



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

**MCPB**  
**Item #**  
**9/18/08**

September 4, 2008

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief, Community-Based Planning Division *gk*  
Bill Barron, Acting Team Leader, Silver Spring/Takoma Park Team *WB*  
Community-Based Planning Division

**FROM:** John Marcolin, RLA, ASLA, Planner Coordinator (301/495-4547) *SM*  
Silver Spring/Takoma Park Team, Community-Based Planning Division

**SUBJECT:** Mandatory Referral No. 08106-MCPS-1: East Silver Spring Elementary School  
Addition Project – 631 Silver Spring Avenue, R-60 Zone, 2000 East Silver Spring  
Master Plan

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

1. Any future mandatory referral submission for improvements at the school by Montgomery County Public Schools (MCPS) must include a traffic study for Adequate Public Facilities (APF) purposes if those improvements will increase the school's program capacity beyond 538 students.
2. MCPS should discourage parent drop-off/pick-up of students along Silver Spring Avenue.
3. MCPS should improve sidewalk/pedestrian accommodation along the proposed new parent drop-off circle and improve lead-in walk accessibility from Silver Spring Avenue to the school entrance.
4. MCPS should coordinate with the Montgomery County Department of Transportation (DOT) on improving curbing, on-street parking, sidewalk alignment, and handicapped ramps (at school driveways) along the Silver Spring Avenue school frontage.

**PROJECT SUMMARY**

Montgomery County Public Schools (MCPS) has submitted a mandatory referral for an addition and renovation to the existing East Silver Spring Elementary School, which is located at 631 Silver Spring Avenue in Silver Spring. The project will consist of constructing eight additional classrooms in two locations and the renovation of existing space to accommodate the enlargement of the Administration and Health suite.



## **Project Background**

East Silver Spring Elementary School is located on the north side of Silver Spring Avenue, between the intersections with Carroll Lane and Schrider Street. The existing school was originally constructed in 1927. Subsequent additions were made in 1936, 1951, 1963 and 1964. The school was damaged by fire and was rebuilt and modernized in 1975. A two-story classroom addition was constructed in 1989 on the east side of the building.

The site contains approximately 8.4 acres on three parcels, two of which are zoned R-60 and the third zoned R-10. The school building proper, located on the larger of the R-60 parcels, is a 57,684 square foot two level structure (see Attachment 1).

At present the existing school has an approximate enrollment of 250 students from Head Start and pre-K through grade 2. School hours are from 9:00 a.m. to 3:30 p.m. There are two means of vehicular access to the site on Silver Spring Avenue, one for cars that accommodates student drop-off, visitor and staff parking and the other that accommodates bus traffic. The car access is a one-way, counter clockwise loop that uses two driveway curb cuts, the access point being located approximately 180 feet from the southwest corner of the site along Silver Spring Avenue and the egress point being located at the southwest corner. There is both perpendicular and angled parking on this loop as well as a 32-car parking lot located off of the loop to the north. Bus access and egress is located directly in front of the school on Silver Spring Avenue in the form of a one-way loop. Automobiles also use this loop for drop-off, pick-up and parking during non-school hours. The property has approximately 584 feet of frontage along Silver Spring Avenue (see Attachment 1).

The surrounding neighborhood consists of single-family detached dwelling units and is zoned R-60 on the south, apartments zoned R-20 on the east, and single-family units and apartments zoned R-60 and R-10 on the west. Thayer Avenue bounds the north side of the school site (see Attachment 3). The Thayer Terrace and Silver Spring Park apartments are located across Thayer Avenue. The site itself is level with Silver Spring Avenue and steps down to the north towards Thayer Avenue, which is approximately 50 feet below the elevation of Silver Spring Avenue. The large play field, located in the northern part of the site, is terraced approximately 15 feet below the elevation of the school. Beyond the playfield, the site slopes steeply down to Thayer Avenue.

## **Project Description**

The proposed additions when completed will consist of 30,628 square feet. The renovation will encompass 3,857 square feet. The gross square footage of the existing school, the renovation and the addition will total 88,312 square feet. The additions will consist of two floors and match the floor elevations of the existing school building. The existing access points for student drop-off and visitor/staff parking will be changed by converting the existing egress point located at the southwest corner of the site into a two-way drive. The 32-car lot to the north will be expanded to accommodate 52 cars and the reconfigured drop-off loop will accommodate 36 cars in the form of perpendicular and parallel parking. The total amount of parking will be 88 spaces. The bus loop will be reconfigured so that access will be moved eastward on Silver Spring Avenue, allowing stacking for an additional two buses for a total of seven. The egress point for the bus loop will stay in the same location.



The proposed additions will be built in two separate locations that will form two enclosed courtyards when completed. A two-story addition at the northern side of the existing building will house all the kindergarten classrooms and associated support spaces. A two-story addition at the eastern side of the existing building will house regular classrooms, music and support spaces. There will be interior circulation loops formed by creating connections between the existing and proposed corridors.

## ANALYSIS

### Master Plan

The East Silver Spring Elementary School is located in the approved and adopted East Silver Spring Master Plan, dated 2000. The Master Plan does not specifically address the need to renovate and enlarge East Silver Spring Elementary School. However, East Silver Spring Elementary School is within the Downcounty Consortium and serves a student body of approximately 250 with Head Start and pre-K through Grade 2. The nearby Sligo Creek and Takoma Park Elementary Schools are presently over-utilized and the proposed eight-classroom addition to East Silver Spring Elementary School will allow this school to expand its enrollment to approximately 435 students (by the year 2013) and accommodate Head Start and Pre-K through Grade 5, thereby relieving the over-utilization at the other schools.

