





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


MCPB
Item #
7/31/08

July 16, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief, Community-Based Planning Division 
Bill Barron, Team Leader, Eastern County Team 
Community-Based Planning Division

FROM: Kathleen A. Reilly, AICP, Planner Coordinator (301/495-4614) 
Eastern County Team, Community-Based Planning Division

SUBJECT: Mandatory Referral No. 08602-MCPS-1: Cresthaven Elementary School
Modernization Project - 1234 Cresthaven Drive, R-90 Zone, 1997 White Oak
Master Plan

RECOMMENDATION: **APPROVAL** with the following comments:

1. Montgomery County Public Schools (MCPS) must provide a traffic study for any future building additions if the school's core capacity is increased above 640 students.
2. MCPS must discourage any parent drop-off /pick-up of students along Cresthaven Drive and other neighboring streets.
3. MCPS should coordinate with the Montgomery County Department of Transportation to assess the need for upgrading the existing sidewalk between the school's southwestern property line and Schindler Court.
4. MCPS should notify Community Use of Public Facilities six months prior to construction with the dates that the playing fields will be unavailable for community use.

Project Summary

Montgomery County Public Schools (MCPS) has submitted a mandatory referral to modernize the existing Cresthaven Elementary School. The project will consist of demolishing the existing school and constructing a new school on the same site which is located at 1234 Cresthaven Drive in Silver Spring.

Project Description

The proposed school will consist of approximately 77,100 square feet and be approximately 32 feet in height. There will be three driveways along Cresthaven Drive that will serve as a pick up and drop off location for school buses and parents as well as the entrance to staff parking. A total of 85 parking spaces and eight bus parking bays are proposed for this site. The proposed school will have a core capacity for 640 students (Attachment 2).

Cresthaven Elementary School is located on the west side of Cresthaven Drive approximately 1,600 feet southwest of its intersection with New Hampshire Avenue (MD 650). The existing school was constructed in 1960. The site contains approximately 9.80 acres of R-90 zoned land and is developed with a 46,490 square foot one-story elementary school, surface parking for 36 vehicles and a large grassy athletic field (Attachment 1).

The existing school has an enrollment of approximately 349 students in Grades 3 through 5. School hours are from 8:50 a.m. to 3:05 p.m. Access to the site is from two driveway entrances on Cresthaven Drive which provide the primary ingress and egress for the school. The property has 295 feet of frontage along Cresthaven Drive (Attachment 2).

The surrounding neighborhood consists of single-family detached dwelling units and is zoned R-90 (Attachment 3). The Hillandale Swim Club is located on Schindler Drive which abuts the western property line of the subject site and is also zoned R-90. The swim club (special exception CBA-1193) was approved in 1962 and is operational. An application for a special exception (S-2709) for a telecommunications facility on the swim club site was recommended for denial by the Hearing Examiner and is pending a final decision at the Board of Appeals.

ANALYSIS

Master Plan

The Cresthaven Elementary School is located in the 1997 White Oak Master Plan area. The master plan has a community facilities chapter which addresses the need for new schools. However, it does not have any specific comments or recommendations regarding this school. Prior to the submission of this mandatory referral, the Cresthaven Elementary School contained seventeen portable classrooms on site. This modernization is much needed and will be consistent with the White Oak Master Plan comments of providing educational services to the surrounding community.

Zoning Analysis

The site is zoned R-90 and the following chart depicts the requirements of this zone. As submitted and shown on this chart, the new school will satisfy the requirements for the R-90 zone.

Development Standards	Zoning Requirement	Provided
Minimum Net Lot Area	9,000 square feet	426,888 square feet (9.8 acres)
Minimum Lot Width at Street Line	25 feet	295 feet
Minimum Setbacks		
Front	30 feet	310 feet
Side/Sum	8/25 feet	140 feet
Rear	25 feet	74 feet
Maximum Building Height	35 feet	32 feet
Maximum Lot Coverage	30%	8%

Environmental Analysis

The Environmental Planning Unit of the Countywide Planning Division recommends transmittal of the Mandatory Referral (Attachment 9) and offers the following comments.

The Cresthaven Elementary School property contains 4.4 acres of forest onsite and numerous large and specimen trees. There is an intermittent stream with associated environmental buffer on the property. The property is within the Northwest Branch watershed: a Use Class IV/IV-P watershed.

Environmental Guidelines - The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420080270 on November 19, 2007. There is an intermittent stream with mostly forested buffer on the northern section of the property. There are some areas of steep slopes and highly erodible soils. These slopes are forested and are a very high priority for retention.

Forest Conservation - This property is subject to the Chapter 22A Montgomery County Forest Conservation Law and a Forest Conservation Plan has been submitted for approval. There is 4.40 acres of existing forest, 0.82 acres of forest will be removed, and 3.58 acres of forest will be retained. No easement will be placed on the property but the area will be maintained as forest and not tree cover. There is no planting requirement for this property.

Forest loss has been minimized as much as possible with the stormwater management conveyance being field located and contiguous to the existing access path in the southwestern portion of the site. Clearing has been minimized on the steep slopes with highly erodible soils. There is no clearing of forest within the stream valley buffer.

Tree Save - There are approximately 74 large or specimen trees on the property. Approximately 13 large or specimen trees will be removed as part of the demolition and construction of the new school. The final disposition of some trees will need to be determined at a later date. For example, there are two white oaks (34" and 31") that are currently highly impacted by the existing school development. MCPS is going to work with an arborist to try to save these trees, as they are landmarks on the property. However, it may be determined after detailed work that it is not possible to save these trees. If this happens, the trees will be replaced with large caliper specimens.

The Preliminary Forest Conservation Plan contains tree protection measures for both on-site and off-site trees. Detailed and specific measures will be required on the Final Forest Conservation Plan. There are a number of off-site trees that will be significantly impacted (~40%) by the proposed development. As avoidance is not possible, MCPS should work directly with the adjacent owners to either adequately protect or remove the trees.

Stormwater Management - A Stormwater Management Concept Plan was approved by the Department of Permitting Services on May 19, 2008.

