



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 *YK*
Bill Barron, Acting Team Leader, Silver Spring/Takoma Park Team *KB*
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. 08104-MCPS-1: Takoma Park Elementary School
Modernization Project – 7511 Holly Avenue, R-60 Zone, December 2000
Approved and Adopted Takoma Park Master Plan

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 school's program capacity beyond 562 students.
2. MCPS should discourage parent drop-off/pick-up of students along Philadelphia Avenue, Grant Avenue, and Holly Avenue through well placed and highly visible signage.
3. MCPS should notify the City of Takoma Park six months prior to construction with the dates that the playing fields will be unavailable for community use.

COMMENTS SUBMITTED BY THE CITY OF TAKOMA PARK

The City of Takoma Park passed a resolution dated May 27, 2008 (#2008-45) stating that the City of Takoma Park Council recommended approval of the school addition with the following conditions:

1. *All pedestrian connections adjoining public property and rights of way be installed with a cross slope no greater than 2%.*
2. *That cross walks be added across all driveway entrances.*
3. *That large shade trees be planted a minimum of 20 feet and maximum of 35 feet on center along all onsite walkways, public sidewalks, parking lots and driveways.*
4. *That the Lisa Hill "Bridge to Terabithia" memorial tree, located near the main entrance of the school, is relocated or preserved in its current location.*

5. *That the landscaping installed between Philadelphia Avenue and the retaining walls shall have a naturalistic forest appearance, 75% evergreen foliage, with a canopy of varied heights at maturity and a variety of textures.*
6. *That number and size of usable flat grassy play areas be maximized including the field to the south of the building and the gathering space to the north of the school entrance.*
7. *That a LEED Scorecard be used to evaluate the green features of the site.*
8. *That MCPS continue to coordinate with the City regarding changes and refinements to the site construction documents.*
9. *That the City may consider applying more stringent stormwater standards than the minimum required.*

The M-NCPPC Community-Based Planning staff has reviewed the above requests and has no objections.

PROJECT SUMMARY

Montgomery County Public Schools (MCPS) has submitted a mandatory referral to modernize the existing Takoma Park Elementary School. The project will consist of demolishing an existing school building located on Philadelphia Avenue, called the Annex Building, and constructing a new addition on the rear of the existing school which is located at 7511 Holly Avenue in Takoma Park.

Project Background

Takoma Park Elementary School is located on the south side of Holly Avenue, approximately 128 feet northeast of its intersection with Philadelphia Avenue (MD 410). The existing school was constructed in 1979. The site contains approximately 4.7 acres of R-60 zoned land and is developed with a 50,933-square foot, two-story, split level elementary school with an additional 11,200 square foot annex building that accommodates two classrooms. There are also eight portable classrooms located on the east side of the school. Surface parking for 47 vehicles is located on the west side of the school on Holly Avenue. There is a large grassy athletic field on the east side of the school (see Attachment 1).

The existing school has an enrollment of approximately 290 students in Grades pre-K through 2. School hours are from 9:05 a.m. to 3:30 p.m. Access to the site is from two driveway entrances which provide the primary ingress and egress for the school. The property has approximately 382 feet of frontage along Holly Avenue (see Attachment 1). The Morgan Day Care Center rents space from MCPS in the 11,200 square foot annex building located on Philadelphia Avenue. Its' hours are from 7:00 a.m. to 6:00 p.m.

The surrounding neighborhood consists of single-family detached dwelling units and is zoned R-60 (see Attachment 3). The City of Takoma Park Municipal Center abuts the property to the southeast on Maple Avenue, Piney Branch Elementary School is to the east at the corner of Grant Avenue, and Maple Avenue and Takoma Park Middle School is to the north at the intersection of Piney Branch Road and Grant Avenue.

Project Description

The proposed addition when completed will consist of 34,995 square feet. The total gross square footage of the existing school and the addition will be 85,553 square feet (375 square feet of existing school is to be demolished to accommodate addition construction). The addition will approximate the height of the existing classroom structures and be lower than the existing gymnasium structure. The two existing access points on Holly Avenue will be maintained. However, the access which now serves both automobile and bus traffic will be modified. The northernmost access point on Holly Avenue will serve as an automobile only ingress/egress point for parent pick-up and drop-off. The southernmost access point on Holly Avenue, closest to Philadelphia Avenue (MD 410), will serve as a point of ingress for the new bus loop; the entry point for this loop will utilize a new curb cut on Philadelphia Avenue. This loop will accommodate bus traffic (up to five buses) as well as staff parking (46 total parking spots.) A total of 82 parking spaces and up to five buses will be accommodated on the site. The proposed school will have a program capacity of 562 students in grades pre-kindergarten to 2 (see Attachment 3).

ANALYSIS

Master Plan

The Takoma Park Elementary School is located in the December 2000 Approved and Adopted Takoma Park Master Plan area. The Master Plan does not specifically address the need to renovate and enlarge Takoma Park Elementary School. However, Takoma Park Elementary School contains eight portable classrooms on site to accommodate capacity the existing school cannot presently support.

Zoning Analysis

The site is 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	204,732 square feet (4.7 acres)
Minimum Lot Width at Street Line	25 feet	382 feet
Minimum Setbacks		
Front	25 feet	110.34 feet
Side/Sum	8/18 feet	10.88/45.63 feet
Rear	20 feet	166.11 feet
Maximum Building Height	35 feet	32 feet
Maximum Lot Coverage	35%	8%

Environmental Analysis

The Environmental Planning Unit of the Countywide Planning Division recommends transmittal of the Mandatory Referral (Attachment 10) and offers the following comments.

There is no forest onsite but numerous large and specimen trees do exist. 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.

Environmental Guidelines – The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420081250 on March 31, 2008. There are some areas of steep slopes but no other sensitive environmental features.

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 42009002E, approved on July 24, 2008. A Tree Save Plan was submitted at time of Mandatory Referral.

Tree Save – There are approximately 16 large or specimen trees and 24 other significant trees on the property. Approximately three large or specimen trees and eight other significant trees will be removed as part of the demolition and construction. The final disposition of some trees will need to be determined at a later date. For example, there are several trees located along the Limits of Disturbance (LOD) on steep slopes that may need to be removed, depending on detailed field conditions.

As part of the improvements planned for the school, MCPS will be constructing a set of steps leading to the sidewalk by the City of Takoma Park Library. The stormwater management conveyance pipe is located directly adjacent to these steps to minimize disturbance and damage to the critical root zones of nearby trees. MCPS will also be rehabilitating a gravel path leading to Piney Branch Elementary School. The new path is designed on the footprint of the old path and the work will require no tree removal.

All other trees on adjacent residential and City of Takoma Park property have been adequately protected from damage associated with the proposed development. The City of Takoma Park municipal arborist will review and approve a Final Tree Save Plan and provide a file copy.

Stormwater Management – Stormwater management is reviewed and approved by the City of Takoma Park. Montgomery County does not have jurisdiction for the review of stormwater management in the City of Takoma Park.

Green Buildings – This project does 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 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.

Transportation Analysis

The Transportation Planning staff has reviewed this application and offers the following comments (Attachment 11).

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

Takoma Park Elementary School is located within the northeast corner of Holly Avenue and Philadelphia Avenue in Takoma Park. The school, with an enrollment of approximately 402 students in Grades K through 2, is open between 9:05 a.m. and 3:30 p.m. A day-care facility is also located on the school property, which is open between 7:00 a.m. and 6:00 p.m.

