



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 7c  
11/8/07

October 25, 2007

**MEMORANDUM – MANDATORY REFERRAL**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

William Barron, Eastern County Team Leader *BB*  
Community-Based Planning Division *11/12*

**FROM:** Calvin Nelson, Jr., Planner Coordinator, Eastern County Team  
(301.495.4619) Community-Based Planning Division *CN*

**SUBJECT:** Mandatory Referral No. 07604-MCPS-1: Cloverly Elementary School –  
Gymnasium Addition, 800 Briggs Chaney Road, RE-1 Zone, 1997  
Cloverly Master Plan

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**STAFF RECOMMENDATION:** **APPROVAL** to transmit the following comment to  
Montgomery County Public Schools (MCPS).

- MCPS must provide a traffic study in the event future building additions at the school would result in an increase in the school's program capacity, which currently is at 483 students.

**PROJECT SUMMARY**

The applicant, the Montgomery County Public Schools (MCPS), has submitted a Mandatory Referral for a gymnasium addition to Cloverly Elementary School which opened in 1961. The school is located at 800 Briggs Chaney Road in Silver Spring, and it is in the Northeast Consortium. The existing one-story structure has a program capacity of 483 students and currently enrolls 520 students.

There are two other regulatory items required for this Mandatory Referral. The Planning Board must act on the Water Quality Plan, pursuant to Chapter 19, and the Forest Conservation Plan as required by Chapter 22a (Forest Conservation Law). Environmental Planning staff will be handling these two items in separate staff reports.

## **PROJECT BACKGROUND**

### **Neighborhood Context**

The entire school site is located within the Upper Paint Branch Special Protection Area and the Upper Paint Branch Environmental Overlay Zone, which restricts imperviousness on the property. Adjoining the site to the north are single-family homes in the RE-1 Zone. Across Briggs Chaney Road to the south is the Upper Paint Branch Stream Valley Park and single-family homes in the RE-2C Zone. The Cloverly Safeway and the Cloverly Town Center are located beyond the parkland to the west of the site in the C-1 Zone.

### **Proposed Project**

MCPS proposes to construct a 6,026 square-foot gymnasium addition to the northeast end of the school building. The facility will provide indoor space for student recreation and school programs, and it will be made available to the community during after school hours, without compromising the security of the entire building. The brick veneered masonry structure will have a new vestibule that extends from the school's eastern corridor to connect to the gymnasium. A physical education office, three storage rooms, and an outside storage room are also included in the addition.

### **Subject Site**

The ten-acre school site is zoned RE-1 and is located on the north side of Briggs Chaney Road, between Cloverly Local Park to the east and a 2.9-acre parcel of land acquired in 1999 by the M-NCPPC for park land to the west. The school site is improved with a one-story brick building comprising approximately 55,965 square feet. Other features on the site include two relocatable classrooms, several paved play areas, two softball fields, a soccer field, and a sidewalk which extends from the rear area of the school to Cloverly Local Park. The site is relatively flat except for an area along the eastern boundary of the site where it slopes down to Cloverly Local Park. There is a buffer of trees located along the northern and eastern boundaries of the site.

## **ANALYSIS**

### **Master Plan Conformance**

The 1997 Cloverly Master Plan makes no specific recommendations for the subject site. There are no master plan issues.

### **Development Standards**

Cloverly Elementary School opened in 1961, before the adoption of the 1997 Master Plan, the Environmental Overlay Zone, and the Special Protection Designation. This project is subject to current zoning, both the base and overlay zones, and county regulations, including Chapter 19, Water Quality Plan and Chapter 22A, Forest Conservation Plan.

Conformance with the Development Standards in the RE-1 Zone\*  
Development Standards in the RE-1 Zone

Section No.	Development Standard	Required	Proposed
59-C-1.322 (a)	Minimum lot area	40,000 sf	10 acres
(b)	Minimum lot width at street line	25 feet	385 feet
59-C-1.323	Yard Requirements		
(a)	Minimum setback from street	50 feet	164 feet
(b)	Minimum setback from adjoining lot - one side	17 feet	27 feet
	- sum of both	35 feet	71 feet
	- rear	35 feet	458 feet
59-C-1.327	Maximum building height	35 feet	28 feet
59-C-1.328	Maximum building coverage	*15%	13.6%
59-E-2.81	Parking Facility Setbacks (N/A, existing parking)		
	-front	50 feet	10 feet
	-side/sum	17/35 feet	25/95 feet
	-rear	35 feet	710 feet

\*School site is within the Upper Paint Branch Environmental Overlay Zone which limits the impervious area.