Green Buildings - MCPS is seeking LEED (Leadership in Energy and Environmental Design) Silver Certification for this project. The re-use of the existing site saves valuable undisturbed land and trees while maximizing open space. The applicant will use regionally manufactured materials that will reduce the negative impact of transportation. Landscaping with indigenous plants will require little maintenance or irrigation. Additional water saving technology in the form of waterless urinals and dual flush toilets can be found inside. A variety of economic benefits including savings in energy and water through the use of highly efficient fixtures and a geothermal-based mechanical system will result in reduced maintenance and operational costs and the conservation of natural resources.

Water Quality - A portion of the subject property is located in the Lower Mainstem subwatershed of the Northwest Branch watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having fair overall conditions. The subwatershed is designated a Watershed Restoration Area where the CSPS recommends a comprehensive watershed restoration action plan to identify and implement stormwater retrofit and stream restoration projects.

Transportation Analysis

The Transportation Planning staff has reviewed this application and offers the following comments (Attachment 10).

- MCPS must provide a traffic study for any future building additions if the school's core capacity is increased above 640 students.
- MCPS must discourage any parent drop-off /pick-up of students along Cresthaven Drive and other neighboring streets.

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

Cresthaven Elementary School is located along Cresthaven Drive between Harper Road/Royal Road to the north and Lagrande Road to the south within the Hillandale area of Silver Spring. To the north, Cresthaven Drive ends at New Hampshire Avenue (MD 650). New Hampshire Avenue has a break in its median at this location. All vehicle turn movements are permitted at this unsignalized intersection.

Currently, access to the school is from Cresthaven Drive via two driveways; an entrance driveway to the north and an exit driveway to the south. Vehicular traffic circulates within the school property in a counter-clockwise direction. Lead-in sidewalks are provided to the school from Cresthaven Drive along both driveways. A lead-in path is also provided from Schindler Court to the school. Parking is provided in front of the school. A total of 36 parking spaces, including one handicapped space are provided. Both parent vehicles and school buses currently enter the school via the northern driveway; the buses looping to drop-off/pick-up students and the parent vehicles looping into the parking lot closer to Cresthaven Drive to drop-off/pick-up students.

Cresthaven Drive is a north-south, two-lane, primary residential street with a posted speed limit of 25 mph. The roadway has sidewalks along both sides.

The proposed school will be built with core capacity for 640 students. Parking and drop-off/pick-up areas will be located in front of the proposed building. The project will separate the parent drop-off/pick-up area from that for the buses. Each will be served by separate driveways to Cresthaven Drive, with the parent loop located to the north and the bus loop located to the south. The proposed vehicular circulation scheme will improve on-site queuing/stacking area for buses and parent vehicles and will improve student safety. A total of four lead-in sidewalks are provided to the proposed school building from Cresthaven Drive. Additionally, MCPS will upgrade the existing on-site lead-in path from Schindler Court to the new school.

A total of 85 parking spaces, including 5 handicapped spaces and eight bus parking bays are proposed. RideOn Routes 20 and 22 provide service along Cresthaven Drive and stops in front of the school.

Master Plan Roadway - *The 1997 Approved and Adopted White Oak Master Plan* describes the following master-planned roadway:

- Cresthaven Drive a two-lane primary residential road (P-15) with a recommended minimum right-of-way width of 70 feet, between Devere Drive to the south and New Hampshire Avenue to the north.

Adequate Public Facilities Review - A traffic study was required for the mandatory referral since the school generated 30 or more total peak-hour trips during the typical weekday morning (6:30 a.m.-9:30 a.m.) peak period. The applicant submitted a traffic study and an addendum¹ that presented traffic-related impacts of the new school with a core capacity for 640 students (an additional 291 students over current enrollment of 349 students) during the weekday morning and afternoon peak-periods. Staff reviews of this traffic study and the addendum indicated that it complied with the requirements of the *LATR/PAMR Guidelines* and the traffic study scope provided by staff. Copies of the traffic study and the addendum were forwarded to the Maryland State Highway Administration (SHA) and the Montgomery County Department of Transportation (DOT) for review and comments.

Local Area Transportation Review - A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and afternoon peak-hours is presented in Table 1. As shown in Table 1, capacity analysis presented in the traffic study indicated that under Total Traffic (i.e., Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Fairland/White Oak Policy Area. The mandatory referral satisfies the LATR requirements of the APF test.

¹ Subsequent to the initial traffic study that was accepted by staff (prepared with a core capacity of 492 students at the new school), MCPS adjusted school's core capacity to 640 students and submitted an addendum to the May 29 traffic study dated July 7, 2008.

TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
CRESTHAVEN ELEMENTARY SCHOOL MODERNIZATION PROJECT

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
New Hampshire Ave/Chalmers Rd	1034	1086	1080	1319	1094	1324
Cresthaven Rd/Existing School Entrance	140	114	140	114		
Cresthaven Rd/Existing School Exit	171	111	171	111		
Cresthaven Rd/New School Entrance					383	184
Cresthaven Rd/New School Bus Entrance					152	117
Cresthaven Rd/New School Bus Exit					149	107
Cresthaven Rd/Lagrande Rd	154	140	154	140	193	149

Source: Cresthaven Elementary School Traffic Study. AMT & Associates, Inc., May 29, 2008; Supplementary Analysis, July 7, 2008.
 Congestion Standard for Fairland/White Oak Policy Area: 1,475 CLV

Policy Area Mobility Review - To satisfy the PAMR requirements of the APF test, the Fairland/White Oak Policy Area requires mitigation of 45 percent of new trips generated by a use. Since data included in the traffic study indicated that the per student trip rate at the school is approximately 47 percent lower than the per student trip rate for private schools with Grades K through 8 included in the *LATR/PAMR Guidelines*, staff finds that MCPS is achieving over 40 percent trip mitigation at the existing school. The mandatory referral satisfies the PAMR requirements of the APF test.

Off-site Improvement - As part of this mandatory referral, staff is recommending that MCPS coordinate with DOT to assess the need to upgrade a four-foot wide, approximately 50 feet in length, sidewalk between the school's southwestern property line and Schindler Court. Currently, this sidewalk provides access from Schindler Court to the school property.