Takoma Park Elementary School is bounded by Holly Avenue to the west, Philadelphia Avenue to the south, and the City of Takoma Park offices and library to the east. Holly Avenue, to the front of the school, is a north-south residential street between Eastern Avenue to the south and Grant Avenue to the north. Its intersection with both Philadelphia Avenue and Grant Avenue is All-Way STOP-sign controlled. Holly Avenue has a posted speed limit of 25 mph. During school hours (8:00 a.m. to 4:00 p.m.), Holly Avenue along school frontage has a 15 mph speed restriction. It is a closed section roadway with curbs and a sidewalk along its east side, and has a pavement width of approximately 20 feet. On-street parking is permitted along the east side of Holly Avenue between Philadelphia Avenue and the school entrance and on both sides between Hodges Lane and Grant Avenue. Philadelphia Avenue is a major east-west arterial between Silver Spring and Prince George's County. The roadway has sidewalks on both sides and has a posted speed limit of 25 mph in the vicinity of the school. During school hours speeds along Philadelphia Avenue in the vicinity of the school is limited to 15 mph. Residential streets Birch Avenue and Cedar Avenue intersect Philadelphia Avenue along the school frontage between Holly Avenue and Maple Avenue. Birch Avenue has a sidewalk along its west side and Cedar Avenue has sidewalks along both sides of the roadway. Hodges Lane is a residential street that extends west from Holly Avenue/Takoma Park Elementary School towards Piney Branch Road (terminating approximately 50 feet from Piney Branch Road). Its approach to Holly Avenue is STOP-sign controlled. There are no sidewalks along Hodges Lane. Parking is permitted to the south side of Hodges Lane.

Primary access to the school is currently from Holly Avenue via directional driveways that circulate traffic in a counter-clockwise direction in front of the school. Parking is currently provided to the front and north of the school building and consists of 47 parking spaces. Parents, staff, visitors, and buses enter the school via a driveway between Philadelphia Avenue and Hodges Lane and exit the school via a driveway between Hodges Lane and Grant Avenue. During student drop-off and pick-up hours, buses circulate on-site along an exclusive loop between the school building and the parking lot, and parents circulate through the parking lot aisle. In the morning, to minimize spillback of vehicles to Holly Avenue and to its intersection with Philadelphia Avenue, school staff assists students from the parent vehicles to the school. However, during school dismissal hour, waiting parent vehicles occasionally spill back onto Holly Avenue and block buses from entering the school. At present, the parent loop can accommodate approximately nine to ten vehicles and the bus loop can accommodate approximately five buses. Lead-in sidewalks are provided to the school along the Holly Avenue entrance driveway and from Philadelphia Avenue. A lead-in walking path is also provided to the school from Grant Avenue.

The proposed mandatory referral project will implement a new traffic circulation plan at the school, aimed at addressing existing traffic congestion and traffic safety concerns. This will include a new bus drop-off/pick-up loop and parking lot with entry off Philadelphia Avenue (across from Birch Avenue), and a new parent drop-off/pick-up loop and parking areas to the front of the school via a consolidated entry/exit off Holly Avenue. The bus loop will exit to Holly Avenue at the existing southern entrance to the school. Lead-in sidewalks to the school will be provided via the new driveways. The existing lead-in walking path to the school from Grant Avenue will also be upgraded as part of this mandatory referral. The proposed traffic circulation improvements and traffic/pedestrian safety enhancements will increase the on-site queuing/stacking area for parent vehicles and buses, and will improve student safety at the school.

With the addition, the school's program capacity will increase to 562 students from the current level of 290 students. Subsequently, enrollment at the school is expected to increase to 407 students from 402 students. With the addition, a total of 82 parking spaces will also be provided at the school.

The area surrounding the school is well served by mass-transit. The Takoma Park Red-line Metro Station is approximately 3,000 feet south of the school. Philadelphia Avenue is served by Metrobus Routes F4 and F6, and Ride-On Route 17. Piney Branch Road, approximately 800 feet from the school, is served by Ride-On Routes 3, 14, and 24.

Master Plan Roadways

The 2000 Approved and Adopted Takoma Park Master Plan describes the following nearby master-planned roadways:

Philadelphia Avenue, as a two-lane arterial (A-20) with a recommended minimum right-of-way width of 50 feet, between Chicago Avenue to the west and Carroll Avenue to the east.

Piney Branch Road, as a two-lane arterial (A-311) with a recommended minimum right-of-way width of 70 feet to the south of Philadelphia Avenue to the District of Columbia line and 80 feet to the north of Philadelphia Avenue. The 2005 Countywide Bikeways Functional Master Plan recommends a signed shared-roadway bikeway (SR-49) for Piney Branch Road between New Hampshire Avenue and the District of Columbia line.

Maple Avenue, as a two-lane primary residential street (P-2) with a recommended minimum right-of-way width of 60 feet, between Philadelphia Avenue to the south and Maplewood Avenue to the north. The 2005 Countywide Bikeways Functional Master Plan recommends a signed shared-roadway bikeway (SR-51) for Maple Avenue between Sligo Creek Trail and the Takoma Park Metro Station/District of Columbia line.

The Master Plan designates several of the roadways adjacent to the school as signed-shared on-road neighborhood bikeways including Chestnut Avenue, Holly Avenue, Hodges Lane, Grant Avenue, Darwin Avenue and the section of Philadelphia Avenue between Boston Avenue/Baltimore Avenue and Holly Avenue.

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 generates 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 traffic-related impacts from the addition of 16 permanent classrooms at the school. The classroom addition project, which increases school's program capacity from 270 students to 562 students, provides capacity for 160 students over the current enrollment of 402 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 (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 therefore satisfies the LATR requirements of the APF test.

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 indicate that the per student trip rate at the Takoma Park Elementary School is approximately 25 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 25 percent 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. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
TAKOMA PARK ELEMENTARY SCHOOL CLASSROOM ADDITION PROJECT

Intersection	Traffic Conditions			
	Existing		Total (Build)	
	AM	PM	AM	PM
Piney Branch Rd/Ray Dr/Takoma Park MS Dr	926	937	948	937
Piney Branch Rd/Philadelphia Ave	1,244	1,398	1,256	1,398
Philadelphia Ave/Holly Ave	599	609	628	609
Philadelphia Ave/Birch Ave	508	581	--	--
Philadelphia Ave/Birch Ave/Proposed School Ent. (Future)	--	--	549	581
Philadelphia Ave/Cedar Ave	587	668	604	668
Philadelphia Ave/Maple Ave	820	1,130	847	1,130
Holly Ave/Existing School Entrance	143	--	--	--
Holly Ave/Proposed Bus Exit (Future)	--	--	114	--
Holly Ave/Hodges La	125	52	113	52
Holly Ave/Existing School Exit	164	--	--	--
Holly Ave/Proposed School Entrance (Future)	--	--	322	--
Holly Ave/Darwin Ave/Grant Ave	121	106	146	106

Source: Takoma Park Elementary School Traffic Study. VHB, Inc., June 16, 2008
Congestion Standard for Silver Spring/Takoma Park Policy Area: 1,600 CLV

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 member of the Facility Advisory Committee. This committee was composed of representatives from the Takoma Park Elementary School, the City of Takoma Park, parents of students at Takoma Park Elementary School, an architect from the Maryland State Department of Education, A representative from Morgan Day Care Center and planners 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 15.