### Zoning Analysis

The school building is located on a site zoned R-60 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	6,000 square feet	365,904 square feet (8.4 acres)
Minimum Lot Width at Street Line	25 feet	585 feet
Minimum Setbacks		
Front	25 feet	36 feet
Side/Sum	8/18 feet	27/233 feet
Rear	20 feet	234 feet
Maximum Building Height	35 feet	32 feet
Maximum Lot Coverage	35%	24%

### Environmental Analysis

There is 1.49 acres of forest onsite and numerous large and specimen trees. There are no streams, wetlands or floodplains on the subject property, nor any areas of environmental buffer. The property is within the Sligo Creek watershed: a Use Class I/I-P watershed. The proposed plan is to construct two additions, reconfigure the bus loop and parking, and add play areas.



Environmental Guidelines – The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420081450 on April 8, 2008. There is 1.49 acres of forest and steep slopes on highly erodible soils, but no streams, wetlands or floodplains or any environmental buffers on the property.

Forest Conservation – This property is subject to the Chapter 22A Montgomery County Forest Conservation but was determined to be exempt from the requirements of submitting a Forest Conservation Plan as per 42008220E, approved on June 18, 2008. While 0.03 acres of forest will be removed, clearing under 5,000 square feet is allowed under Sec 22A-5(s) – Modification to existing developed property. A Tree Save Plan was submitted with the Mandatory Referral.

Tree Save – There are approximately 59 large or specimen trees and four other significant trees on the property. Approximately two large or specimen trees and one other significant tree will be removed as part of the construction. All other trees on adjacent residential properties have been adequately protected from damage associated with the proposed development.

Green Building – This project does not have to comply with County Council Bill 17-06, Montgomery County Green Buildings Law, since the addition does not increase the current building's land coverage by 100 percent or more.

Water Quality – A portion of the subject property is located in the Lower Sligo subwatershed of the Sligo Creek watershed. The Countywide Stream Protection Strategy (CSPS) assesses this tributary as having poor 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.

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

East Silver Spring Elementary School is located along Silver Spring Avenue to the northwest corner of Silver Spring Avenue and Schrider Street in Silver Spring. Silver Spring Avenue is an east-west, two-lane street between Piney Branch Road (MD 320) to the east and Georgia Avenue (MD 97) to the west. The roadway has a posted speed limit of 25 mph. Thayer Avenue, to the north of the school and parallel to Silver Spring Avenue, is also an east-west street that runs between Dale Drive to the east and Georgia Avenue to the west. Speed humps exist along both Silver Spring Avenue and Thayer Avenue. Development in the vicinity of the school is primarily residential.

The existing school, with an enrollment of approximately 250 students in Grades Pre-K through 2, is open between 9:00 a.m. and 3:30 p.m. Vehicular access to the school is currently from Silver Spring Avenue and consists of two directional driveway loops that separate bus drop-off/pick-up activity from parent drop-off/pick-up activity. These include a directional bus loop to the front of the school building and a directional parent/visitor/staff entrance and exit loop to the west of the school building, both loops circulating in a counter-clockwise direction. Lead-in sidewalks are provided to the school from Silver Spring Avenue along the driveways. A lead-in walking path is provided to the school from Thayer Avenue as well. Silver Spring Avenue has sidewalks along both sides in the vicinity of Piney Branch Road and to the west of Grove Street;



the remaining section of the roadway (between Grove Street and Piney Branch Road) has sidewalk only along its north side. Thayer Avenue, in general, also has sidewalks on both sides in the vicinity of the school. Parking at the school is currently provided to the west of the school building. A total of 75 parking spaces are currently provided at the school.

The proposed classroom addition project will add eight permanent classrooms to the existing school and will increase school's program capacity to 538 students. East Silver Spring Elementary School is currently paired with Piney Branch Elementary School (which has Grades 3 through 5), and with a proposed future reorganization of schools in the area, is expected to have Grades Pre-K through 5. With the reorganization, enrollment at the school is expected to increase to 435 students by the 2013-2014 school year.

The classroom addition project will also extend the existing bus loop to Schrider Street to provide an additional bus queuing area on the site. The mandatory referral will also reconfigure existing parking lots (increasing on-site parking supply to 88 spaces), student drop-off/pick-up area, and on-site traffic circulation areas, all of which will improve vehicular/pedestrian circulation and on-site parent drop-off/pick-up vehicle queuing at the school.

Ride On Route 20 provides service along Thayer Avenue, Silver Spring Avenue, and Schrider Street, and has stops along these roads near the school. The Purple Line transit project also has an alignment alternative that passes through the school property (underground) and along Thayer Avenue to the north of the school.

### **Master Plan Roadways**

Both Silver Spring Avenue and Thayer Avenue, to the front (south) and back (north) of the school, are not master-planned streets in the December 2000 *East Silver Spring Master Plan*.

### **Adequate Public Facilities Review**

The subject mandatory referral required a traffic study per the 2007 Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) Guidelines 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. Under Section II.A of the LATR/PAMR Guidelines however, the number of intersections in the study was limited based on the peak-hour trip increment rather than the total number of peak-hour trips since the school has been in operation for more than 12 years.

The consultant for MCPS submitted a traffic study that presented traffic-related impacts of the classroom addition project and future projected enrollment of 544 students during the weekday morning and afternoon peak-periods. Our review of the traffic study indicated that the study complied with the requirements of the LATR/PAMR Guidelines and the traffic study scope provided by staff. The traffic study was also reviewed by the Maryland State Highway Administration (SHA) staff and Montgomery County Department of Transportation (DOT) staff.



## Local Area Transportation Review (LATR)

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 Silver Spring/Takoma Park Policy Area. The mandatory referral project has minimal impact on the study intersections and therefore satisfies the LATR requirements of the APF test.