Parks Analysis

The Park Planning and Stewardship staff has reviewed this mandatory referral and offers the following comments (Attachment 11).

Montgomery County Public Schools (MCPS) should notify Community Use of Public Facilities (CUPF) six months in advance of any construction that will prohibit scheduled community use of the playing fields. Such construction could include unavailability of parking areas and/or the fields themselves. Notification shall include the dates of unavailability such that the ballfields web site can be updated before any ballfield permit times and dates are requested. This will allow current field users time to examine other options for ballfields.

The proposed plan provides parking spaces for 85 cars. It is noted that Cresthaven Elementary School will re-open in August 2010. This reopening will restore the public inventory for both indoor and outdoor public use space in the Hillandale area.

Community Notification

MCPS developed and evaluated design alternatives through a series of conferences with the Facility Advisory Committee. The committee reviewed and modified these plans and ultimately approved the plans submitted as part of this application. A listing of Facility Advisory Committee members is included as Attachment 12.

Community-Based Planning staff mailed notices to residents abutting, adjoining and confronting the school, and civic associations within a one-mile radius of the site regarding this mandatory referral hearing.

CONCLUSION

Based on information provided by the applicant and the analysis contained in this report, staff concludes that the mandatory referral meets the applicable standards and guidelines for the environment, the applicable guidelines for adequate public facilities as well the development standards for the R-90 zone. Staff recommends approval of the mandatory referral with comments listed at the front of this report.

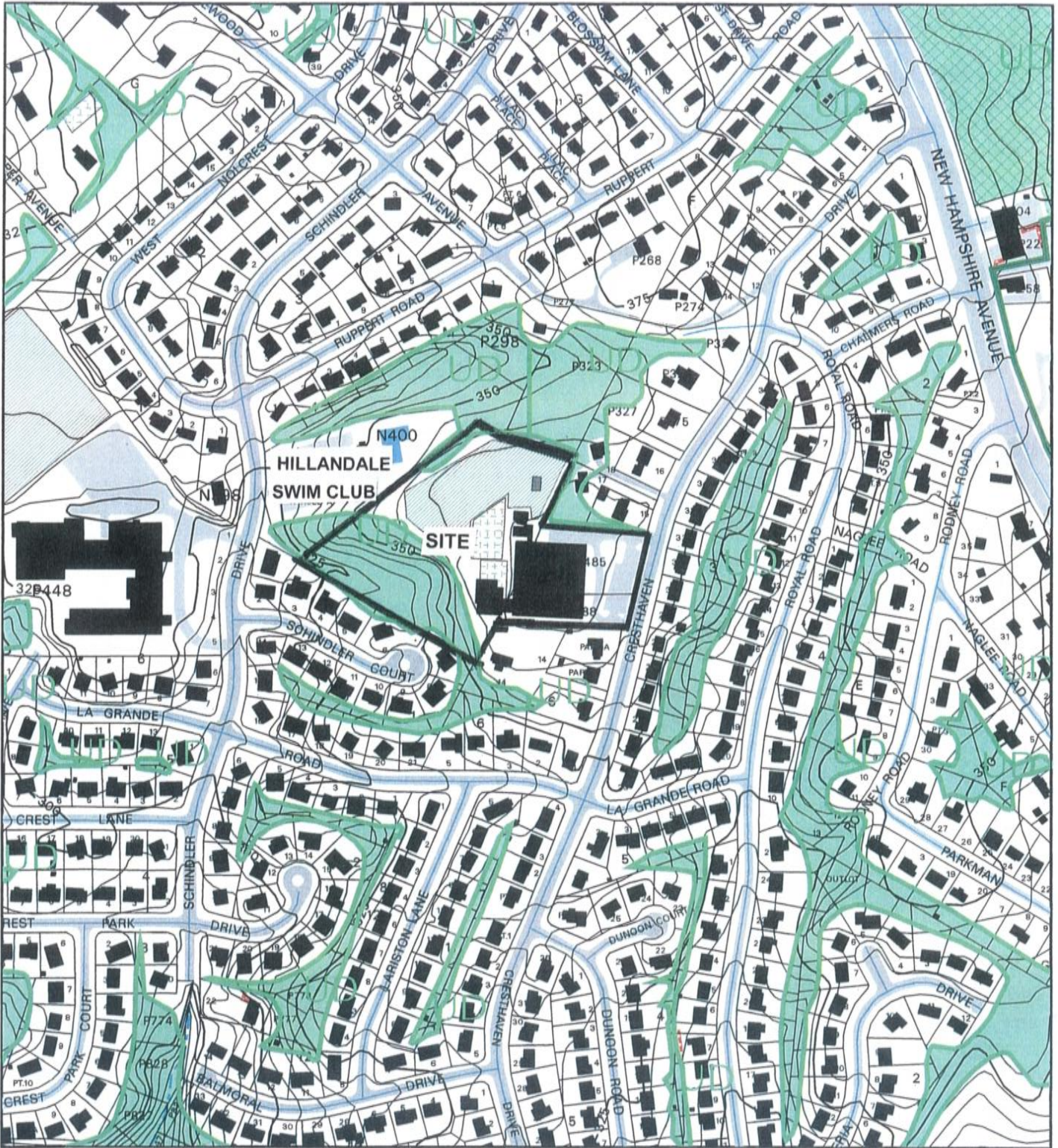
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Attachments:

1. Vicinity Map
2. Existing Site Plan
3. Zoning Map
4. Proposed Site Plan
5. Proposed Ground Floor Plan
6. Proposed First Floor Plan
7. Proposed Second Floor Plan
8. Proposed Building Elevations
9. Memorandum from Environmental Planning
10. Memorandum from Transportation Planning
11. Memorandum from Park Planning and Stewardship
12. Facility Advisory Committee

ATTACHMENT 1

CRESTHAVEN ELEMENTARY SCHOOL MANDATORY REFERRAL



Map compiled on July 11, 2008 at 10:44 AM | Site located on base sheet no - 213NE02