CONCLUSION

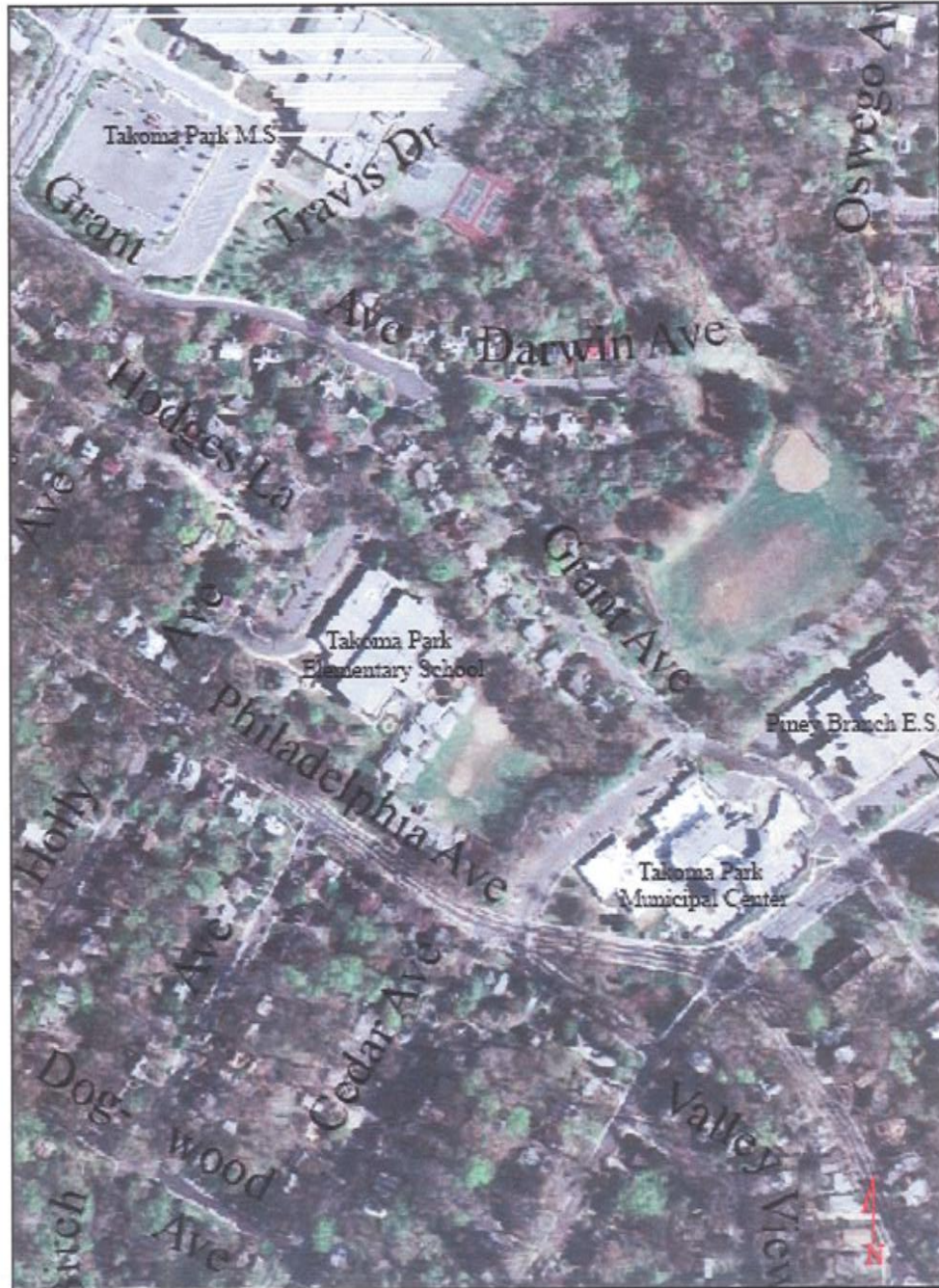
Based on information provided by MCPS and the analysis contained in this report, staff concludes that the mandatory referral meets the applicable standards and guidelines for the environment, the applicable guidelines for adequate public facilities as well the development standards for the R-60 zone. Staff recommends approval of the mandatory referral with comments listed at the front of this report. Staff has no objection to the conditions enumerated in the City of Takoma Park resolution dated May 27, 2008.

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Attachments:

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Zoning Map
5. Existing and Proposed Ground Floor Plan
6. Existing and Proposed Main Floor Plan
7. Existing and Proposed Building Elevations, South and East
8. Existing and Proposed Building Elevations, North and West
9. Resolution from the City of Takoma Park
10. Memorandum from Environmental Planning
11. Memorandum from Transportation Planning
12. Takoma Park Elementary School Application for Stormwater Management Concept Approval letter
13. Letter from Countywide Planning, Historic Preservation section regarding historicity of Annex Building
14. Environmental Report from Maryland Department of Natural Resources
15. Facility Advisory Committee
16. ADTEK correspondence regarding Countywide Planning Historic Preservation section email of January 16, 2008 (see Attachment 13)