**TABLE 1**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**EAST SILVER SPRING ELEMENTARY SCHOOL MODERNIZATION PROJECT**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Piney Branch Rd/Sligo Ave/Park Valley Rd/Wessex Rd	1,260	1,146	1,260	1,146	1,263	1,147
Silver Spring Ave/Fenton St	561	887	568	901	569	901
Silver Spring Ave/Carroll La/Parent Loop Exit	111	95	111	95	137	117
Silver Spring Ave/Bus Loop Exit	116	80	116	80	148	96

Source: East Silver Spring Elementary School Traffic Study. Street Traffic Studies, Ltd., July 15, 2008.  
Congestion Standard for Silver Spring/Takoma Park Policy Area: 1,600 CLV

## Policy Area Mobility Review (PAMR)

To satisfy the PAMR requirements of the APF test, the Silver Spring/Takoma Park Policy Area requires mitigation of 15 percent of new trips generated by a use. Data included in the traffic study indicated that the current per student trip rate at East Silver Spring Elementary School is approximately 62 percent lower than the per student trip rate for private schools with Grades K through 8 included in the *LATR/PAMR Guidelines*. Based on the above, staff finds MCPS to be achieving trip mitigation at the school that is well over the required threshold level. The mandatory referral therefore satisfies the PAMR requirements of the APF test.



## **Community Notification**

The preliminary plans, developed on the basis of the educational specifications prepared by the Montgomery County Public Schools (MCPS), went through a series of design reviews with members of the Facility Advisory Committee. This committee was composed of a representative of the East Silver Spring Civic Association, a parent of a student at East Silver Spring Elementary School, members of the staff of East Silver Spring Elementary School, staff from MCPS, an architect from the Maryland State Department of Education and a planner from the M-NCPPC. As a result of these meetings, the proposed plans were modified and evaluated in accordance with the suggestions and recommendations of the committee. A listing of Facility Advisory Committee members is included as Attachment 10.

## **CONCLUSION**

Based on information provided by MCPS 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 as the development standards for the R-60 zone. Staff recommends approval of the mandatory referral with comments listed at the front of this report.

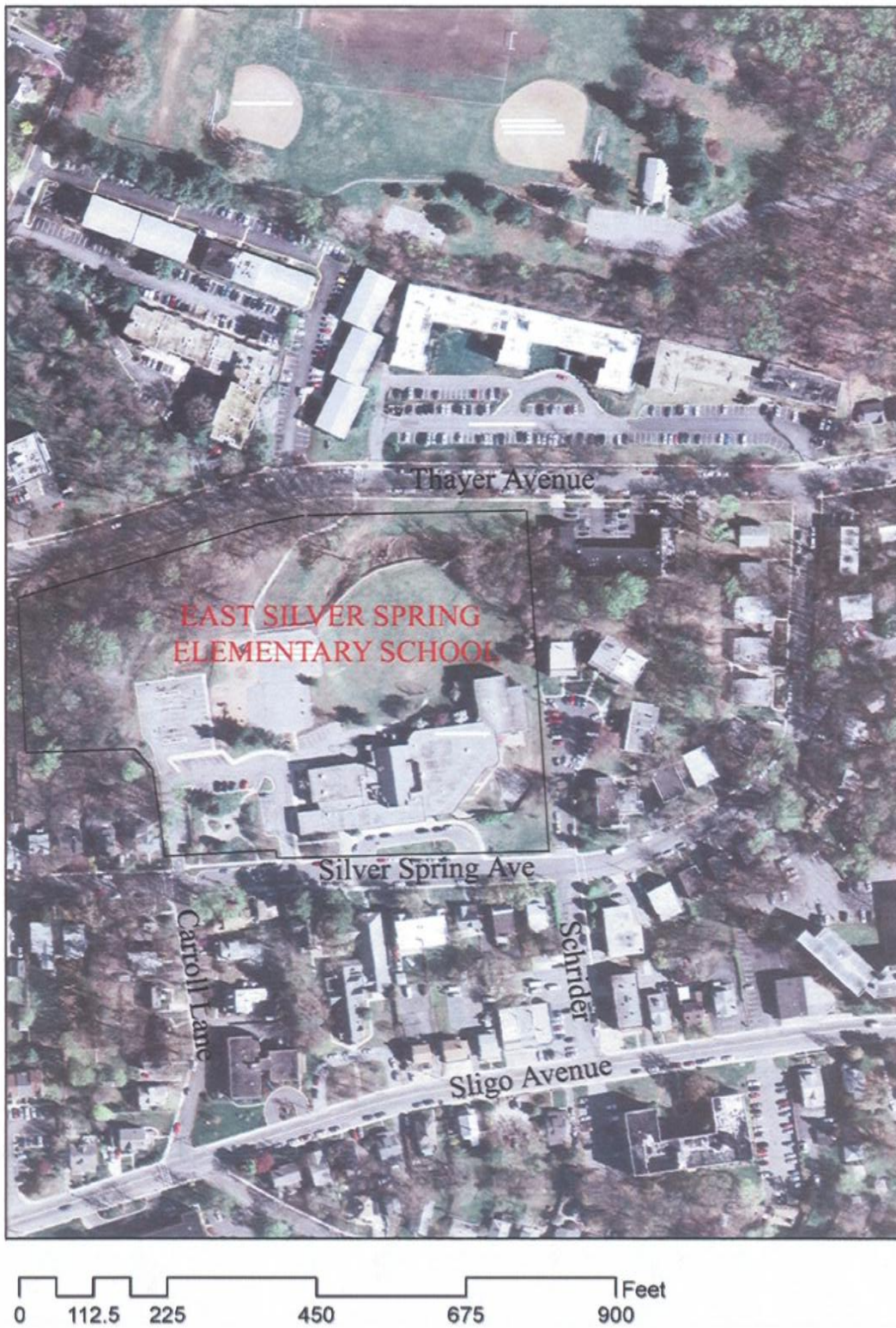
JM:ha: g:\marcolin\MR Staff Report – East Silver Spring Elementary report

### **Attachments:**

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Zoning Map
5. Existing and Proposed Lower Level Floor Plans
6. Existing and Proposed Upper Level Floor Plans
7. Existing and Proposed Building Elevations
8. Memorandum from Environmental Planning
9. Memorandum from Transportation Planning
10. Facility Advisory Committee