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

Key Map



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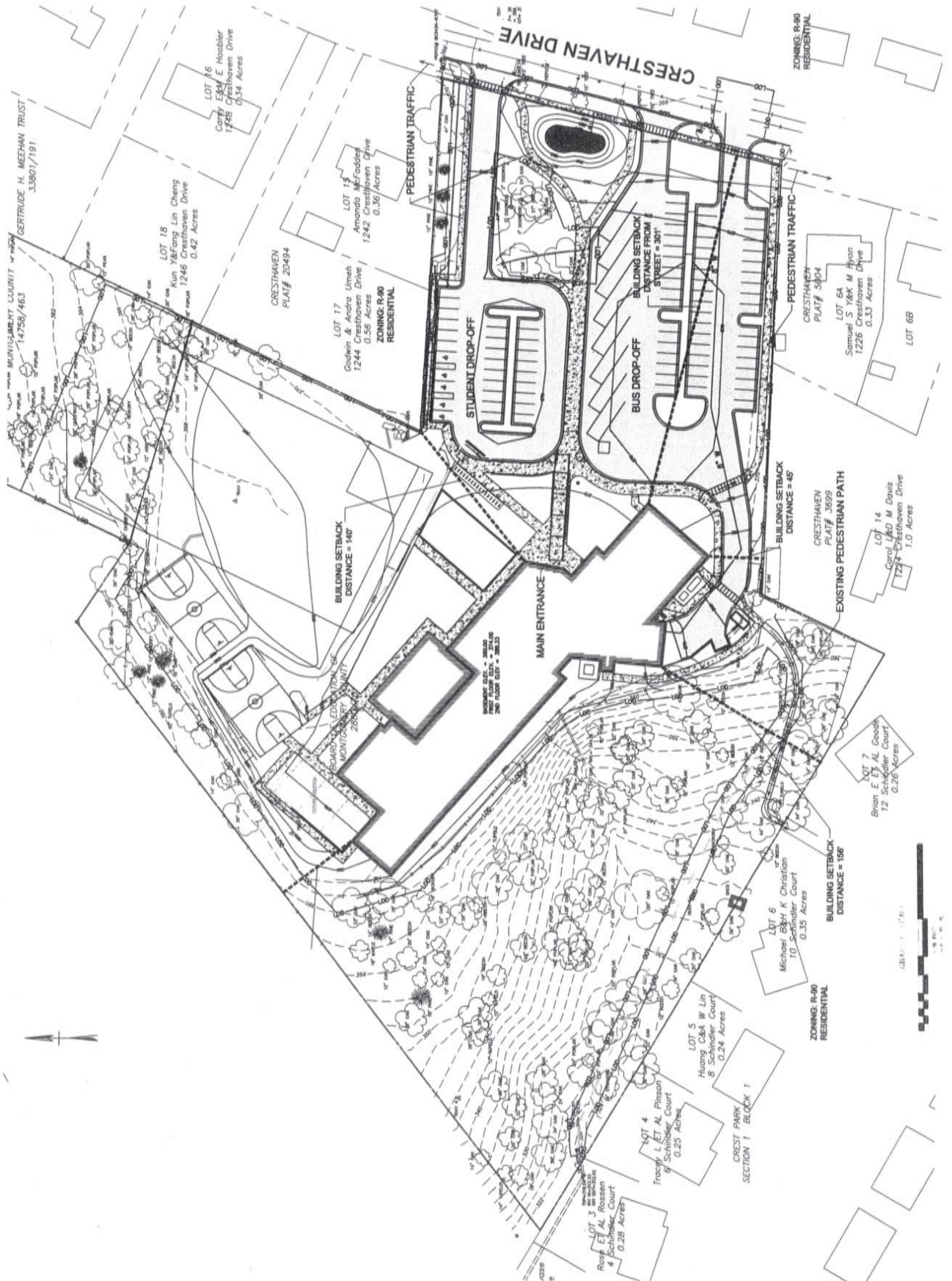
Research & Technology Center