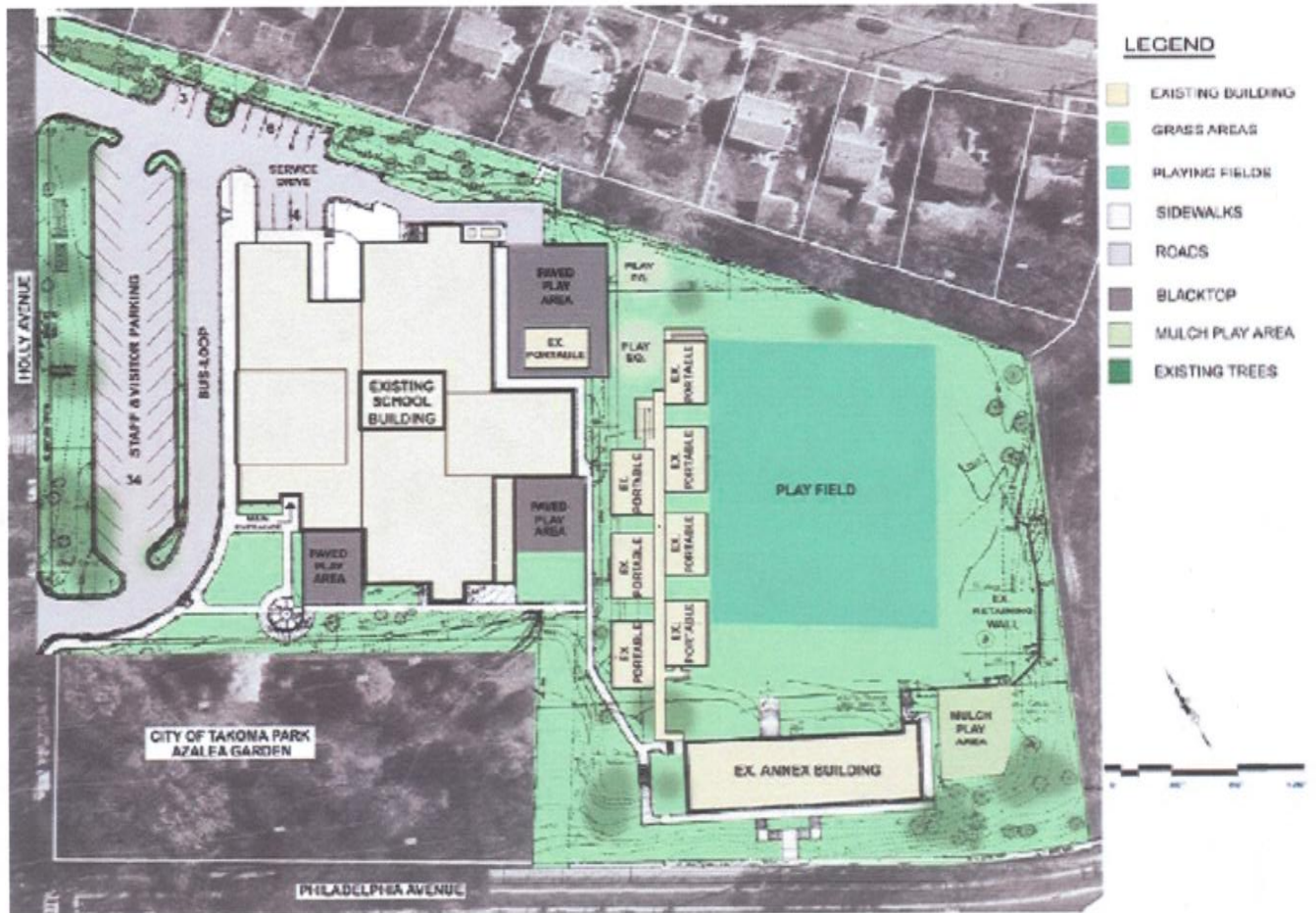
Attachment 1



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VICINITY MAP

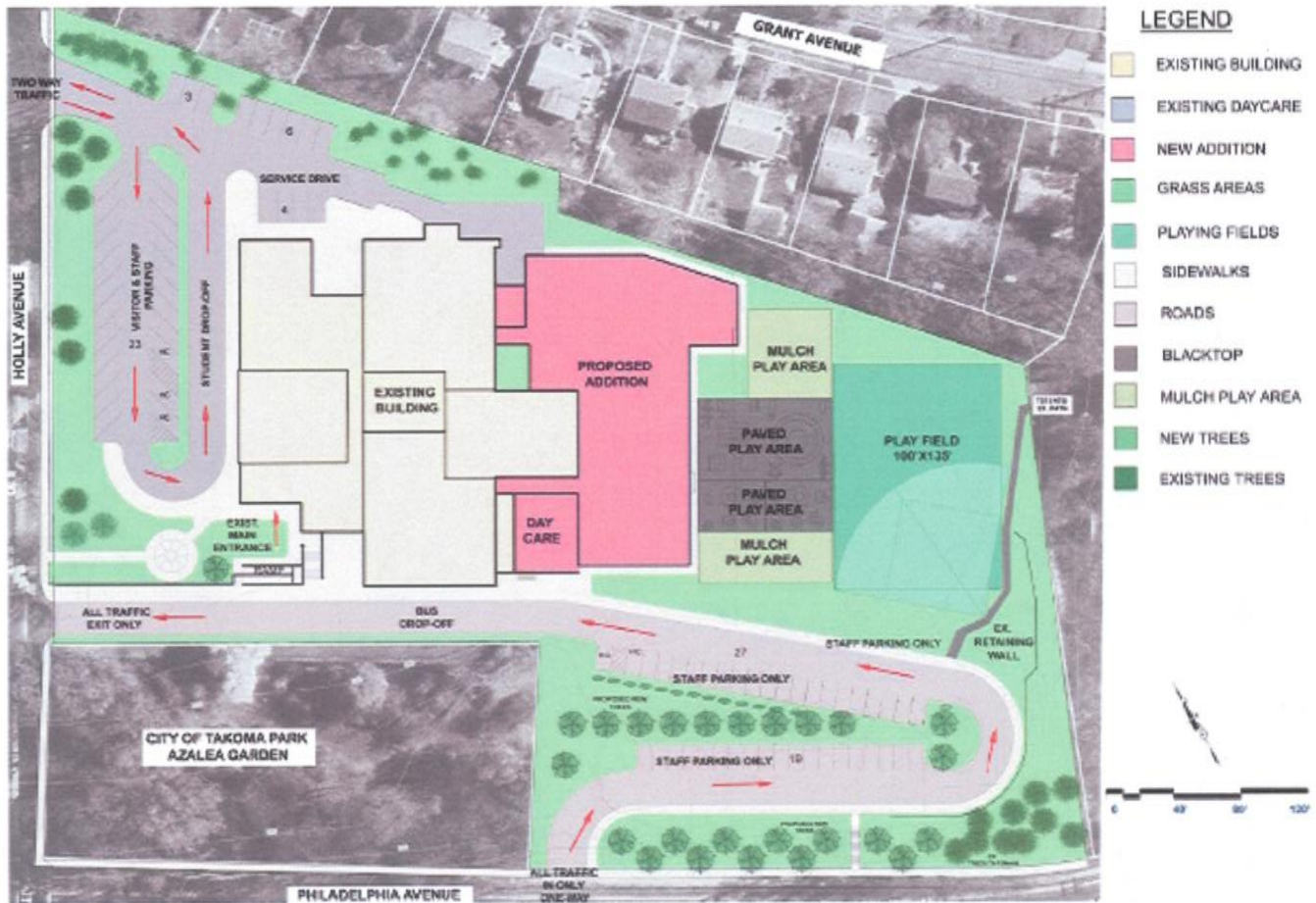
Attachment 2



Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

EXISTING SITE PLAN

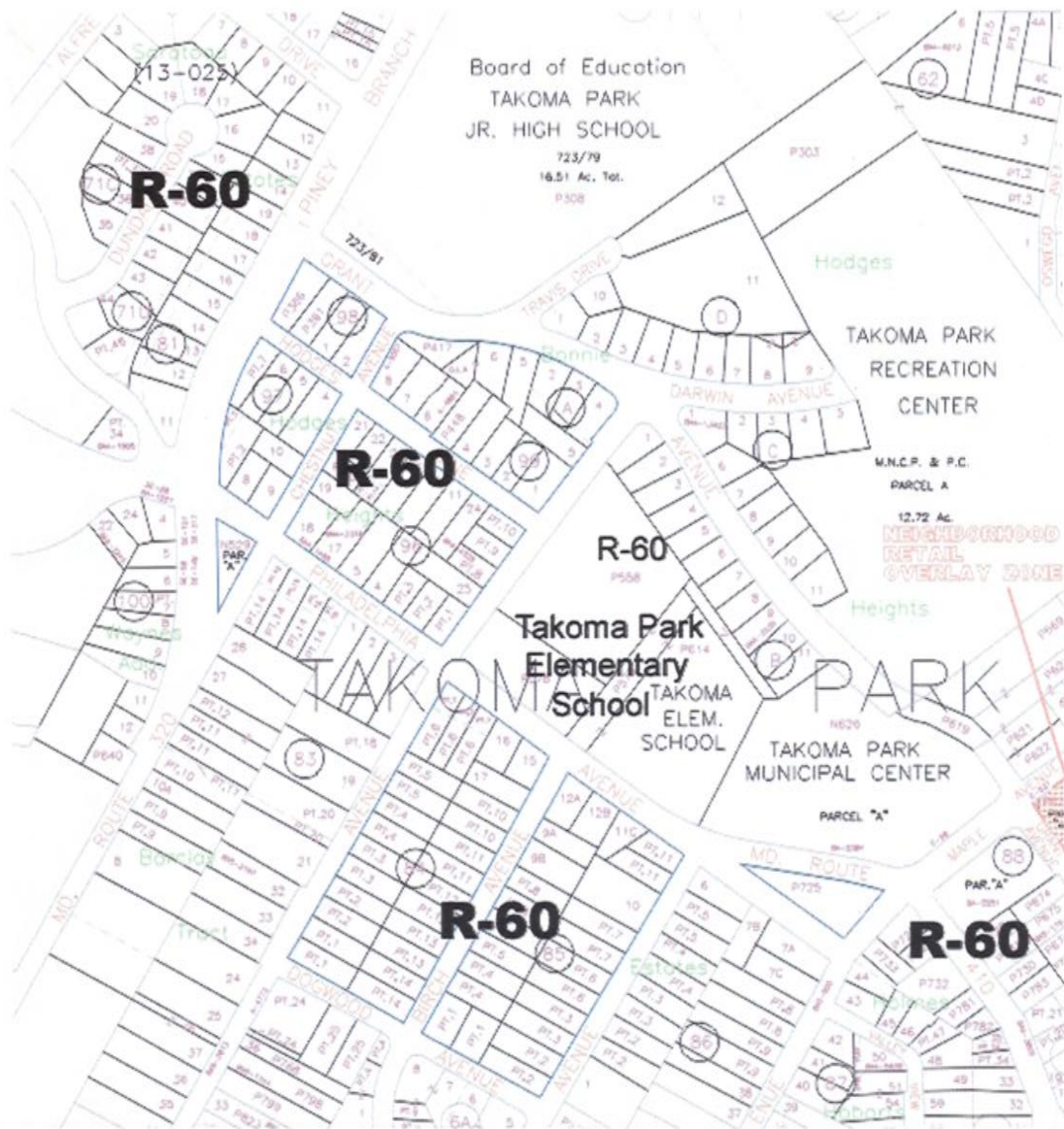
Attachment 3



Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

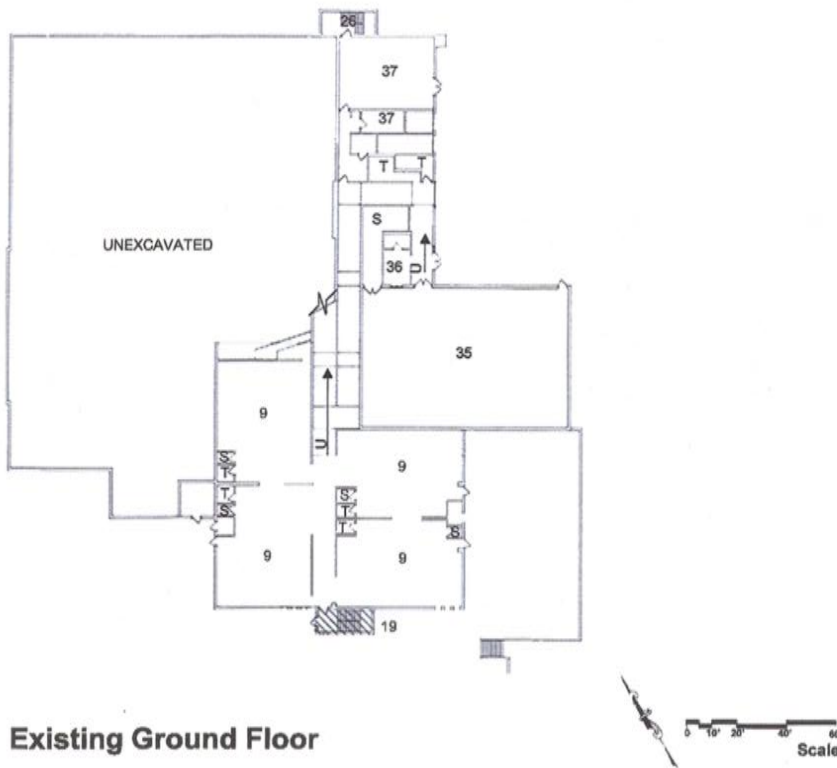
PROPOSED SITE PLAN

Attachment 4



ZONING MAP

Attachment 5



Room Key

- 1- Multi-purpose Room
- 2- Kitchen
- 3- Health Suite
- 4- General Office
- 5- Principal Office
- 6- Assistant Principal Office
- 7- Work Room
- 8- Conference Room
- 9- Classroom
- 10- Music Room
- 11- Art Room
- 12- Exterior Courtyard
- 13- Kindergarten
- 14- Pre-kindergarten
- 15- Team Room
- 16- Data Room
- 17- Instructional Media Center
- 18- Interior Courtyard
- 19- Stair
- 20- Roof Terrace
- 21- Speech/Therapy
- 22- Special Ed Resource
- 23- ESOL Classroom
- 24- Staff Lounge
- 25- Boiler Room
- 26- Electrical Room
- 27- Title 1/Parent Resource Room
- 28- Staff Development
- 29- Counselor Office
- 30- Computer Laboratory
- 31- Support Staff Office
- 32- Reading/Language Arts
- 33- Instructional Data Assistant
- 34- Testing/Conference
- 35- Gymnasium
- 36- Gym Office
- 37- Utility/Building Services
- 38- Childcare Classroom
- 39- Office/food Prep
- 40- Yard Storage
- 41- Outside Storage
- 42- Media Prep
- D- Ramp Down
- E- Elevator
- M- Mechanical
