected to a reuse or redevelopment of the existing MCDC, or a possible future MCDC, or other use of the County-owned property.

This funded and permitted project provides for demolition of dilapidated and obsolete structures including the high-rise tower, five vacant modular units and an internal pod currently used by HHS. Prior to demolition, the existing utilities will be rerouted, and a new utility hub will be installed. HHS staff will be relocated from a pod to a temporary location within the remaining building while renovation of their final location is completed. Interior renovation of other select areas of the building is included.

As it relates to the demolition activity specifically, the County's contractor will not use any explosives or implosion techniques. The buildings will be systematically deconstructed with scissors-like attachments on heavy equipment. The project is projected to attain a recycle rate of 95 – 98%.

No vibration or falling debris is anticipated as there are no explosives. Each building has been surveyed by the County's environmental engineers and the buildings do not contain *Regulated Asbestos Containing Material* as defined by Maryland Department of Environment standards.

Noise will be that of normal construction generated by the heavy equipment and the hauling of material from the site. Noise levels fall within the decibel levels stipulated by public

Office of the Director

101 Monroe Street, 9th Floor • Rockville, Maryland 20850

www.montgomerycountymd.gov

Memo to CM Katz - MCDC Partial Demolition Plan

March 10, 2022

Page 2 of 2

regulation. The estimated number of hauling trips is 75 total over a period of months throughout the summer. The project hours will be 7AM to 5PM.

Images of the buildings slated for removal are below.



John Foreman

From: Robert DiSpirito <rdispirito@rockvillemd.gov>

Sent: Friday, March 11, 2022 11:51 AM

To: Dise, David E. <David.Dise@montgomerycountymd.gov>; Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>

Cc: Madaleno, Richard S. <Richard.Madaleno@montgomerycountymd.gov>; Crowel, Raymond L.

<Raymond.Crowel@montgomerycountymd.gov>

Subject: FW: Follow Up Questions/Requests by the Mayor and Council Regarding Seven Locks Road Project

Importance: High

[EXTERNAL EMAIL]

Dear David and Greg,

Thanks for attending the February 28th Mayor and Council meeting to present the County's plans for your property on Seven Locks Road. As a follow-up, the Mayor and Council have the following requests and questions:

1. Provide another update of the project at a future Mayor and Council meeting (Scheduled for July 11th);
2. Provide an updated and more detailed schedule for the various aspects of the project (including when a site plan will be submitted to the City);
3. Provide a clearer concept plan to better understand what is being proposed;
4. Propose what the County could do to address the significant increase in traffic from buses. Specifically, how will the County address impacts beyond the immediate intersections including Seven Locks and Montrose, Seven Locks and Tuckerman, Wootton Parkway and Falls Road, Wootton Parkway and Tower Oaks? Also, how will the impact be addressed regarding the single entry/egress at Seven Locks and Twin Oaks for the entire Potomac Springs development without a traffic signal?
5. What other non-Rockville sites are currently being explored for the buses?
6. How many of the 269 buses are estimated to serve Rockville schools? How many other buses will be parked at various schools in this plan? Would it be the difference between 400 and 269?
4. Can the County commit that only electric school and RideOn buses (no gas) will be at this site given that there are homes nearby and associated concerns about exhaust, noise (including back-up beepers), etc.
5. Conduct several future outreach meetings to the surrounding neighborhoods impacted by the proposed project;
6. Provide a list and programmatic description of which Health and Human Services would be housed at the Restoration Facility. For example, would the County's Mobile Crisis Team, Crisis Center, Crisis Intervention Unit, 23 observation beds, Respite Care and Safe Spaces, as well as addiction in-patient and outpatient services reside at the Restoration Center. Would these be a locus for County-wide programming or directly limited to diversion programs?;
7. Would this Restoration Center operate 24/7/365?
8. Have the Health and Human Services Director, Raymond Crowell, attend the scheduled July 11th briefing to answer questions regarding the Restoration Center.
9. Detail how buses would be accommodated on a one-lane-each-way street without sidewalks or bike lanes. (Would the street be widened?).
11. Given the potential impact on transportation, pedestrian and bike safety, the proposed project should be shared with other City bodies (i.e., Traffic and Transportation Commission, Rockville's Pedestrian Advisory Committee, and Rockville Bicycle Advisory Committee.

12. What would be done to protect the safety of the Millenium Trail (used by many across Rockville) and pedestrian/ bike safety for residents in the community?

Regarding the partial demolition, please provide:

1. Community advance notification of when the demolition will commence with signage visible for the Falls Ridge Community and along Wootton Parkway and Seven Locks Road.
2. The types of construction vehicles to be used.
3. What types of explosives will be used, if any?
4. When will the demolition take place (days/hours)?
5. What will be the potential impact to homes from debris and vibrations?
6. The details of exposure to hazardous materials such as asbestos.
7. The timing for this County project to be publicly posted. (Posting must include all CIP documents related to the Seven Locks Road campus: MCPS/RideOn Bus Depot and Maintenance Relocation; Montgomery County Detention Center Partial Demolition and Renovation; and Restoration Center).