## Attachment 1

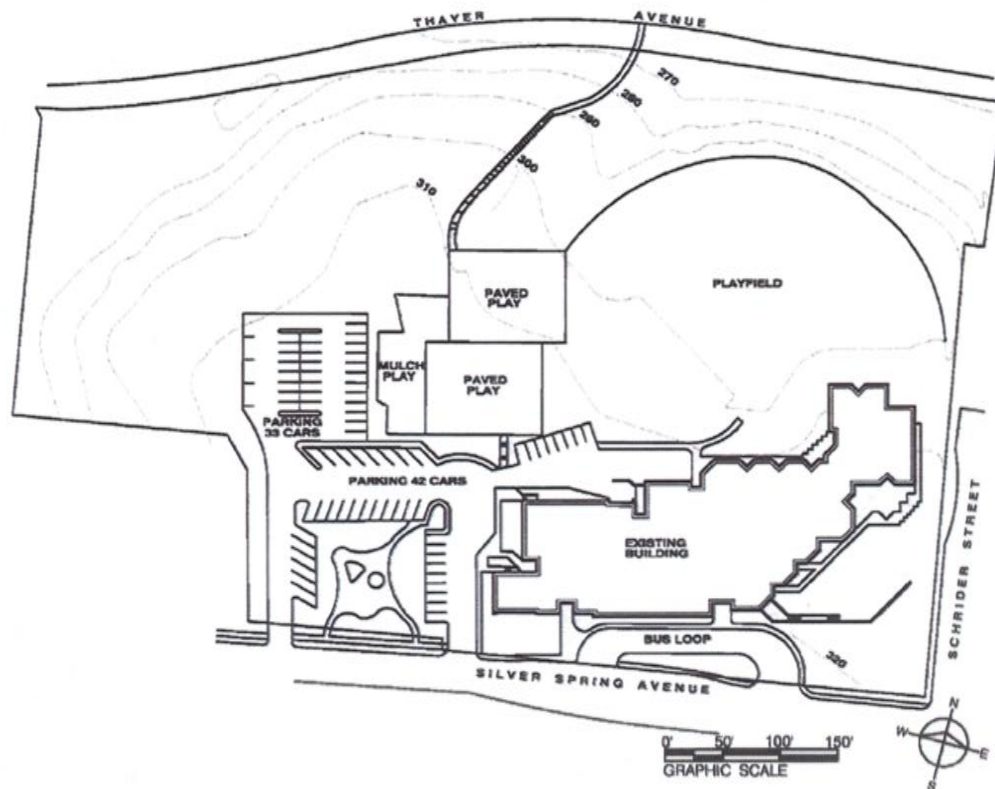




## Attachment 2

### Existing Site Plan

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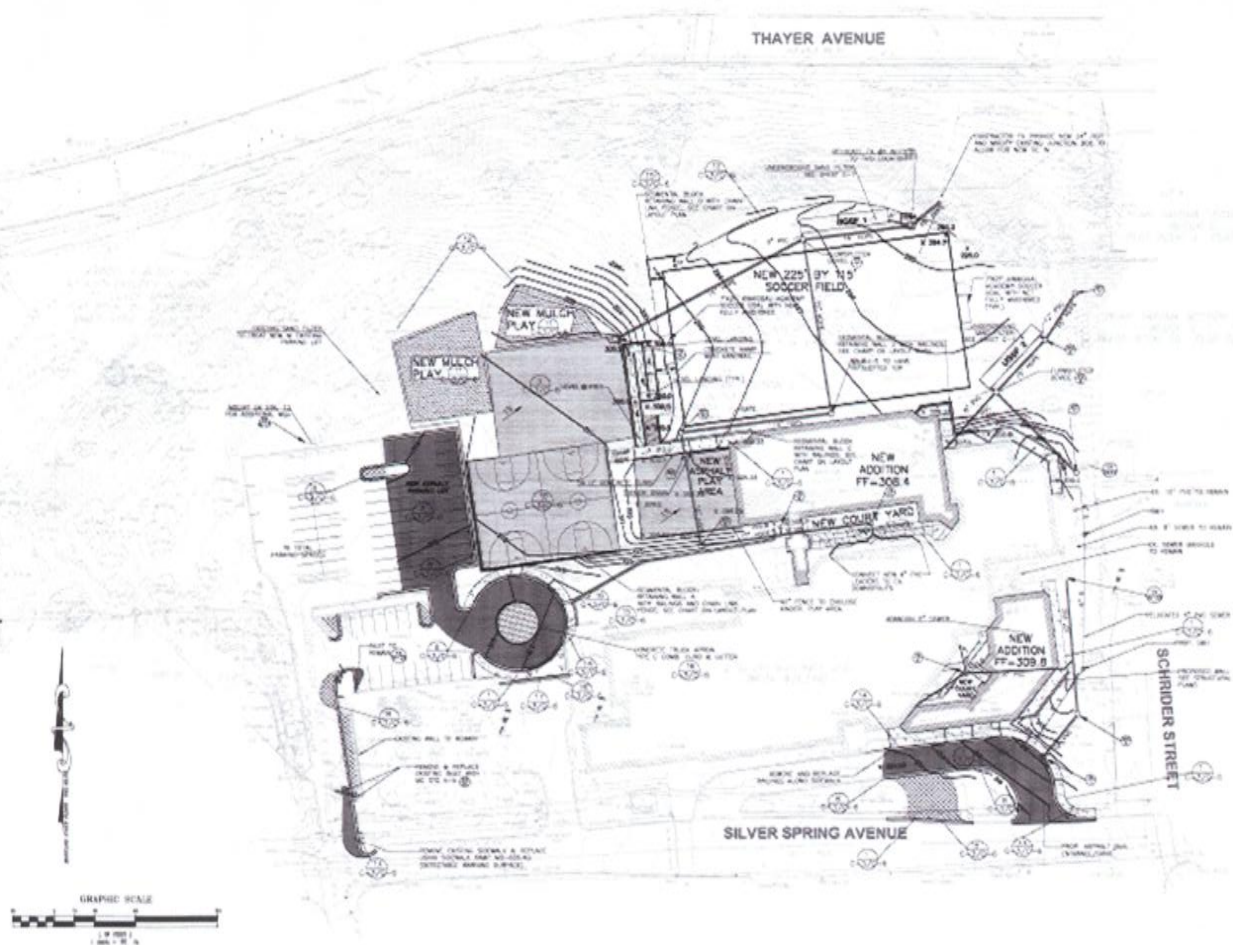