1 inch = 400 feet
1 : 4800

EXISTING SITE PLAN



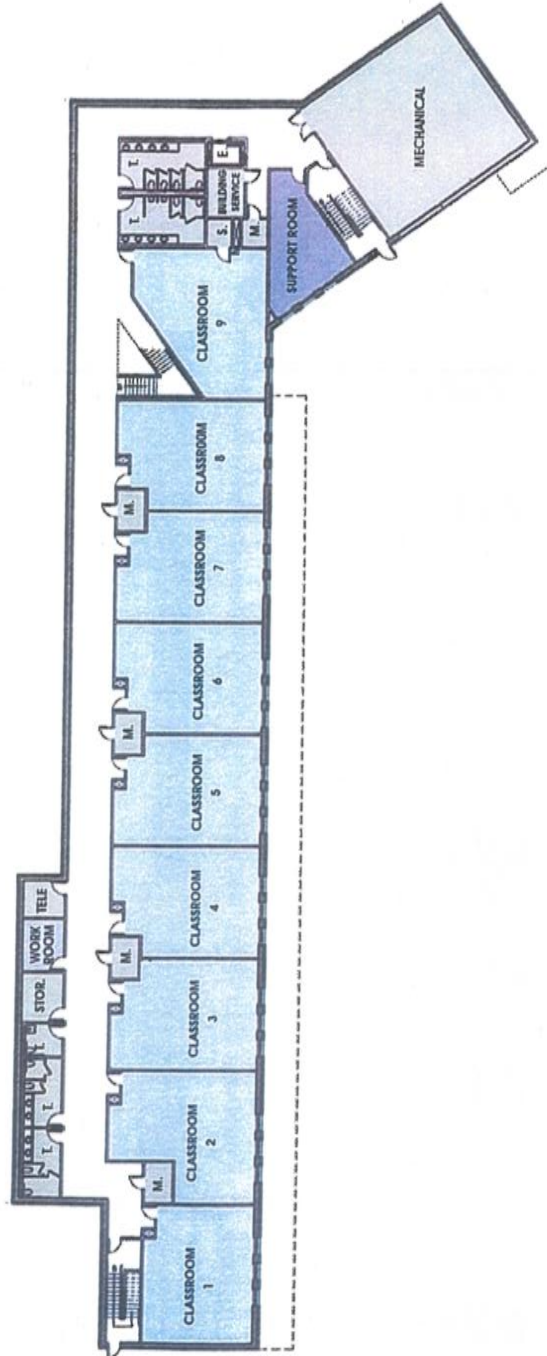
PROPOSED SITE PLAN



Proposed Ground Floor Plan

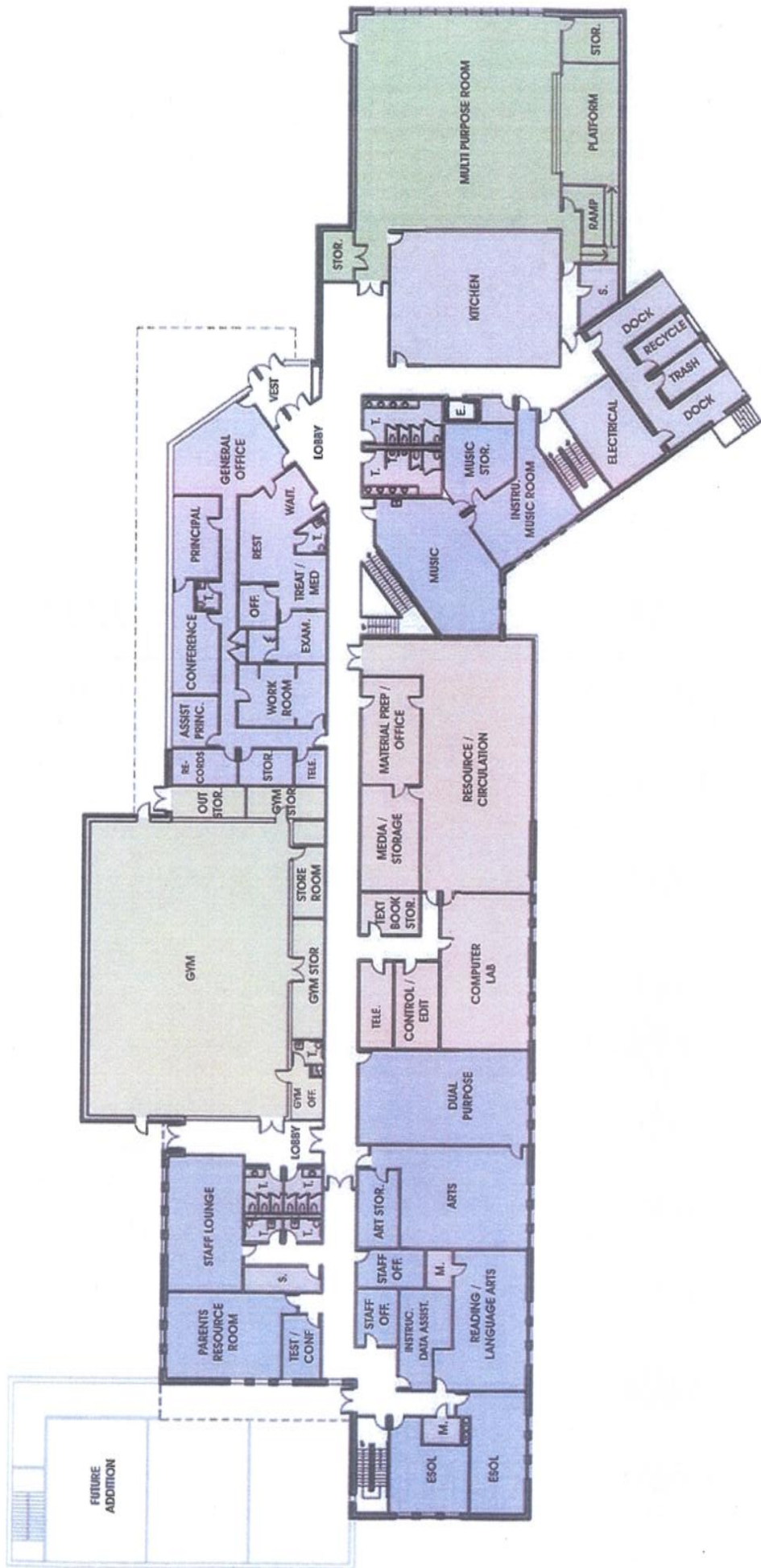
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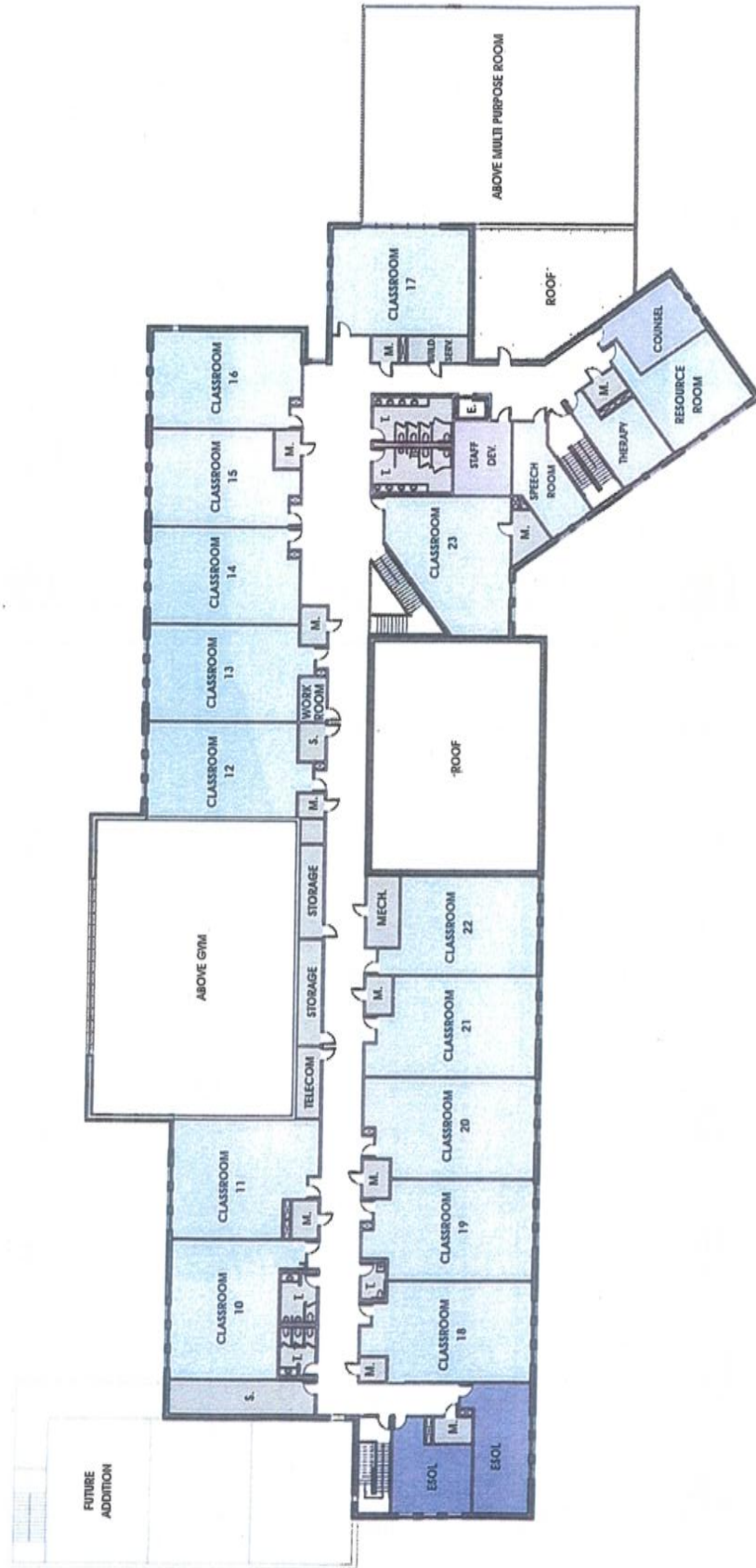