Thank you for your timely assistance with this request.

Very Respectfully,

Rob

Robert DiSpirito

City Manager



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

MEMO TO: Rockville Historic District Commission

FROM: Greg Ossont, Deputy Director
Montgomery County Department of General Services

SUBJECT: Partial Demolition - Montgomery County Detention Center

The purpose of this memorandum is to provide additional background and details related to the County project titled *Montgomery County Detention Center Partial Demolition and Renovation*. The purpose of this project is to eliminate existing buildings that are longer used, are functionally obsolete and vacated and require costly upkeep and maintenance while they remain. This project is not correlated, dependent, or in any other way connected to a reuse or redevelopment of the existing MCDC, or a possible future MCDC, or other use of the County-owned property.

The project provides for demolition of dilapidated and obsolete structures including the high-rise tower, five vacant modular units and an internal pod currently used by HHS. Prior to demolition, the existing utilities will be rerouted, and a new utility hub will be installed. HHS staff will be relocated from the pod to a temporary location within the remaining building while renovation of their final location is completed. Interior renovation of other select areas of the building is included.

Images of the buildings slated for removal are below.



As it relates to the demolition activity specifically, the County's contractor will not use any explosives or implosion techniques. The buildings will be systematically deconstructed with scissors-like attachments on heavy equipment. The project is projected to attain a recycle rate of 95 – 98%.

No vibration or falling debris is anticipated as there are no explosives. Each building has been surveyed by the County's environmental engineers and all *Regulated Asbestos Containing Material* will be removed as defined by Maryland Department of Environment standards prior to the removal of the buildings.

Noise will be that of normal construction generated by the heavy equipment and the hauling of material from the site. Noise levels fall within the decibel levels stipulated by public regulation. The estimated number of hauling trips is 75 total over a period of months throughout the summer. The project hours will be 7AM to 5PM.

I hope this information is helpful.

































Restoration Center: An Update

Rolando L. Santiago, PhD
Chief, Behavioral Health and Crisis Services
Department of Health and Human Services
Montgomery County, Maryland
Athena Morrow, Consultant

Virtual presentation delivered at City of Rockville Council
meeting, July 11, 2022

Overview

- ▶ The Crisis Now Model
- ▶ The Reality Now
- ▶ Description of Restoration Center
- ▶ Key Planning Features
 - ▶ Discharge Planning
 - ▶ Transportation Plan
 - ▶ Criteria for Site Selection
- ▶ Current and Future Actions

The Crisis Now Model

- ▶ Montgomery County has been developing the Crisis Now Model over the last two years to divert persons experiencing a behavioral health crisis from emergency rooms and jails.
- ▶ The key components of the Crisis Now Model in Montgomery County include:
 - ▶ Coordinated crisis call centers (i.e., 911, National Suicide Prevention Lifeline - 988, Crisis Center Hotline, and 311)
 - ▶ Mobile crisis and outreach teams (MCOTs)
 - ▶ Stabilization facilities (e.g., Restoration Center)
 - ▶ Follow-up system of care services

The Reality Now: Service Gaps of Offenders Addressed by Restoration Center

- ▶ Offenders processed in Central Processing Unit (CPU) are being released on bond without having their behavioral needs addressed.
- ▶ Incarcerated individuals are being released on bond during all hours of day and night often without advance notice to service providers based in the jail.
- ▶ Offenders released in Court must come to the Detention Center to retrieve their property. They need transportation to their next destination.
- ▶ A portion of incarcerated individuals receive behavioral health assessments and discharge planning but many cycle through too rapidly for this planning process.
- ▶ Released individuals, sometimes in crisis, seek their own transportation and walk through the community to the nearest bus station on foot.
- ▶ The Restoration Center will be designed and staffed to address the behavioral health needs of these individuals by employing peers and a multidisciplinary team of medical, mental health, and substance use specialists with a variety of services described below.