Environmental Overlay Zone for the Upper Paint Branch Special Protection Area

The Overlay Zone currently sets an imperviousness limit of eight percent in accordance with the County Council resolution of October 2, 2007, which lowered the imperviousness from 10 percent. Section 59C-18.152(a) Development Standards, (1)(A), states that any impervious surface lawfully existing pursuant to a building permit issued before July 31, 2007 that exceeds the eight percent restriction, may continue or be reconstructed under the development standards in effect when the building permit was issued.

**Transportation and Access**

Staff recommends approval of the Mandatory Referral with the following condition:

- MCPS must provide a traffic study in the event future building additions at the school would result in an increase in the school's program capacity, which currently is at 483 students.

The proposed gymnasium addition to Cloverly Elementary School will not result in an increase in the school's program capacity. Therefore, this Mandatory Referral does not require a traffic study to satisfy Local Area Transportation Review.

## **Environment**

### **Water Quality Plan**

The applicant must file a Water Quality Plan pursuant to Chapter 19. The Department of Permitting Services (DPS) is the lead agency for the Water Quality Plan with the Planning Board reviewing the imperviousness aspect. DPS has approved the Water Quality Plan (Attachment 5). The Planning Board must take action on the Water Quality Plan prior to the Mandatory Referral. Environmental Planning staff will address this requirement as a separate item.

### **Forest Conservation**

The Planning Board must act on the Forest Conservation Plan prior to the Mandatory Referral. The Environmental Planning staff reviewed the Forest Conservation Plan pursuant to Chapter 22 A, the Forest Conservation Law, and will be presenting that report as a separate item.

### **Leadership in Energy and Environmental Design (LEED)**

This addition will not seek Leadership in Energy and Environmental Design (LEED) certification. Funding for the gymnasium was established before July 2007. All new County facilities must be LEED certified – silver beginning FY 08.

The design of the gymnasium addition will incorporate many sustainable design strategies to maximize energy efficiency and minimize negative impact on the environment. The gymnasium will only be heated and ventilated. The addition will be designed to meet ASHRAE 90.1-2001 energy requirements, BOCA Basic Energy Conservation Codes, and the Montgomery County Energy Conservation Codes. The mechanical and electrical design will incorporate the ANSI/ASHRAE/IES Energy Design for New Buildings. Plumbing fixtures will comply with ADA requirements, and they will be based on occupancy mix and population.

## **COMMUNITY OUTREACH**

Plans for the Cloverly Elementary School gymnasium addition were developed based on the educational specifications prepared by MCPS, and they went through a series of design reviews with members of the Facility Advisory Committee that included neighborhood residents, the Parent-Teachers Association, and teachers. A public information meeting was also held with members of the Cloverly CAC on June 27, 2007. A Mandatory Referral notice was sent to neighboring residents and civic associations informing them of the Planning Board's hearing date.

## **CONCLUSION**

Staff recommends approval of this Mandatory Referral subject to the condition stated on page one of this report.