Proposed First Floor Plan

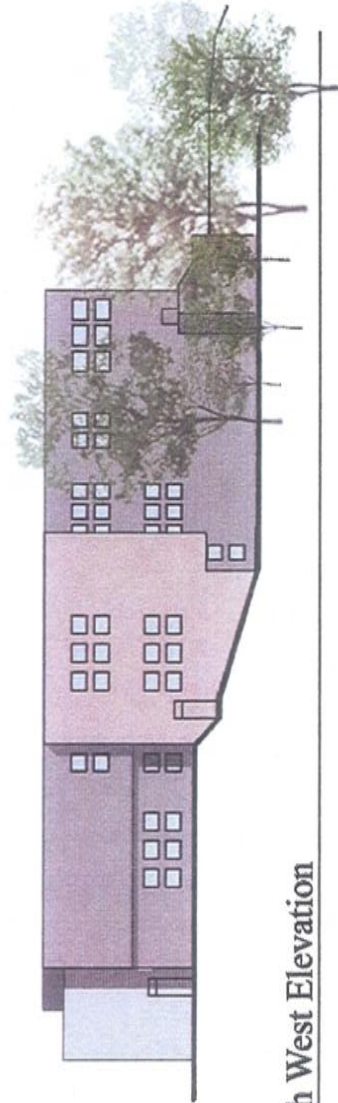


ATTACHMENT 7

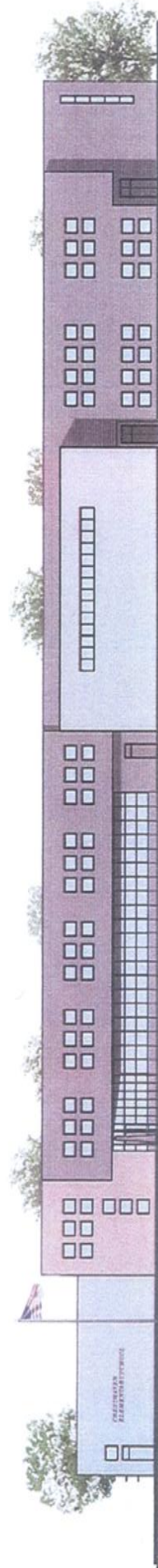
Proposed Floor Plan - Second



Proposed Elevations

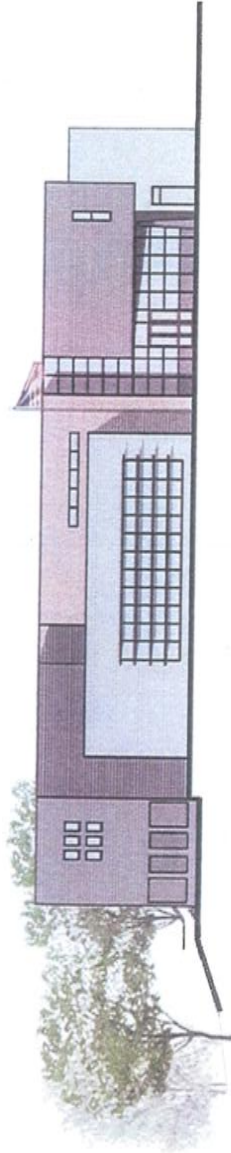


North West Elevation



North East Elevation

Proposed Elevations



South East Elevation



South West Elevation


ATTACHMENT 9




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

MEMORANDUM

TO: Kathy Reilly, Community Based Planning

VIA: Stephen Federline, Supervisor, Environmental Planning 

FROM: Amy Lindsey, Environmental Planning 

DATE: July 14, 2008

SUBJECT: Mandatory Referral No. 08602-MCPS-1
Cresthaven Elementary School

RECOMMENDATION:

Environmental Planning staff recommends transmittal of the Mandatory Referral.

BACKGROUND

Cresthaven Elementary School is a 9.80-acre existing school located in the White Oak planning area on Cresthaven Drive. There is 4.4 acres of forest onsite and numerous large and specimen trees. There is an intermittent stream with associated environmental buffer on the property. The property is within the Northwest Branch watershed: a Use Class IV/IV-P watershed. The proposed plan is to replace the existing school with a new school.

DISCUSSION

Environmental Guidelines

The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420080270 on November 19, 2007. There is an intermittent stream with mostly forested buffer on the northern section of the property. There are some areas of steep slopes and highly erodible soils. These slopes are forested and are a very high priority for retention.