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Source: Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2008



# Attachment 3



Source: Mandatory Referral Plan, A Morton Thomas and Associates, Inc. August 2008



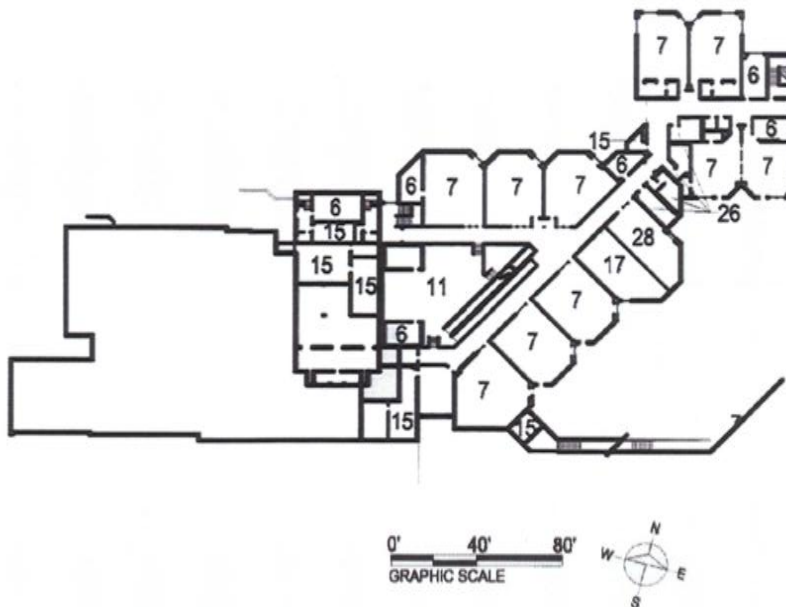
## Attachment 4



**ZONING MAP**



## Attachment 5



Existing Lower Level Floor Plan

- 1 PRE-KINDERGARTEN
- 2 KINDERGARTEN
- 3 SPECIAL ED RESOURCE
- 4 ESOL
- 5 STAIR
- 6 STORAGE
- 7 CLASSROOM
- 8 BREAK-OUT
- 9 ADMINISTRATION
- 10 HEALTH SUITE
- 11 INSTRUCTIONAL MEDIA CENTER
- 12 INSTRUMENTAL MUSIC
- 13 MUSIC ROOM
- 14 FOOD SERVICE
- 15 MECHANICAL/ELECTRICAL/  
BUILDING SERVICES
- 16 STAFF LOUNGE
- 17 STAFF DEVELOPMENT
- 18 GYMNASIUM
- 19 MULTI-PURPOSE ROOM
- 20 THERAPY/SUPPORT
- 21 INSTRUCTIONAL DATA ASSISTANT
- 22 COMPUTER LABORATORY
- 23 COUNSELOR'S OFFICE
- 24 WORKROOM
- 25 FUTURE CLASSROOM
- 26 TOILETS
- 27 LEARNING ACADEMIC DISABILITY
- 28 READING
- 29 SPEECH
- 30 PARENT RESOURCE
- 31 SUPPORT ROOM
- 32 ART



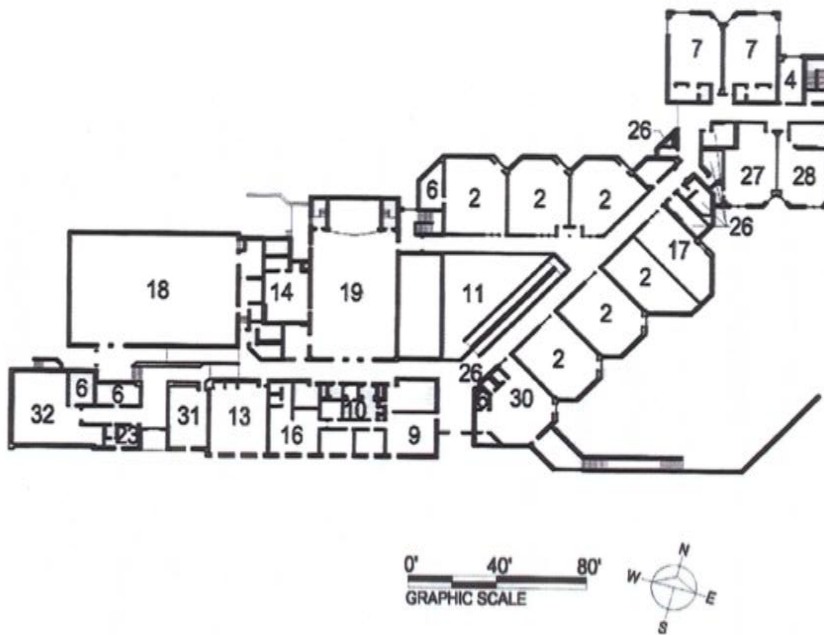
Proposed Lower Level Floor Plan

- 1 PRE-KINDERGARTEN
- 2 KINDERGARTEN
- 3 SPECIAL ED RESOURCE
- 4 ESOL
- 5 STAIR
- 6 STORAGE
- 7 CLASSROOM
- 8 BREAK-OUT
- 9 ADMINISTRATION
- 10 HEALTH SUITE
- 11 INSTRUCTIONAL MEDIA CENTER
- 12 INSTRUMENTAL MUSIC
- 13 MUSIC ROOM
- 14 FOOD SERVICE
- 15 MECHANICAL/ELECTRICAL/  
BUILDING SERVICES
- 16 STAFF LOUNGE
- 17 STAFF DEVELOPMENT
- 18 GYMNASIUM
- 19 MULTI-PURPOSE ROOM
- 20 THERAPY/SUPPORT
- 21 INSTRUCTIONAL DATA ASSISTANT
- 22 COMPUTER LABORATORY
- 23 COUNSELOR'S OFFICE
- 24 WORKROOM
- 25 FUTURE CLASSROOM
- 26 TOILETS
- 27 LEARNING ACADEMIC DISABILITY
- 28 READING
- 29 SPEECH
- 30 PARENT RESOURCE
- 31 SUPPORT ROOM
- 32 ART