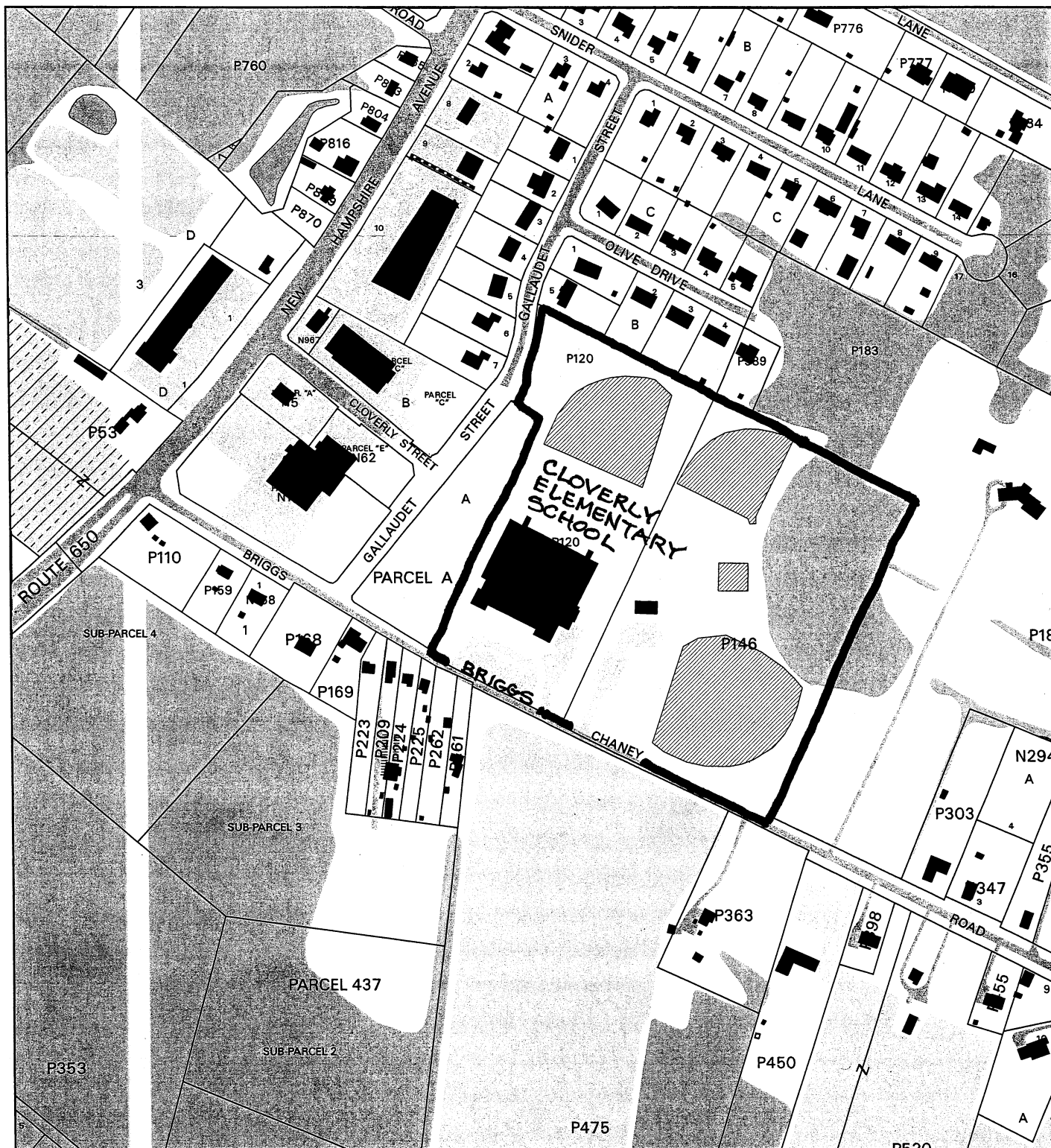
CN:ha: g:\nelson\m.ref.CloverlyES.staff.rpt.07

### **Attachments**

1. Vicinity Map
2. Existing and Proposed Site Plans
3. Existing and Proposed Floor Plans
4. Existing and Proposed Elevations
5. DPS approval letter dated July 17, 2007
6. Transportation Planning Memo dated May 23, 2007

# ATTACHMENT 1

## CLOVERLY ELEMENTARY SCHOOL - M.R.#07604-MCPS-1



Map compiled on October 24, 2007 at 4:36 PM | Site located on base sheet no - 220NE01

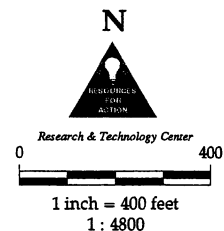
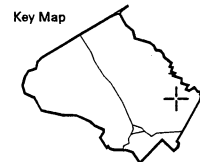
### NOTICE