Forest Conservation

This property is subject to the Chapter 22A Montgomery County Forest Conservation Law and a Forest Conservation Plan has been submitted for approval. There is 4.40 acres of existing forest, 0.82 acres of forest will be removed, and 3.58 acres of forest will be retained. No easement will be placed on the property but the area will be maintained as forest and not tree cover. There is no planting requirement for this property.

Forest loss has been minimized with the stormwater management conveyance being field located and contiguous with the existing access path as much as possible. Clearing has been minimized on the steep slopes with highly erodible soils. There is no clearing of forest within the stream valley buffer.

Tree Save

There are approximately 74 large or specimen trees on the property. Approximately 13 large or specimen trees will be removed as part of the demolition and construction of the new school. The final disposition of some trees will need to be determined at a later date. For example, there are two white oaks (34" and 31") that are currently highly impacted by the existing school development. MCPS is going to work with an arborist to try to save these trees, as they are landmarks on the property. However, it may be determined after detailed work, that it is not possible to save these trees. If this happens, the trees will be replaced with large caliper specimens.

The Preliminary Forest Conservation Plan contains tree protection measures for both on-site and off-site trees. Detailed and specific measures will be required on the Final Forest Conservation Plan. There are a number of off-site trees that will be significantly impacted (~40%) by the proposed development. As avoidance is not possible, MCPS should work directly with the adjacent owners to either adequately protect or remove the trees

Stormwater Management

A Stormwater Management Concept Plan was approved by the Department of Permitting Services on May 19, 2008.

Green Building

This project will need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law. MCPS is seeking LEED Silver Certification for this project. The re-use of the existing site saves valuable undisturbed land and trees while maximizing open space. The applicant will use regionally manufactured materials that will reduce the negative impact of transportation. Landscaping with indigenous plants will require little maintenance or irrigation. Additional water saving technology in the form of waterless urinals and dual flush toilets can be found inside. A variety of economic benefits including savings in energy and water through the use of highly efficient fixtures and a geothermal-based mechanical system will result in reduced maintenance and operational costs and the conservation of natural resources.

Water Quality

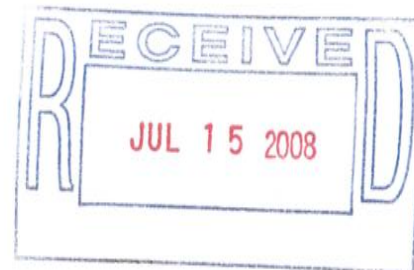
A portion of the subject property is located in the Lower Mainstem subwatershed of the Northwest Branch watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having fair overall conditions. The subwatershed is designated a Watershed Restoration Area where the CSPS recommends a comprehensive watershed restoration action plan to identify and implement stormwater retrofit and stream restoration projects.

ATTACHMENT 10



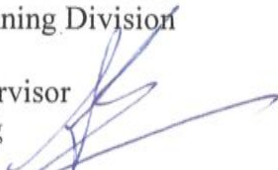
MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


July 14, 2008



MEMORANDUM

TO: Kathleen Reilly, Planner/Coordinator
Community-Based Planning Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning 

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

SUBJECT: Mandatory Referral 08602-MCPS-1
Proposed Cresthaven Elementary School Modernization Project
1234 Cresthaven Drive
Fairland/White Oak Policy Area

This memorandum presents Transportation Planning staff's review of the subject mandatory referral for Cresthaven Elementary School modernization project. The school is located along the west side of Cresthaven Drive at 1234 Cresthaven Drive in Silver Spring, within the Fairland/White Oak Policy Area.

RECOMMENDATIONS

We have completed our review of the materials submitted for the subject mandatory referral and recommend that the Planning Board transmit following comments to Montgomery County Public Schools (MCPS):

1. Any future mandatory referral submission for improvements at the school by MCPS must include a traffic study for Adequate Public Facilities (APF) purposes if those improvements will increase core capacity at the school from currently planned 640 students.
2. MCPS must discourage any parent drop-off/pick-up of students along Cresthaven Drive and other neighboring streets.

DISCUSSION

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

Cresthaven Elementary School is located along Cresthaven Drive between Harper Road/Royal Road to the north and Lagrande Road to the south within the Hillandale area of Silver Spring. To the north, Cresthaven Drive ends at New Hampshire Avenue (MD 650). New Hampshire Avenue has a break in its median at this location. All turn movements are therefore permitted at this unsignalized intersection.

The existing school, with an enrollment of approximately 349 students in Grades 3 through 5, is open between 8:50 a.m. and 3:05 p.m. Access to the school is currently from Cresthaven Drive via two driveways; an entrance driveway to the north and an exit driveway to the south. Vehicular traffic thus circulates within the school in a counter-clockwise direction. Lead-in sidewalks are provided to the school from Cresthaven Drive along both driveways. A lead-in path is also provided from Schindler Court to the school. This lead-in path provides access to the school from areas to the southwest of the school. Parking at the school is currently provided to the front of the school building. A total of 36 parking spaces (including one handicapped space) are provided. Both parent vehicles and school buses currently enter the school via the northern driveway; the buses circulating closer to the school building to drop-off/pick-up students and the parent vehicles circulating through the parking lot closer to Cresthaven Drive to drop-off/pick-up children.

Cresthaven Drive is a north-south two-lane primary residential street with a posted speed limit of 25 mph. The roadway has sidewalks along both sides. RideOn Routes 20 and 22 provide service along Cresthaven Drive and have stops in front of the school.

The proposed modernization project will demolish the existing school and will construct a new school on the property, set back from its current location. The new school will be built with core capacity for 640 students. Parking as well as drop-off/pick-up areas will be located to the front of the proposed building. The project will separate the parent drop-off/pick-up area from that for the buses. Each area will be served by separate driveways to Cresthaven Drive; the parent loop located to the north and the bus loop located to the south. A total of four lead-in sidewalks will be provided to the proposed school building from Cresthaven Drive. Additionally, MCPS will upgrade the existing on-site lead-in path from Schindler Court to the new school. The proposed circulation scheme will improve availability of on-site queuing/stacking area for buses and parent vehicles, and will improve student safety. A total of 85 parking spaces, including 5 handicapped spaces will be provided at the new school. Additionally, eight bus parking-bays will also be provided.