- R- Roof
- S- Storage
- T- Toilet
- U- Ramp Up



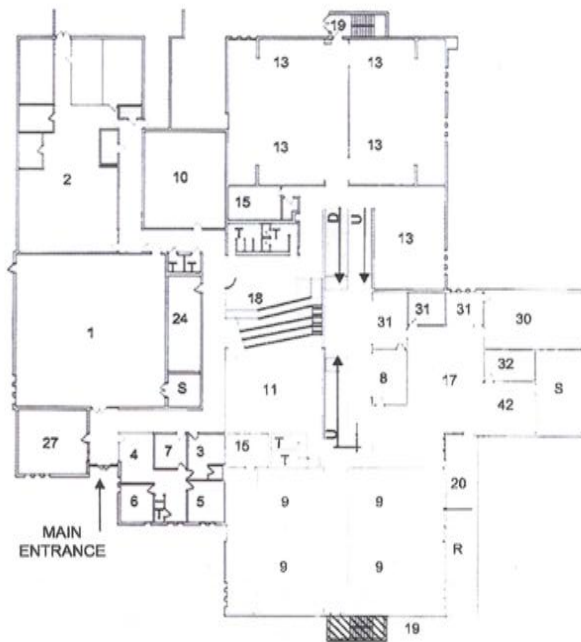
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Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

EXISTING AND PROPOSED GROUND FLOOR PLAN

Attachment 6



Existing Main Floor



Room Key

- 1- Multi-purpose Room
- 2- Kitchen
- 3- Health Suite
- 4- General Office
- 5- Principal Office
- 6- Assistant Principal Office
- 7- Work Room
- 8- Conference Room
- 9- Classroom
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Proposed Main Floor



Room Key

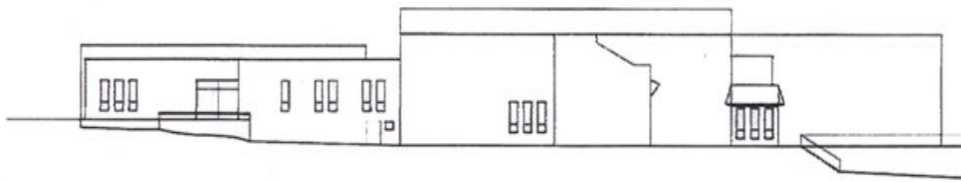
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- LEGEND**
- EXISTING BUILDING
 - NEW CONSTRUCTION
 - RENOVATION
 - CIRCULATION
 - COURTYARD
 - INTERIOR COURTYARD

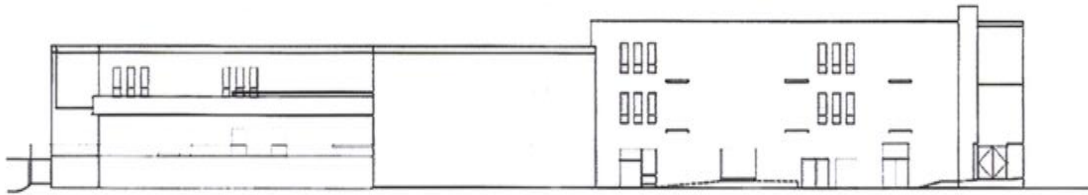
Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

EXISTING AND PROPOSED GROUND FLOOR PLAN

Attachment 7

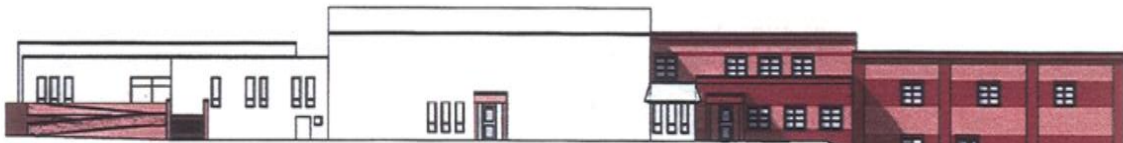


South



East

Existing Elevations



South



East

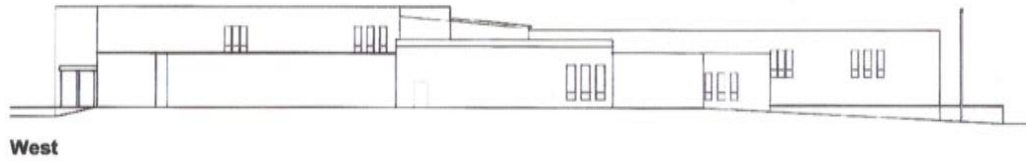
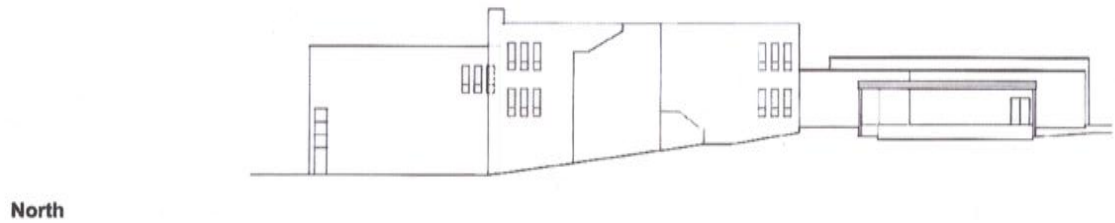
Proposed Elevations



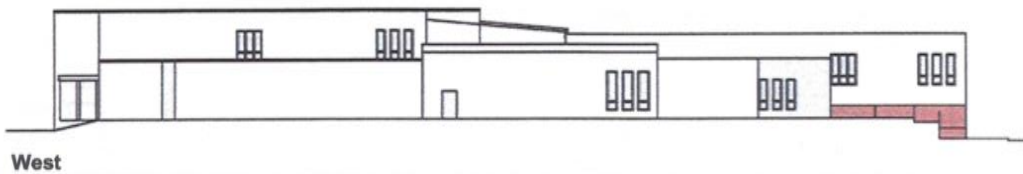
Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

EXISTING AND PROPOSED BUILDING ELEVATIONS

Attachment 8



Existing Elevations



Proposed Elevations

Source: Preliminary Plan Presentation, Takoma Park Elementary School Addition. Smolen Emr + Associates Architects, March 2008