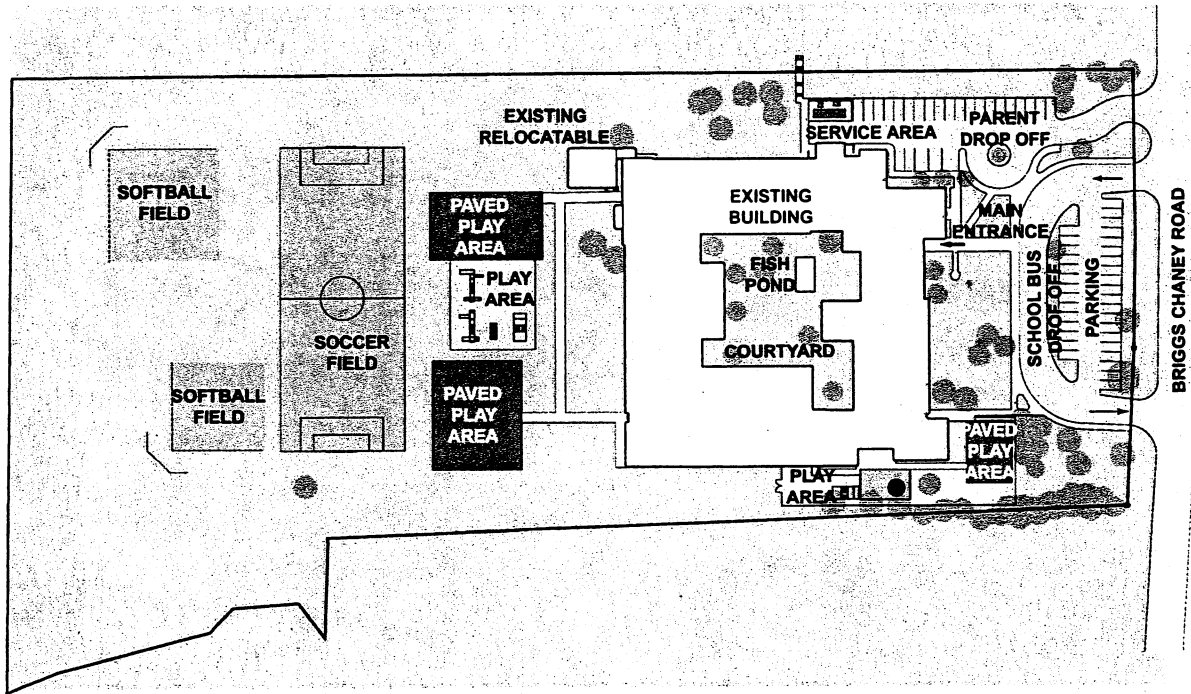
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

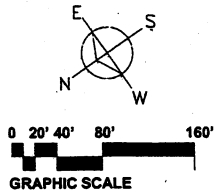
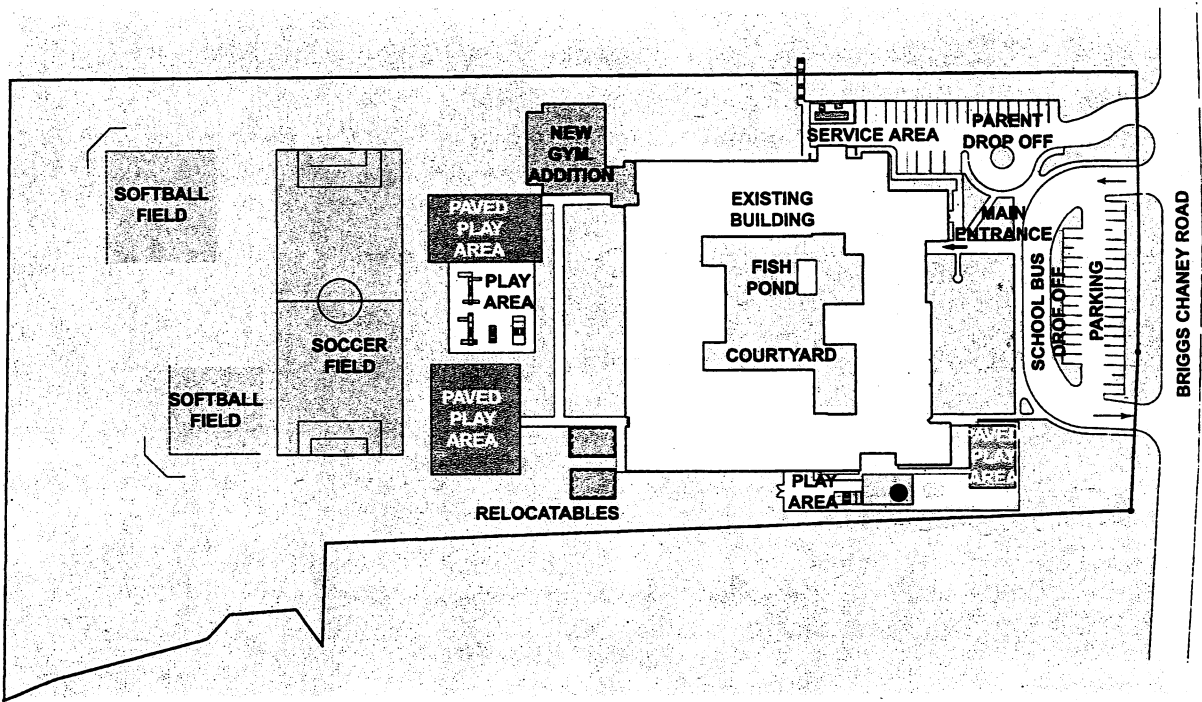
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