Description: Purpose

- ▶ Stabilize persons experiencing a behavioral health crisis over the first 24 to 72 hours
- ▶ Divert persons in crisis from emergency rooms and jails

Description: Facility

- ▶ Staffed 24 hours/7 days a week/365 days of the year
- ▶ Triage and evaluation component
- ▶ Sobering station
- ▶ Stabilization unit
- ▶ Discharge planning - linkage & referrals
- ▶ Transportation options

Description: Triage and evaluation component

- ▶ Initial assessment of behavioral and medical needs to determine appropriate levels of intervention on a case-by-case basis.
- ▶ Five (5) recliners
- ▶ Supportive spaces: Triage room, observation room, interview room

Description: Sobering Station

- ▶ Persons under the influence of alcohol and other substances have a safe place to recover from the impact of the substances.
- ▶ Twenty (20) recliners
- ▶ Length of stay: Not to exceed 23 hours
- ▶ Key staff: Licensed medical professionals who can monitor patients for health concerns

Description: Stabilization Unit

- ▶ Provide persons experiencing a mental health or substance use crisis with emergency medical stabilization in a safe environment while waiting to be redirected to the most appropriate and least restrictive setting available in the community
 - ▶ Prevention and de-escalation of behaviors to decrease probability of inpatient hospitalization or incarceration
- ▶ Twenty (20) beds
- ▶ Length of stay: Not to exceed 48 hours
- ▶ Key staff: Multidisciplinary team to include a psychiatrist, nurse practitioner, licensed mental health staff, and peer support specialists
- ▶ Supportive spaces: Sensory/quiet room, dining and TV room

Discharge Planning - Linkage and Referrals

- ▶ Discharge planning will occur in collaboration with community providers and begins upon admission, regardless of length of stay and consistent with the individual needs of each client
- ▶ Referrals and linkages to new or existing providers:
 - ▶ Residential or outpatient treatment providers that include private nonprofit or for-profit service providers specializing in psychiatric, substance use or other behavioral health concerns
 - ▶ Housing and homeless resources
 - ▶ Entitlements
 - ▶ County resources such as behavioral and human services
 - ▶ Peer and other support services
 - ▶ Hospitals (when medical or psychiatric needs meet the medical necessity criteria required for admission to a hospital setting)

Transportation Options

- All clients served by the Restoration Center will be evaluated for their transportation needs to their next destination and provided with a variety of options that will include the following:
 - Access to Uber, Lyft or Taxi to transport clients to their next destination outside of the Seven Locks neighborhood, when clinically appropriate.
 - Transport by peer specialists or other staff in facility-owned vehicle to another treatment facility as clinically indicated.
 - Transport by Montgomery County Police Department (MCPS) to the local hospital emergency department for those who are clinically appropriate for emergency evaluation petitions (EEP).
 - Transport by client-owned vehicle or by family or friends-owned vehicles to client's next destination outside of the Seven Locks neighborhood, when available and clinically appropriate.
 - Transport by Montgomery County Fire and Rescue Services (MCFRS) for those with medical needs who require transport to the hospital emergency department.

Criteria for Site Selection

- ▶ **Alternative processing for clients at the site.** Police can drop-off at the Restoration Center clients who have committed minor offenses, as an alternative to taking them to the Central Processing Unit (CPU) for criminal processing. Those who are not agreeable to receiving treatment services can be taken to CPU for charging.
- ▶ **Access to services for court-released clients.** Offenders released from Court return unescorted to retrieve their property from the Detention Center. Upon retrieval of their property they can self-admit for behavioral health services and referral to appropriate resources.
- ▶ **Resources readily available to Detention Center staff for exiting inmates.** This would include Department of Health and Human Services (DHHS) and Department of Corrections and Rehabilitation (DOCR) clinical staff or case managers providing transition services to reentering inmates.
- ▶ **Resources available for clients being released from CPU.** Offenders released from CPU are frequently experiencing crises such as actively detoxing, not having access to medications, cannot return to their homes, needing behavioral health services that might have led to criminal behavior, lacking resources to travel to safe destinations. They would receive services.
- ▶ **Enhanced community outreach.** Staff available for behavioral health interventions for released inmates or other clients demonstrating concerning behaviors.
- ▶ **Easy centralized transportation access to community providers, family members and first responders.** The site is right off I-270, with ample parking.

Current Actions

What is being done now?

- ▶ Completed Program of requirements (POR) for a Restoration Center
- ▶ Incorporated the Restoration Center in the FY23 Capital Improvement Program (CIP)
- ▶ Nurturing relationships with partners through workgroup that meets regularly, Leadership Collaborative, building relationships with the State, across jurisdictions, and across the country
- ▶ Fundraising activities:
 - ▶ Obtained State funding through efforts by Maryland's legislative delegation (FY23 - \$12 million, FY24 - \$5 million)
 - ▶ Submitted FY24 application for funds through the Capital Improvement Projects Grants and Loans of the Maryland Department of Health

Future Actions

What will happen in next 12 months?

- ▶ Engage in community conversations regarding the programming and functions of the Restoration Center
- ▶ Generate a Request for Proposal (RFP) to attract viable organizational candidates interested in operating the Restoration Center
- ▶ Continue to build partner relationships in the county, across the State, and nationally
- ▶ Collaborate closely with all interested parties such as City of Rockville and County leaders, DGS, MCPD, MCFRS, DOCR, the courts, hospitals, private service providers (e.g., treatment, housing, homeless services, benefits specialists, local charities)