Source: Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2000



## Attachment 6



Existing Upper Level Floor Plan

- 1 PRE-KINDERGARTEN
- 2 KINDERGARTEN
- 3 SPECIAL ED RESOURCE
- 4 ESOL
- 5 STAIR
- 6 STORAGE
- 7 CLASSROOM
- 8 BREAK-OUT
- 9 ADMINISTRATION
- 10 HEALTH SUITE
- 11 INSTRUCTIONAL MEDIA CEN
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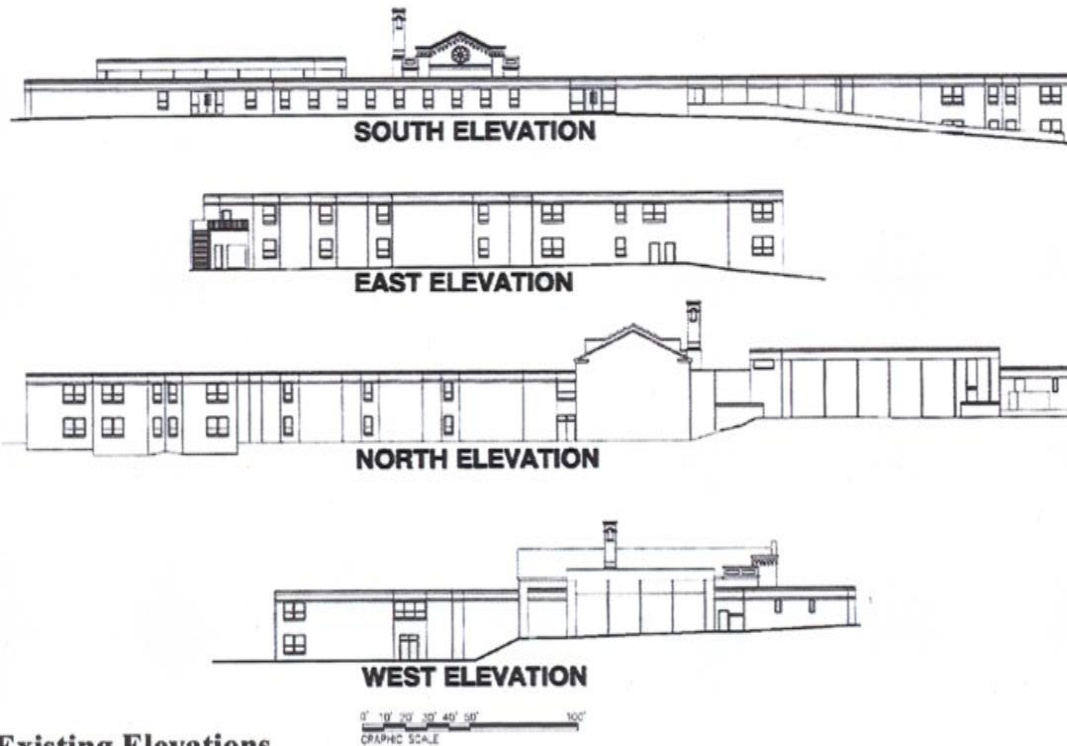
Proposed Upper Level Floor Plan

- 1 PRE-KINDERGARTEN
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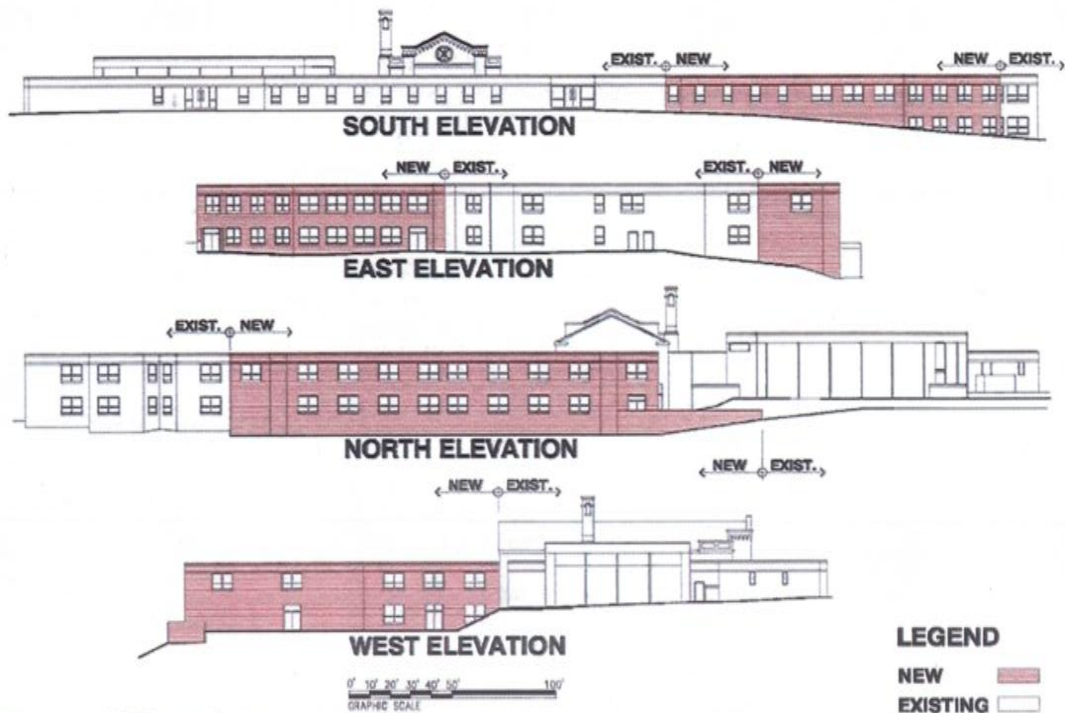
Source: Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2008