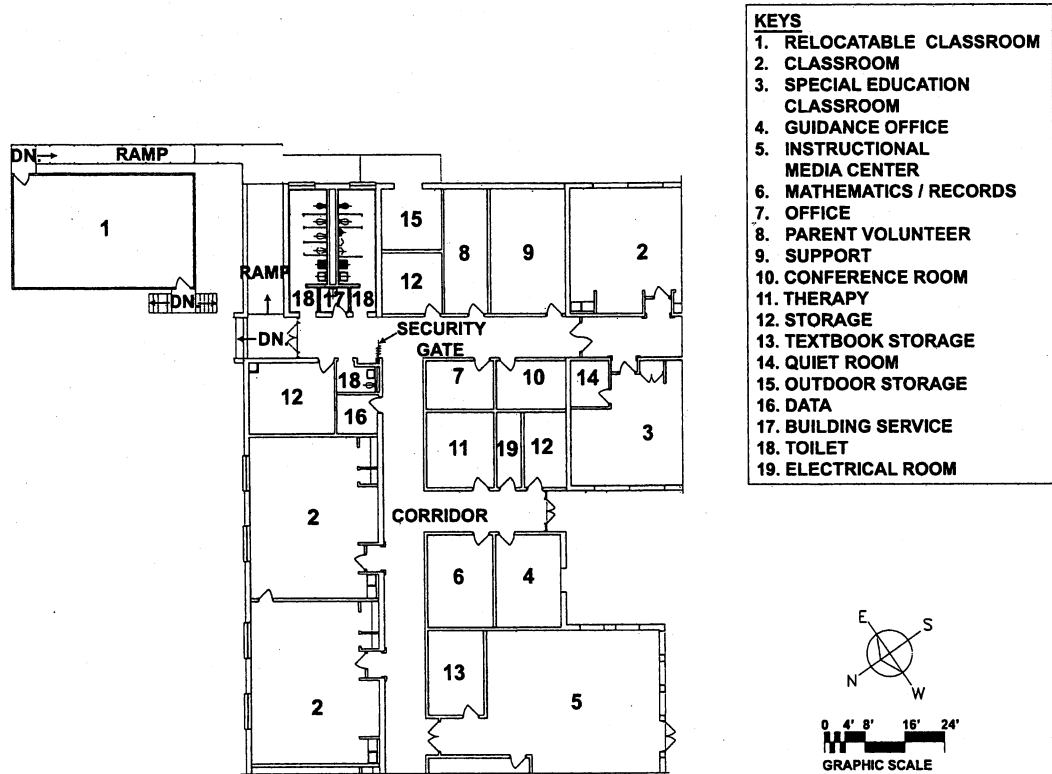
**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