EXISTING AND PROPOSED BUILDING ELEVATIONS

Attachment 9

JUN 25 2008

Introduced by: Councilmember Wright

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2008-45

RECOMMENDING APPROVAL OF THE PROPOSED TAKOMA PARK ELEMENTARY SCHOOL ADDITION

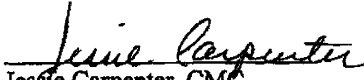
- WHEREAS, Montgomery County Public Schools (MCPS) has submitted for Mandatory Referral review by the Maryland National Park and Planning Commission, a proposal for the construction of an addition to the Takoma Park Elementary School (TPES); and
- WHEREAS, TPES, located at 7511 Holly Avenue, is sited within an R-60 single-family residential zoning district as set forth in the Montgomery County Zoning Ordinance; and
- WHEREAS, the Takoma Park City Council and the community have expressed their strong support for upgrading the existing facility to better serve the elementary school children of Takoma Park; and
- WHEREAS, the existing facility is currently over capacity and many students living in Takoma Park are bused outside City boundaries; and
- WHEREAS, MCPS has been forthcoming in discussions with the community, and has incorporated many design changes, developed in response to the concerns expressed by the community, into its site plan; and
- WHEREAS, the proposed site plan will improve ADA access, bus safety, vehicular access, classroom facilities at TPES, mitigating the impact of proposed retaining walls with additional landscaping and plantings; and
- WHEREAS, the Council has a strong interest in the project moving forward in a timely and efficient fashion with the least disruption to students; and
- WHEREAS, the proposed development supports the recommendations set forth in the Takoma Park Master Plan including the renovation and maintenance of existing facilities.

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Takoma Park supports the planned Takoma Park Elementary School addition and recommends the approval of the proposed site plan with the following conditions:

- Section 1. That all pedestrian connections adjoining public property and rights-of-way, including pedestrian connections from the direction of Holly and Grant Avenues, along the parking lot driveway, along Philadelphia Avenue, two connections from the City parking lot, a stairway at Philadelphia Avenue and a pathway at Grant Avenue, and along Holly Avenue, be installed or improved with a width of preferably eight feet and not less than four feet, with a cross slope no greater than 2%.
- Section 2. That crosswalks be added across all driveway entrances.
- Section 3. That large shade trees be planted a minimum of 20 feet and maximum of 35 feet on center along all onsite walkways, public sidewalks, parking lots and driveways.
- Section 4. That the Lisa Hill "Bridge to Terabithia" memorial tree, located near the main entrance of the school, is relocated or preserved in its current location.
- Section 5. That the landscaping installed between Philadelphia Avenue and the retaining walls shall have a naturalistic forest appearance, with 75% evergreen foliage, with a canopy of varied heights at maturity and a variety of textures.
- Section 6. That number and size of usable flat grassy play areas be maximized including the field to the south of the building and the gathering space to the north of the school entrance.
- Section 7. That a LEED Scorecard be used to evaluate the green features of the site.
- Section 8. That MCPS continue to coordinate with the City regarding changes and refinements to the site construction documents.
- Section 9. That the City may consider applying more stringent stormwater standards than the minimum required.

Adopted this 27th day of May, 2008.

ATTEST:


Jessie Carpenter, CMC
City Clerk



Attachment 10

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. 08104-MCPS-1
Takoma Park Elementary School

RECOMMENDATION:

Environmental Planning staff recommends transmittal of the Mandatory Referral with the following comments:

1. Final detailed and specific tree protection measures will be reviewed and approved by the City of Takoma Park municipal arborist. MCPS will provide a copy of the approved plan to MNCPPC Environmental Planning staff prior to scheduling a pre-construction inspection meeting.

BACKGROUND

Takoma Park Elementary School is a 4.70-acre existing school located in the City of Takoma Park at the intersection of Holly Drive and Philadelphia Avenue. There is no of forest onsite but 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. The Montgomery County Schools (MCPS) proposed plan is to remove an auxiliary building, build an addition, and create a dedicated bus loop 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 420081250 on March 31, 2008. There are some areas of steep slopes but no other sensitive environmental features.

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 42009002E, approved on July 24, 2008. A Tree Save Plan was submitted at time of Mandatory Referral.

Tree Save

There are 7 specimen trees ($\geq 30''$ DBH or by species), 7 large trees ($\geq 24''$ DBH), and 33 other significant trees on the property. As part of the demolition and construction of the addition and associated structures, 2 specimen trees, 1 large tree, and 8 significant trees will be removed. The final disposition of some trees will need to be determined at a later date. For example, there are several trees located along the LOD on steep slopes that may need to be removed, depending on detailed field conditions. The City of Takoma Park arborist and MNCPPC inspection staff will make removal and retention decisions jointly.

As part of the improvements planned for the school, MCPS will be constructing a set of steps leading to the sidewalk by the City of Takoma Park Library. The stormwater management conveyance pipe is located directly adjacent to these steps to minimize disturbance and damage to the critical root zones of nearby trees. MCPS will also be rehabilitating a gravel path adjacent to Piney Branch Elementary School. The new path is designed on the footprint of the old path and the work will require no tree removal.

All other trees on adjacent residential and City of Takoma Park property will be adequately protected from damage associated with the proposed development. The City of Takoma Park municipal arborist will review and approve a Final Tree Save Plan and MCPS will provide a copy of the approved plan to MNCPPC Environmental Planning staff prior to scheduling a pre-construction inspection meeting.

Stormwater Management

Stormwater management is reviewed and approved by the City of Takoma Park. Montgomery County does not have jurisdiction for the review of stormwater management in the City of Takoma Park

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.

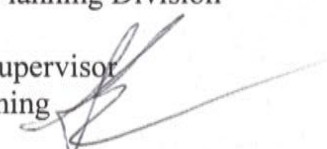



Attachment 11
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 2, 2008

MEMORANDUM

TO: John Marcolin, 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 08104-MCPS-1
Takoma Park Elementary School
Proposed Construction of Classroom Addition to the Existing School
7511 Holly Avenue
Silver Spring/Takoma Park Policy Area

This memorandum presents Transportation Planning staff's review of the subject mandatory referral for Takoma Park Elementary School to construct an addition to the existing school that will replace existing portable classrooms at the school with permanent classrooms. The school is located within the northeast corner of Philadelphia Avenue (MD 410)/Holly Avenue intersection at 7511 Holly Avenue in Takoma Park, 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 the improvements will increase school's program capacity beyond 562 students.
2. MCPS must discourage parent drop-off/pick-up of students along Philadelphia Avenue, Grant Avenue, and Holly Avenue.

DISCUSSION

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

Takoma Park Elementary School is located within the northeast corner of Holly Avenue and Philadelphia Avenue in Takoma Park. The school, with an enrollment of approximately 402 students in Grades K through 2, is open between 9:05 a.m. and 3:30 p.m. A day-care facility is also located on the school property, which is open between 7:00 a.m. and 6:00 p.m.

Takoma Park Elementary School is bounded by Holly Avenue to the west, Philadelphia Avenue to the south, and the City of Takoma Park offices and library to the east. Takoma Park Middle School is located to the northwest of the elementary school (approximately 1,000 feet away) along Grant Avenue, to the northeast corner of the intersection of Piney Branch Road and Grant Avenue. Holly Avenue, to the front of the school, is a north-south residential street between Eastern Avenue to the south and Grant Avenue to the north. Its intersection with both Philadelphia Avenue and Grant Avenue is All-Way STOP-sign controlled. Holly Avenue has a posted speed limit of 25 mph. During school hours (8:00 a.m. to 4:00 p.m.), Holly Avenue along school frontage has a 15 mph speed restriction. It is a closed section roadway with curbs and a sidewalk along its east side, and has a pavement width of approximately 20 feet. On-street parking is permitted along the east side of Holly Avenue between Philadelphia Avenue and school entrance and on both sides between Hodges Lane and Grant Avenue. Philadelphia Avenue is a major east-west arterial between Silver Spring and Prince George's County. The roadway has sidewalks on both sides and has a posted speed limit of 25 mph in the vicinity of the school. During school hours, travel speed along Philadelphia Avenue in the vicinity of the school is limited to 15 mph. Birch Avenue and Cedar Avenue, residential streets to the south of the school between Holly Avenue and Maple Avenue, intersects Philadelphia Avenue along the school frontage. Birch Avenue has a sidewalk along its west side and Cedar Avenue has sidewalks along both sides of the roadway. Hodges Lane is a residential street that extends west from Holly Avenue/Takoma Park Elementary School towards Piney Branch Road (terminating approximately 50 feet from Piney Branch Road). Its approach to Holly Avenue is STOP-sign controlled. There are no sidewalks along Hodges Lane. Parking is permitted along the south side of Hodges Lane.