Master Plan Roadway

The 1997 Approved and Adopted *White Oak Master Plan* describes the following nearby master-planned roadway:

- Cresthaven Drive, as a two-lane primary residential road (P-15) with a recommended minimum right-of-way width of 70 feet, between Devere Drive to the south and New Hampshire Avenue to the north.

Adequate Public Facilities Review

A traffic study was required for the mandatory referral since the school generated **30** or more total peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The consultant for MCPS submitted a traffic study and an addendum¹ that presented traffic-related impacts of the new school with a core capacity for 640 students (an additional 291 students over current enrollment of 349 students) during the weekday morning and afternoon peak-periods. Our review of the above traffic study and the addendum indicated that the study complied with the requirements of the *LATR/PAMR Guidelines* and the traffic study scope provided by staff. The traffic study and the addendum were also reviewed by Maryland State Highway Administration (SHA) and Montgomery County Department of Transportation (DOT).

- Local Area Transportation Review

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and afternoon peak-hours is presented in Table 1.

**TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
CRESTHAVEN ELEMENTARY SCHOOL MODERNIZATION PROJECT**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
New Hampshire Ave/Chalmers Rd	1,034	1,086	1,080	1,319	1,094	1,324
Cresthaven Rd/Existing School Entrance	140	114	140	114	--	--
Cresthaven Rd/Existing School Exit	171	111	171	111	--	--
Cresthaven Rd/New School Entrance	--	--	--	--	383	184
Cresthaven Rd/New School Bus Entrance	--	--	--	--	152	117
Cresthaven Rd/New School Bus Exit	--	--	--	--	149	107
Cresthaven Rd/Lagrande Rd	154	140	154	140	193	149

Source: Cresthaven Elementary School Traffic Study. AMT & Associates, Inc., May 29, 2008; Supplementary Analysis, July 7, 2008. Congestion Standard for Fairland/White Oak Policy Area: 1,475 CLV

¹ Subsequent to the initial traffic study that was accepted by staff (prepared with a core capacity of 492 students at the new school), MCPS adjusted school's core capacity to 640 students and submitted an addendum to the May 29th traffic study dated July 7, 2008.

As shown in Table 1, capacity analysis presented in the traffic study indicated that under Total Traffic (i.e., Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Fairland/White Oak Policy Area. The mandatory referral therefore satisfies the LATR requirements of the APF test.

- Policy Area Mobility Review

To satisfy the PAMR requirements of the APF test, the Fairland/White Oak Policy Area requires mitigation of 45 percent of new trips generated by a use. Since data included in the traffic study indicated that the per student trip rate at the school is approximately 47 percent lower than the per student trip rate for private schools with Grades K through 8 included in the *LATR/PAMR Guidelines*, staff finds that MCPS is achieving over 45 percent trip mitigation at the existing school. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

Off-site Improvement

We recommend that MCPS coordinate with Montgomery County Department of Permitting Services (DPS) on the need to upgrade a four-foot wide path that exists between the school property boundary and Schindler Court cul-de-sac (approximately 50 feet in length) at the time of permitting. As part of this mandatory referral, MCPS will upgrade the existing on-site lead-in path from Schindler Court to the new school.

SE:CE:tc

cc: Bill Barron
Greg Leck
Sarah Navid
Jean Gries
Corren Giles
Joe DeRosa
Chris Peduzzi

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ATTACHMENT 11



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

TO: Kathy Reilly, Community Based Planning
FROM: Mark S. Wallis, Senior Park Planner, Park Planning and Stewardship
DATE: July 2, 2008
SUBJECT: Cresthaven Elementary School Mandatory Referral

Park Planning staff has reviewed the above subject Mandatory Referral and offer the following comments.

Montgomery County Public Schools (MCPS) should notify Community Use of Public Facilities (CUPF) six months in advance of any construction that will prohibit scheduled community use of the playing fields. Such construction could include unavailability of parking areas and/or the fields themselves. Notification shall include the dates of unavailability such that the ballfields web site can be updated before any ballfield permit times and dates are requested. This will allow current field users time to examine other options for ballfields.

The plan provides parking spaces for 85 cars in accordance with established Montgomery County Public Schools, Elementary School guidelines.

It is noted that the school will re-open August 2010. This re-opening date will bring back to the public inventory both indoor and outdoor public use space for the Hillandale area.

cc: Lyn Coleman, Park and Trail Planning Supervisor, Montgomery County Park

Facility Advisory Committee

Membership of Committee

Ms. Kafi H. Berry	Chair/Principal	Cresthaven Elementary School
Mr. Karl Aro	Representative	West Hillandale Swim Club
Ms. Nina Balter	Parent	Cresthaven Elementary School
Ms. Rachel Chung	Project Manager	Sorg and Associates
Mr. Joseph DeRosa	Project Manager	Division of Construction, MCPS
Ms. Carol Dowling	Staff	Cresthaven Elementary School
Ms. Eileen Finnegan	Neighbor	Community
Ms. Cindy Garvin	Staff	Cresthaven Elementary School
Ms. Jane Creagan	PTA Co-Vice President	Cresthaven Elementary School
Ms. Jean Helfand	Neighbor	Community
Mr. Tom Helfand	Neighbor	Community
Ms. Kathryn Hopps	Representative	Hillandale Citizens Association
Ms. Adrienne Karamihas	Planner	Division of Construction, MCPS
Mr. Phil Kaufman	Cluster Coordinator	Cresthaven Elementary School
Ms. Barbara Milton	Staff	Cresthaven Elementary School
Ms. Kelly Reider	Assistant Principal	Cresthaven Elementary School
Mr. Lionel Shapiro	Neighbor	Community
Ms. Samantha Shasanya	Staff	Cresthaven Elementary School
Mr. Michael P. Shpur	Architect	Division of Construction, MCPS
Ms. Suman Sorg	Principal Architect	Sorg and Associates
Mr. Neil Spiller	Neighbor	Community
Mr. Bob Widger	Architect	Sorg and Associates
Ms. Dana Wilson	Neighbor	Community
Mr. Godwin Umeit	Neighbor	Community