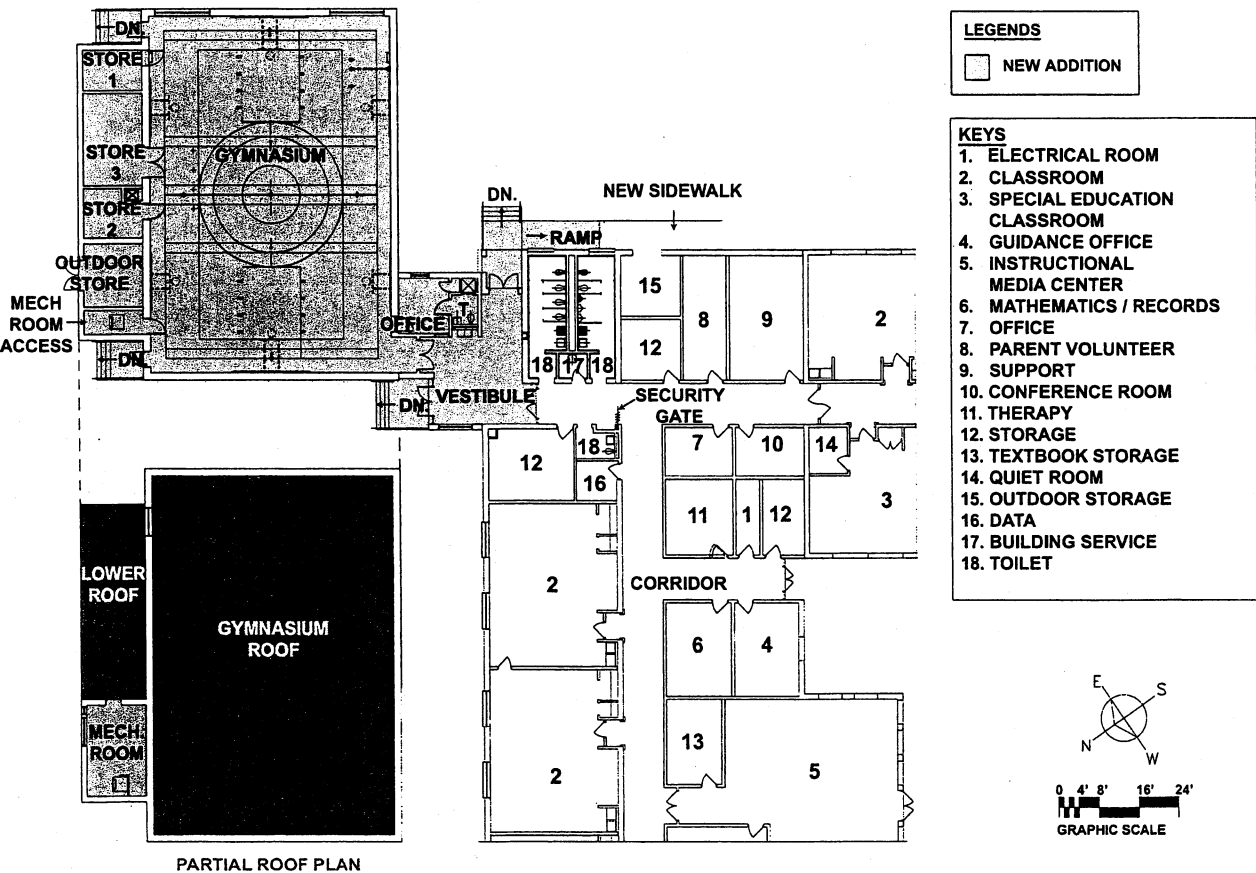


Proposed Site Plan





Proposed Plan



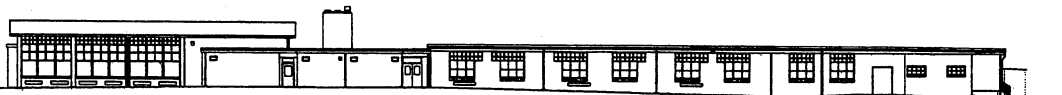




SOUTH ELEVATION



WEST ELEVATION



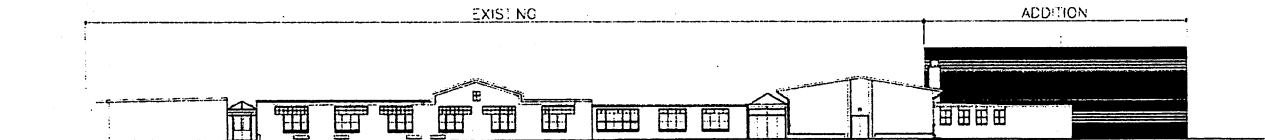
EAST ELEVATION



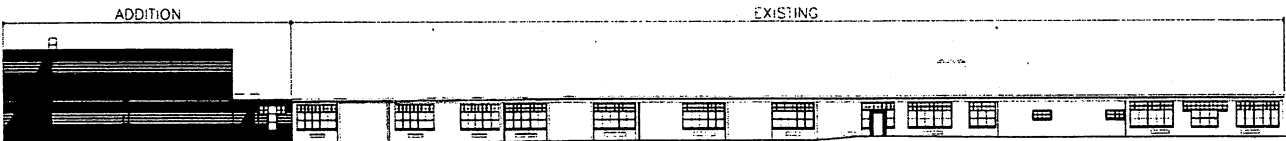
NORTH ELEVATION



Proposed Elevation



SOUTH ELEVATION



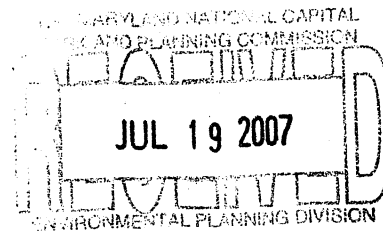
WEST ELEVATION



EAST ELEVATION



## ATTACHMENT 5



### DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

July 17, 2007

Mr. Michael J. Kay  
Burgess & Niple, Inc.  
3204 Tower Oaks Boulevard, Suite 200  
Rockville, Maryland 20852

Re: **Preliminary/Final Water Quality Plan**  
for Cloverly Elementary School  
SM File #: 231351  
Tract Size/Zone: 10.05 Ac/RE-1  
Tax Plate: JS61  
Parcel: P120  
Watershed: Upper Paint Branch

### SPECIAL PROTECTION AREA

Dear Mr. Kay:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (PFWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream valley buffer encroachments.

**Site Description:** The site is located at 800 Briggs Chaney Road. This proposal is for the construction of a gymnasium addition to the elementary school. This site is tributary to the Left Fork of the Upper Paint Branch. This watershed has been designated as a Special Protection Area.

**Stormwater Management:** Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs. Quality control will be provided via construction of Bio Filter near the existing entrance to the school site. This facility will treat an area of existing vehicular imperviousness at least as large as the new rooftop area created by the gymnasium addition. This provision of water quality control for existing uncontrolled parking areas is considered to be more environmentally beneficial than direct treatment of the new roof area.

**Sediment Control:** Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance. Immediate stabilization is to be emphasized.

**Performance Goals:** The performance goals that were established at the pre-application meeting are to be met as specified in the Preliminary and Final Water Quality Plan. They are as follows:

1. Minimize the loss of sedimentation from the site during construction.

2. Encourage groundwater recharge.
3. Construction access will be limited to that shown on the approved Preliminary/Final Water Quality Plan.

**Monitoring:** Stormwater monitoring is not required for this project.

**Conditions of Approval:** The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide clear and unimpeded access to all stormwater management structures from a public right-of-way.
2. Unless precluded by the presence of groundwater, two feet of stone (dead storage) is to be provided below the underdrain pipe of the proposed bio filter to provide additional groundwater recharge.
3. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
4. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at (240) 777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dpm:CN231351

cc: C. Conlon (MNCPPC-DR)  
C. Bunnag (MNCPPC-ED)  
M. Sommerfield (MCDEP)  
SM File # 231351