Primary access to the school is currently from Holly Avenue via directional driveways that circulate traffic in a counter-clockwise direction in front of the school. Parking is currently provided to the front and north of the school building and consists of 47 parking spaces. Parents, staff, visitors, and buses enter the school via the driveway between Philadelphia Avenue and Hodges Lane and exit the school via the driveway between Hodges Lane and Grant Avenue. During student drop-off and pick-up hours, buses circulate on-site along an exclusive loop between the school building and the parking lot, and parents circulate through the parking lot aisle. In the morning, to minimize spillback of vehicles to Holly Avenue and to its intersection with Philadelphia Avenue, staff assists students from the parent vehicles to the school. However, during school dismissal hour, waiting parent vehicles occasionally spill back onto Holly Avenue and block buses from entering the school. At present, the parent loop can accommodate approximately nine to ten vehicles and the bus loop can accommodate approximately five buses.

Lead-in sidewalks are provided to the school along the Holly Avenue entrance driveway and from Philadelphia Avenue. A lead-in walking path is also provided to the school from Grant Avenue.

The proposed mandatory referral and classroom addition project will eliminate eight existing portable classrooms and add 16 permanent classrooms to the existing school building. The project will also implement a new traffic circulation plan at the school, aimed at addressing existing traffic congestion and traffic safety concerns. This will include a new bus drop-off/pick-up loop and parking lot with entry off Philadelphia Avenue (across from Birch Avenue), and a new parent drop-off/pick-up loop and parking areas to the front of the school via a consolidated entry/exit off Holly Avenue. The bus loop will exit to Holly Avenue at the existing southern entrance to the school. Lead-in sidewalks to the school will be provided via the new driveways. The existing lead-in walking path to the school from Grant Avenue will also be upgraded as part of this mandatory referral. The proposed traffic circulation improvements and traffic/pedestrian safety enhancements will increase the on-site queuing/stacking area for parent vehicles and buses, and will improve student safety at the school.

With the addition, the school's program capacity will increase to 562 students from the current level of 290 students. Subsequently, enrollment at the school is expected to increase to 407 students from 402 students. With the addition, a total of 82 parking spaces will also be provided at the school.

The area surrounding the school use is well served by mass-transit. The Takoma Park Red-line Metro Station is approximately 3,000 feet south of the school. Philadelphia Avenue is served by Metrobus Routes F4 and F6, and Ride-On Route 17. Piney Branch Road, approximately 800 feet from the school, is served by Ride-On Routes 3, 14, and 24.

Master Plan Roadways

The 2000 Approved and Adopted *Takoma Park Master Plan* describes the following nearby master-planned roadways:

1. Philadelphia Avenue, as a two-lane arterial (A-20) with a recommended minimum right-of-way width of 50 feet, between Chicago Avenue to the west and Carroll Avenue to the east.
2. Piney Branch Road, as a two-lane arterial (A-311) with a recommended minimum right-of-way width of 70 feet to the south of Philadelphia Avenue to District of Columbia line and 80 feet to the north of Philadelphia Avenue. The 2005 *Countywide Bikeways Functional Master Plan* recommends a signed shared-roadway bikeway (SR-49) for Piney Branch Road between New Hampshire Avenue and the District of Columbia line.
3. Maple Avenue, as a two-lane primary residential street (P-2) with a recommended minimum right-of-way width of 60 feet, between Philadelphia Avenue to the south and Maplewood Avenue to the north. The 2005 *Countywide Bikeways Functional Master*

Plan recommends a signed shared-roadway bikeway (SR-51) for Maple Avenue between Sligo Creek Trail and the Takoma Park Metro Station/District of Columbia line.

The master plan designates several of the roadways adjacent to the school as signed-shared on-road neighborhood bikeways including Chestnut Avenue, Holly Avenue, Hodges Lane, Grant Avenue, Darwin Avenue and the section of Philadelphia Avenue between Boston Avenue/Baltimore Avenue and Holly Avenue.

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 generates **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 traffic-related impacts resulting from the addition of 16 permanent classrooms at the school. The classroom addition project, which increases school's program capacity from 290 students to 562 students, represents an addition of 160 students over current enrollment of 402 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 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 therefore satisfies the LATR requirements of the APF test.

TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
TAKOMA PARK ELEMENTARY SCHOOL CLASSROOM ADDITION PROJECT

Intersection	Traffic Conditions			
	Existing		Total (Build)	
	AM	PM	AM	PM
Piney Branch Rd/Ray Dr/Takoma Park MS Dr	926	937	948	937
Piney Branch Rd/Philadelphia Ave	1,244	1,398	1,256	1,398
Philadelphia Ave/Holly Ave	599	609	628	609
Philadelphia Ave/Birch Ave	508	581	--	--
Philadelphia Ave/Birch Ave/Proposed School Ent. (Future)	--	--	549	581
Philadelphia Ave/Cedar Ave	587	668	604	668
Philadelphia Ave/Maple Ave	820	1,130	847	1,130
Holly Ave/Existing School Entrance	143	--	--	--
Holly Ave/Proposed Bus Exit (Future)	--	--	114	--
Holly Ave/Hodges La	125	52	113	52
Holly Ave/Existing School Exit	164	--	--	--
Holly Ave/Proposed School Entrance (Future)	--	--	322	--
Holly Ave/Darwin Ave/Grant Ave	121	106	146	106

Source: Takoma Park Elementary School Traffic Study. VHB, Inc., June 16, 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 the per student trip rate at the Takoma Park Elementary School is approximately 25 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 25 percent 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. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

SE:CE:tc

cc: Bill Barron
Illona Blanchard
Greg Leck
Sarah Navid
Jean Gries
Corren Giles
Ray Marhamati
Kris Jagarapu

mmo to JM re TPES 08104-MCPS-1.doc

Attachment 12
City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 25, 2008

Montgomery County Public Schools
Attention: Mr. Ray Marhamati
2096 Gaither Road
Suite 203
Rockville, Maryland 20850

Re: Takoma Park Elementary School Application for Stormwater Management (SWM)
Concept Approval, No. SW08-02


Dear Mr. Marhamati:

The application for SWM concept approval for the referenced project has been reviewed. The concept plan submitted by ADTEK Engineering, Inc. is found acceptable.

A SWM permit application should be filed for this project prior to construction of the facilities. Permit requirements are set forth in Takoma Park Code Title 16.

An application for permit is enclosed for your use.

Sincerely yours,


Ali Khalilman, P.E.
City Engineer

cc: Mr. Welker/ADTEK

Enclosure

Attachment 13

From: Whipple, Scott [mailto:Scott.Whipple@mncppc-mc.org]
Sent: Wednesday, January 16, 2008 2:54 PM
To: Donna Pivik
Subject: 7511 Holly Avenue

In response to your inquiry, the above referenced property is not listed in either the Montgomery County *Locational Atlas and Index of Historic Sites* or the Montgomery County *Master Plan for Historic Preservation*.

Please contact the Maryland Historical Trust to confirm whether or not the property is listed in, or determined eligible for listing in, the National Register for Historic Preservation.

Scott D. Whipple
Historic Preservation Supervisor
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

Patrick Welker, PE
Civil Project Manager



97 Monocacy Blvd., Unit H
Frederick, MD. 21701
Phone: (301) 662-4408 | Fax: (301) 662-7484
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This communication is intended solely for the addressee and is confidential. If you are not the intended recipient, disclosure, copying, distribution, or any action taken or admitted to be taken in reliance on it is prohibited and may be unlawful.