## Attachment 7



**Existing Elevations**



### LEGEND

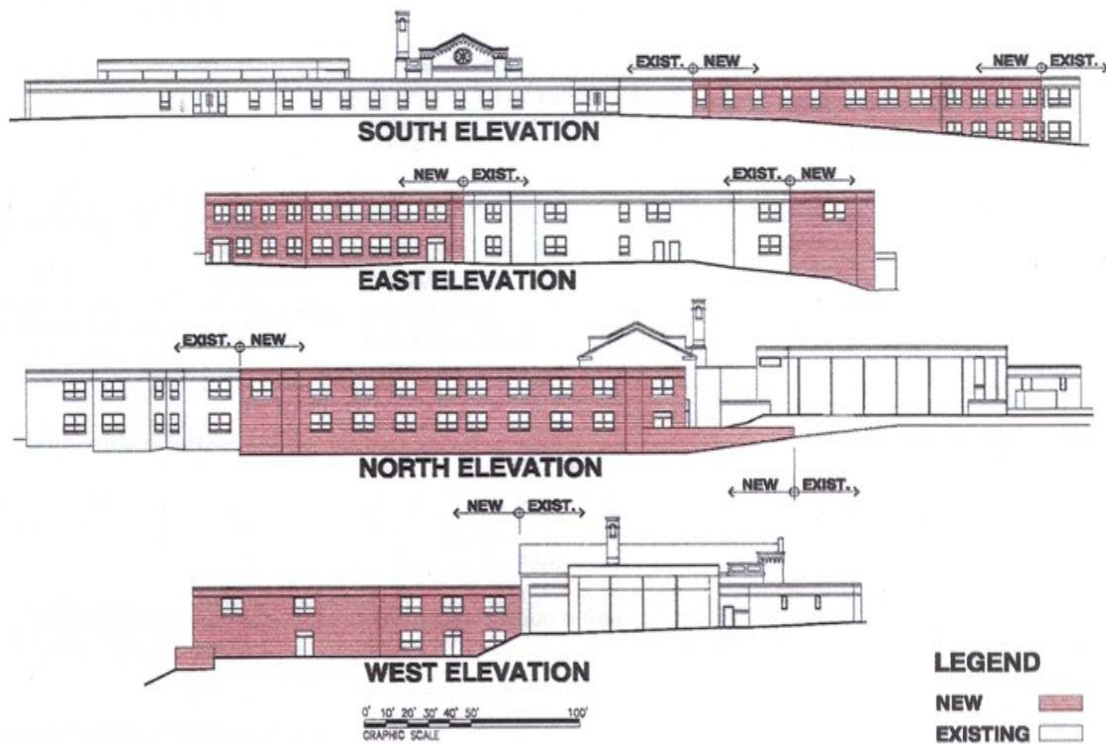
NEW   
EXISTING

**Proposed Elevations**

Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2008

Source:





## Proposed Elevations

Source: Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2008





## Attachment 8

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

#### MEMORANDUM

TO: John Marcolin, Community Based Planning

VIA: Mark Pfefferle, Supervisor, Environmental Planning *MP*

FROM: Amy Lindsey, Environmental Planning *AL*

DATE: August 25, 2008

SUBJECT: Mandatory Referral No. 08106-MCPS-1  
East Silver Spring Elementary School

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#### **RECOMMENDATION:**

**Environmental Planning staff recommends transmittal of the Mandatory Referral.**

#### **BACKGROUND**

East Silver Spring Elementary School is an 8.47-acre existing school located in the East Silver Spring planning area on Silver Spring Avenue. There is 1.49 acres of forest onsite and numerous large and specimen trees. There are no streams, wetlands or floodplains on the subject property, nor any environmental buffer. The property is within the Sligo Creek watershed: a Use Class I/I-P watershed. Montgomery County Public Schools (MCPS) proposes to construct two additions, reconfigure the bus loop and parking, and add play areas to service a larger proposed student body.

#### **DISCUSSION**

##### **Environmental Guidelines**

The applicant submitted and received approval of Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420081450 on April 8, 2008. There is 1.49 acres of forest and steep slopes on highly erodible soils, but no streams, wetlands, floodplains or environmental buffers on the property.

##### **Forest Conservation**

This property is subject to the Chapter 22A Montgomery County Forest Conservation but was determined to be exempt from the requirements of submitting a Forest Conservation Plan as per 42008220E, approved on June 18, 2008. While 0.03 acres of forest will be removed, clearing of less than 5000 square feet of forest is allowed under Sec 22A-5(s) – Modification to existing developed property. A Tree Save Plan was submitted with the Mandatory Referral.



**Tree Save**

There are 20 specimen trees ( $\geq 30''$  DBH or by species), 34 large trees ( $\geq 24''$  DBH), and 4 other significant trees on the property. As part of the construction of the addition and associated structures, 0 specimen trees, 2 large trees, and 1 significant tree will be removed. All other trees on adjacent residential properties will be adequately protected from damage associated with the proposed development.

**Green Building**

This project will not need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law, as it is an addition that does not increase the current building's land coverage by 100% or more.

**Water Quality**

A portion of the subject property is located in the Lower Sligo subwatershed of the Sligo Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having poor 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 9

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

~~August 28, 2008~~ September 3, 2008

#### MEMORANDUM

TO: John Marcolin, Planner/Coordinator  
Community-Based Planning Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning *[Signature]*

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

SUBJECT: Mandatory Referral 08106-MCPS-1  
Proposed East Silver Spring Elementary School Classroom Addition Project  
631 Silver Spring Avenue  
Silver Spring/Takoma Park Policy Area

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This memorandum presents Transportation Planning staff's review of the subject mandatory referral for East Silver Spring Elementary School classroom addition project. The school is located along the north side of Silver Spring Avenue at 631 Silver Spring Avenue in Silver Spring, within the Silver Spring/Takoma Park Policy Area.