Qn: on-site 0.2 ac.  
Ql: on-site 0.2 ac.  
Recharge provided on-site



## ATTACHMENT 6

### MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 23, 2007

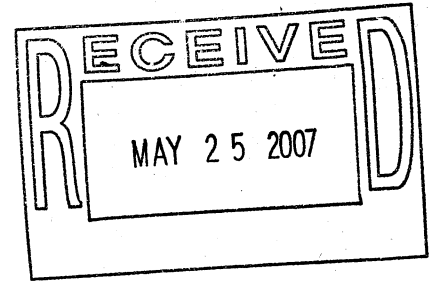
#### MEMORANDUM

TO: Calvin Nelson, Jr.  
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKN*  
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator *CE*  
Transportation Planning  
301-495-4525

SUBJECT: Mandatory Referral 07604-MCPS-1  
Cloverly Elementary School – Gymnasium Addition  
Montgomery County Public Schools  
800 Briggs Chaney Road, Silver Spring  
Cloverly Policy Area



This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral to add a gymnasium at Cloverly Elementary School located at 800 Briggs Chaney Road, within the Cloverly Policy Area. Cloverly Local Park is to the east of the school.

#### **RECOMMENDATION**

The following recommendation shall be incorporated into Planning Board's comments to Montgomery County Public Schools (MCPS) regarding this mandatory referral's APF test.

- MCPS must provide a traffic study in the event future building additions at the school would result in an increase in school's program capacity, which currently is at 483 students.

## DISCUSSION

### School Location, Access, Pedestrian Facilities, Parking, and Public Transportation

Cloverly Elementary School is located along the north side of Briggs Chaney Road to the east of New Hampshire Avenue (MD 650) in Cloverly (Silver Spring), and is open 8:45 a.m. to 3:05 p.m. The school currently has approximately 520 students, 67 professional/support staff, and a total of 53 on-site parking spaces. Nine fixed route buses and eight special education buses transport students to/from the school. Transit services in the area consist of Metrobus Route Z2 along Briggs Chaney Road, which has bus stops near the school.

Briggs Chaney Road is a two-lane arterial between MD 650 to the west and Old Columbia Pike to the east. The roadway has a shared use path along its north side (the side that fronts the school) that extends east approximately 2,150 feet from New Hampshire Avenue.

Access to the school is currently facilitated through three driveways off Briggs Chaney Road. The eastern driveway facilitates student drop-offs and pick-ups in a counter-clockwise direction. This driveway also provides access for service vehicles to the school and a parking area. The middle driveway is inbound only, and is used by school buses for entering the school site and to gain access to a parking lot in front of the school. The western driveway facilitates exit movements from the school to Briggs Chaney Road.

The school currently is also using the parking lot for Cloverly Local Park, which has approximately 67 spaces. Access to the park/parking lot is to the east of the school.

Adequate lead-in sidewalks are provided to the school from Briggs Chaney Road. Since no off-site modifications are being proposed as part of this mandatory referral, pedestrian accessibility in the area will not be affected.

The proposed gymnasium addition is not estimated to increase program capacity at the school (currently at 483 students).

### Master Plan Roadway and Bikeway Facilities

The 1997 Approved and Adopted *Cloverly Master Plan* includes the following nearby master-planned roadway and bikeway facilities:

- Briggs Chaney Road, a northwest-southeast two-lane arterial (A-86) between MD 650 to the northwest and Paint Branch to the southeast within an 80-foot minimum right-of-way, with an existing rural streetscape and a Class II bikeway (EB-10; also BL-14 in the Countywide Bikeways Functional Master Plan). To the east of New Hampshire Avenue, Briggs Chaney Road has a shared use path along its north side (for a distance of approximately 2,150 feet).

- Gallaudet Avenue, with an existing Class I bikeway (PB42) between Briggs Chaney Road to the south and the terminus of Gallaudet Avenue to the north (behind the existing Safeway Supermarket).

#### Local Area Transportation Review

The proposed addition of gymnasium to Cloverly Elementary School will not result in an increase in school's program capacity. Therefore, this mandatory referral does not require a traffic study to satisfy Local Area Transportation Review. However, we recommend that MCPS provide a traffic study in the event future building additions at the school would result in an increase in school's program capacity.

DKH:CE:tc

cc: Barbara Kearney

mno to Nelson re Cloverly ES 07604-MCPS-1