Attachment 14



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

January 31, 2008

Donna J. Pivik
ADTEK Engineers, Inc
3251 Old Lee Highway, Suite 405
Fairfax, VA 22030

RE: Environmental Review for Takoma Park Elementary School, 7511 Holly Avenue, Takoma Park, ADTEK 0677.02A, Montgomery County, MD.

Dear Ms. Pivik:

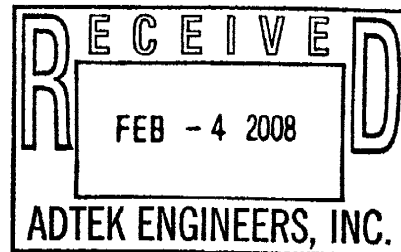
The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2008.0035



Tawes State Office Building • 580 Taylor Avenue • Annapolis, Maryland 21401

410.260.8DNR or toll free in Maryland 877.620.8DNR • www.dnr.maryland.gov • TTY users call via Maryland Relay

Attachment 15

Facility Advisory Committee

Membership of Committee

Ms. Zadia Gadsden	Chair/Principal	Takoma Park Elementary School
Ms. Sue Anderson	Parent	Takoma Park Elementary School
Mr. Bill Angelis	Parent	Takoma Park Elementary School
Mr. Maurice Belanger	Community	Takoma Park Elementary School
Ms. Ilona Blanchard	Planner	City of Takoma Park
Ms. Norrie Boyd	Parent	Takoma Park Elementary School
Ms. Rebecca Brown	Community	Takoma Park Elementary School
Mr. A.J. Campbell	Parent	Takoma Park Elementary School
Ms. June Cayne	Staff	Takoma Park Elementary School
Ms. Eva Chao	Parent	Takoma Park Elementary School
Ms. Barbara Christopher	Community	Takoma Park Elementary School
Mr. Marc Christopher	Community	Takoma Park Elementary School
Ms. Janice Cole	Community	Takoma Park Elementary School
Ms. Jane Collins	Community	Takoma Park Elementary School
Ms. Maureen Conway	Parent	Takoma Park Elementary School
Mr. David Cookson	Parent	Takoma Park Elementary School
Ms. Barbara Cosgrove	Parent	Takoma Park Elementary School
Mr. Dan DeMocker	Parent	Takoma Park Elementary School
Ms. Kathryn Desmond	Parent	Takoma Park Elementary School
Ms. Gretchen Doughty	Community	Takoma Park Elementary School
Ms. Sandra Egan	Staff	Takoma Park Elementary School
Ms. Laura Fike	Staff	Takoma Park Elementary School
Ms. Nina Garfield	PTA Co-President	Takoma Park Elementary School
Ms. Sheryl Gross-Glaser	Community	Takoma Park Elementary School
Ms. Abby Golden	Staff	Takoma Park Elementary School
Ms. Beth Hisle-Gorman	Parent	Takoma Park Elementary School
Ms. Judith Hagopian	Community	Takoma Park Elementary School
Ms. Lynn Hughes	Parent	Takoma Park Elementary School
Ms. Holly Hukill	Community	Takoma Park Elementary School
Mr. Daniel Hutton	Staff	Takoma Park Elementary School
Mr. William Kerlina	Principal Intern	Takoma Park Elementary School
Ms. Sally Kern	Parent	Takoma Park Elementary School
Ms. Blair King	Parent	Takoma Park Elementary School
Ms. Diana Kohn	Community	Takoma Park Elementary School
Ms. Michelle Koopman	Staff	Takoma Park Elementary School
Ms. Terri Kranz	Staff	Takoma Park Elementary School
Ms. Pat Lambert	Parent	Takoma Park Elementary School
Ms. Karen Lange	Parent	Takoma Park Elementary School
Ms. Shannon Lederer	Student	Takoma Park Elementary School
Mr. Richard Levine	Community	Takoma Park Elementary School
Ms. Kafi Lewis	Staff	Takoma Park Elementary School
Mr. John Marcolin	Community Planne	Maryland-National Capital Park & Plann
Mr. John Matthews	Director	Department of Transportation, MCPS
Mr. Ray Marhamati	Project Manager	Division of Construction, MCPS
Ms. Joy Markowitz	Community	Takoma Park Elementary School
Ms. Pam Matson	Parent	Takoma Park Elementary School
Mr. Daniel Medina	Parent	Takoma Park Elementary School
Mr. Mike Meno	Community	Takoma Park Elementary School
Ms. Gloria Mikolajczyk	Architect	Maryland State Department of Education
Ms. Suzanne Miller	Representative	Morgan Daycare Center
Ms. Susan West Montgomery	Parent	Takoma Park Elementary School

Membership of Committee (continued)

Ms. Lisa Moran	Parent	Takoma Park Elementary School
Ms. Janette Morgan	Representative	Morgan Daycare Center
Mr. Omar Myers	Parent	Takoma Park Elementary School
Mr. Richard Nakamura	Community	Takoma Park Elementary School
Ms. Sandra Nakamura	Community	Takoma Park Elementary School
Ms. Maribeth Oakes	Community	Takoma Park Elementary School
Mr. David Parr	Staff	Takoma Park Elementary School
Mr. Andrew Partan	Community	Takoma Park Elementary School
Ms. Katya Partan	Community	Takoma Park Elementary School
Ms. Lorraine Pearsall	Community	Takoma Park Elementary School
Ms. April Raiford	Staff	Takoma Park Elementary School
Ms. Winnie Roberts	Parent	Takoma Park Elementary School
Mr. Jason Robertson	Parent	Takoma Park Elementary School
Ms. Susan Roth	Parent	Takoma Park Elementary School
Ms. Charlotte Schoeneman	Parent	Takoma Park Elementary School
Mr. Willis Shafer	Parent	Takoma Park Elementary School
Mr. Shmuel Shoham	PTA Co-President	Takoma Park Elementary School
Ms. Cassie Sears	Staff	Takoma Park Elementary School
Ms. Liana Smith	Staff	Takoma Park Elementary School
Ms. L. Sluger	Parent	Takoma Park Elementary School
Mr. Greg Stevens	Program Manager	Department of Health and Human Services,
Ms. Kate Stewart	Community	Takoma Park Elementary School
Mr. Michael P. Shpur	Architect	Division of Construction, MCPS
Ms. Meena Suri	Representative	YMCA Daycare Center
Ms. Deborah Szyfer	Planner	Division of Long-range Planning
Ms. Sally Taber	Parent	Takoma Park Elementary School
Mr. Tom Tucker	Parent	Takoma Park Elementary School
Ms. Gabriele Ulbig	Parent	Takoma Park Elementary School
Ms. Susan Welch	Parent	Takoma Park Elementary School
Mr. Steven West	Parent	Takoma Park Elementary School
Mr. Richard Wild	Community	Takoma Park Elementary School
Ms. Mary Wild	Community	Takoma Park Elementary School
Mr. Josh Wright	Council Member	City of Takoma Park
Ms. Allison Zevin	Parent	Takoma Park Elementary School
Ms. Caroline Zwicker	Parent	Takoma Park Elementary School



Attachment 16

Patrick East Business Center
97 Monocacy Boulevard, Unit H
Frederick, Maryland 21701

TEL 301 662 4408
FAX 301 662 7484

www.ADTEKengineers.com

04 September 2008

Smolen Emr + Associates Architects
1355 Piccard Drive, Suite 200
Rockville, Maryland 20850

Attn.: Mr. Gary Mosesman, AIA

Re: Takoma Park Elementary School
Historical Trust
ADTEK Project # 0677.02a

Dear Gary:

We understand that the M-NCPPC Historic Preservation Section did not find any Historical properties within the bounds of the subject site. Furthermore, they requested that we contact the Maryland Historical Trust to confirm that this was their understanding as well. However, since this project is not receiving State funding, the MHT will not respond to our request due to a backlog of outstanding work. At their direction, we visited the Maryland register of historic properties (www.mdihp.net/cfm/act_advancesearch.cfm). Upon review of this site, no records of historic significance could be found. We trust that this knowledge will satisfy the request made by M-NCPPC and that this project may move forward as currently scheduled.

Should you have any questions or concerns in these regards, please do not hesitate to contact us.

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Shawn Benjaminson', with a long horizontal flourish extending to the right.

Shawn Benjaminson, PE, LEED AP
Civil Team Leader