#### RECOMMENDATIONS

We recommend that the Planning Board transmit following comments to Montgomery County Public Schools (MCPS) regarding this mandatory referral:

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 school's ~~core-program~~ capacity beyond ~~544~~ 538 students.
2. MCPS must discourage parent drop-off/pick-up of students along Silver Spring Avenue.
3. MCPS must improve sidewalk/pedestrian accommodation along the proposed new parent drop-off circle and improve lead-in walk accessibility from Silver Spring Avenue to the school entrance.



4. MCPS must coordinate with Montgomery County Department of Transportation (DOT) on improving curbing, on-street parking, sidewalk alignment, and handicapped ramps (at school driveways) along the Silver Spring Avenue school frontage.

## DISCUSSION

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

East Silver Spring Elementary School is located along Silver Spring Avenue to the northwest corner of Silver Spring Avenue and Schrider Street in Silver Spring. Silver Spring Avenue is an east-west two-lane street between Piney Branch Road (MD 320) to the east and Georgia Avenue (US 29) to the west. The roadway has a posted speed limit of 25 mph. Thayer Avenue, to the north of the school and parallel to Silver Spring Avenue, is also an east-west street that runs between Dale Drive to the east and Georgia Avenue to the west. Speed humps exist along both Silver Spring Avenue and Thayer Avenue. Development in the vicinity of the school is primarily residential.

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The classroom addition project will also extend the existing bus loop to Schrider Street to provide additional bus queuing area on the site. The mandatory referral will also reconfigure existing parking lots (increasing on-site parking supply to 88 spaces), student drop-off/pick-up area, and on-site traffic circulation areas, all of which will improve vehicular/pedestrian circulation and on-site parent drop-off/pick-up vehicle queuing at the school.

Ride-On Route 20 provides service along Thayer Avenue, Silver Spring Avenue, and



Schrider Street, and has stops along these roads near the school. The Purple Line transit project also has an alignment alternative that passes through the school property (underground) and along Thayer Avenue to the north of the school.

#### Master Plan Roadways

Both Silver Spring Avenue and Thayer Avenue, to the front (south) and back (north) of the school, are not master-planned streets in the December 2000 *East Silver Spring Master Plan*.

#### Adequate Public Facilities Review

The subject mandatory referral required a traffic study per the 2007 *Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) Guidelines* 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 that presented weekday morning and afternoon peak-period traffic-related impacts of the classroom addition project to accommodate a projected future enrollment of 544 students. Our review of the traffic study indicated that the study complied with the requirements of the *LATR/PAMR Guidelines* and the traffic study scope provided by staff. The traffic study was also reviewed by the Maryland State Highway Administration (SHA) staff and Montgomery County Department of Transportation (DOT) staff.

- Local Area Transportation Review

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections during 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 Silver Spring/Takoma Park Policy Area. The mandatory referral project has minimal impact on the study intersections and therefore satisfies the LATR requirements of the APF test.



**TABLE 1**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**EAST SILVER SPRING ELEMENTARY SCHOOL CLASSROOM ADDITION PROJECT**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Piney Branch Rd/Sligo Ave/Park Valley Rd/Wessex Rd	1,260	1,146	1,260	1,146	1,263	1,147
Silver Spring Ave/Fenton St	561	887	568	901	569	901
Silver Spring Ave/Carroll La/Parent Loop Exit	111	95	111	95	137	117
Silver Spring Ave/Bus Loop Exit	116	80	116	80	148	96

Source: East Silver Spring Elementary School Traffic Study. Street Traffic Studies, Ltd., July 15, 2008.  
Congestion Standard for Silver Spring/Takoma Park Policy Area: 1,600 CLV

- Policy Area Mobility Review

To satisfy the PAMR requirements of the APF test, the Silver Spring/Takoma Park Policy Area requires mitigation of 15 percent of new trips generated by a use. Data included in the traffic study indicate that per student trip rate at the East Silver Spring Elementary School is approximately 62 percent lower than the per student trip rate for private schools with Grades K through 8 included in the *LATR/PAMR Guidelines*, which suggest that MCPS is achieving approximately 62% trip mitigation at the school. Based on that, staff finds MCPS to be achieving trip mitigation at the school that is well over the required threshold level for the policy area. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

SE:CE:tc

cc: Bill Barron  
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Jean Gries  
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Ray Marhamati  
Mike Nalepa

mmo to JM re ESSES 08106-MCPS-1.doc



## Attachment 10

### Facility Advisory Committee

#### Membership of Committee

Ms. Nikki Hazel	Chair/Principal	East Silver Spring Elementary School
Mr. Sean McGee	Principal Intern	East Silver Spring Elementary School
Mr. Ashih Bhattacharya	Community member	East Silver Spring Elementary School
Mr. Lloyd T. Clark	Representative	East Silver Spring Civic Association
Ms. Felicia Freeman	Staff	East Silver Spring Elementary School
Mr. Mike Gurganus	Community member	East Silver Spring Elementary School
Ms. Nancy Gurganus	Community member	East Silver Spring Elementary School.
Mr. Tim Haverland	Parent	East Silver Spring Elementary School
Ms. Gloria Mikolajczyk	Architect	Maryland State Department of Education
Mr. John Marcolin	Planner	Maryland-National Capital Park and Planning Commission
Mr. Ray Marhamati	Project Manager	Division of Construction, MCPS
Ms. Kathlyn Mattimore	Community member	East Silver Spring Elementary School
Ms. Renee Pace	Staff	East Silver Spring Elementary School
Ms. Elena Papapostolou	Staff	East Silver Spring Elementary School
Mr. Michael P. Shpur	Architect	Division of Construction, MCPS
Ms. Debbie Szyfer	Planner	Division of Long-range Planning, MCPS
Mr. David Todd	Parent	East Silver Spring Elementary School

Source: Preliminary Plan Presentation, East Silver Spring Elementary School Addition. Delmar Architects, March 2008