



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
ITEM # 8
1/7/10

December 24, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Urban Design and Preservation Division

FROM: Margaret K. Rifkin, AICP RLA, Urban Designer/Planner Coordinator *MKR*
Urban Design and Preservation Division

SUBJECT: Mandatory Referral No. 9709-MCPS-1:
Farmland Elementary School Modernization Project,
Intersection of Farmland Drive and Old Gate Road, R-90 Zone
North Bethesda/Garrett Park Master Plan

STAFF RECOMMENDATION: **APPROVAL** to transmit to Montgomery County Public Schools, the following comments:

1. Obtain a Park Construction Permit from the Construction Unit of the Park Development Division before construction on park property.
2. Perform all facility improvements on park property consistent with the Department of Parks Construction guidelines, details, and specifications subject to Parks Department approval.
3. The ballfields must be ready to re-open April 1, 2012.
4. Provide permanent park maintenance access both during and after construction.
5. Any Mandatory Referral submission for future improvements at the school must include a traffic study if those improvements will increase school's student core capacity beyond 740 students.
6. Provide landscaping along the parking lot on Old Gate Drive to reduce the visual impact on adjacent residences.

PROJECT SUMMARY

Location

Farmland Elementary School is located in North Bethesda in the Walter Johnson High School Cluster. It is south of Montrose Parkway in the Montrose Woods neighborhood. To the north is Farmland Drive Local Park (7000 Old Gate Road) which is owned by the Maryland-National Capital Park and Planning Commission. It is 6.5 acres. The existing school is on a 4.75 acre property owned by MCPS which is next to the park playing fields owned by the M-NCPPC. The school is bordered on the north by Old Gate Road and on the east by Farmland Road. To the west are three single-family homes on Hitching Post Lane are located west of the school.

Project Description

This project consists of the modernization of the Farmland Elementary School. The modernization includes the demolition of more than half of the existing school building (29,500 square feet) and replacing it with a new building (33,554 square feet). The proposed plan replaces the original building constructed in 1963 while retaining the recent addition constructed in 2006 in its current location.

The modernization will provide space for kindergarten and grades one through five for a capacity of 730 students. The design will encourage a flexible approach that accommodates the educational program including maximum connectivity to the surrounding physical environment. There will be an Administrative Suite located adjacent to an easily identified main entrance for visitor management and easy supervision of entrance, lobby and bus loop. The gymnasium and multi-purpose room are accessible to the school and the community for after hours use. There will also be removal, redesign and replacement of all existing play areas, and redesign of the parent drop off. This will provide a student drop-off loop separated from the bus loop.

ANALYSIS

Conformance with the North Bethesda/Garrett Park Master Plan (1992)

The master plan recommends that safe pedestrian access be provided. The project conforms with the master plan. There are sidewalks encircling the school building that connect to sidewalks on two streets. Additional pedestrian connections will be provided.

Conformance with Development Standards of the R-90 Zone

The school site is in the R-90 zone. The following table compares the development standards to the application, based on a combined park/school site.

Development Standard	Required /Allowed	Proposed
BUILDING		
Front Setback from Street	30'	49'
Rear Setback	25'	5'
Side	8'	117' & 110'
Sum of Sides	25'	227'
Maximum Building Height	35'	35'
Lot Size	9,000 sf min	11.25 acres school & park sites (4.75 acres school site)
Building Coverage Lot	30%	18% of school and park sites
PARKING		
Parking Lot Setback from Front Lot Line Old Gate Road	30'	10'
Parking Spaces	38 existing	72 (69 + 3 handicapped)

The parking lot setback from Old Gate Road, is 10 feet instead of the 30 feet required by the development standards. An evergreen hedge should be provided along the parking lot on Old Gate Drive to reduce the visual impact as required in the Zoning Ordinance. There is one tree for every 40 feet of lot frontage for the parking lot as required. With the additional evergreen hedge, staff recommends approval of the setback.

Building Location

The proposed modernization represents a significant improvement over existing conditions for the school by providing more learning space, more efficient staff surveillance, and improved vehicular circulation. The existing outdoor play areas are relocated so they are all to the rear of the school and away from the street. They are located to allow all the play areas to be visible from one vantage point for efficient surveillance. The play areas are separated for specific age groups.

Transportation Analysis

Pedestrian Circulation-The on-site sidewalk system will be connected to the existing neighborhood sidewalk and provide safe routes for pedestrians. MCPS should also provide an additional pedestrian connection from Farmland Drive to the eastern edge of the new school building to provide for more efficient access for walkers. Work with the Department of Parks to provide a connection between existing two lead-in paths from Hitching Post Lane and the school buildings/school play areas.

Parking and Circulation-With a new street curb entrance from Old Gate Road, the student drop off loop will be completely separated from the bus loop with parking spaces for 72 vehicles. The bus loop will accommodate staging area for approximately 10 busses.

Transportation Capacity-Transportation staff has reviewed the proposed traffic study and finds. A traffic study was required for the Mandatory Referral. The Mandatory Referral satisfies the LATR requirements of an Adequate Public Facilities Test. The project also satisfies the PAMR requirements.

Landscaping and Lighting

The landscaping includes native hardwood trees: primarily black gum, river birch and maple. They are planted around the perimeter of the site as well as in the front in islands and along the edges of the new drop off area and parking. These trees will provide color in the fall and shade in the summer . The new trees, located behind the school, will eventually provide afternoon shade for the outdoor play areas and enhance the buffering of the ball fields from private rear yards of adjoining properties.

LEED Statement

The modernization is designed to achieve LEED Silver Certification. Sustainable features begin with the reuse of portions of the existing building. The entire new building addition will be Montgomery County Public School's largest green roof installation (30,000 square feet);

combined with new bio-retention facilities, post development storm water quantity on site will actually be reduced and quality dramatically improved. Innovative wastewater and water reduction technologies will allow the school to operate using 45percent less potable water. Additionally the building's performance has been optimized to achieve over 20 percent energy cost savings through the use of exterior sun shades high performance windows, new lighting and HVAC equipment.

Parkland

This is a park-school site where most of the outdoor fitness and play facilities for the school will be on parkland. Park patrons will have access to the outdoor school play areas when they are not in use by the school. To provide a design that works well for both MCPS and the Parks Department, MCPS has agreed to relocate the softball field and provide improvements to park facilities. MCPS will be required to obtain a Park Construction Permit and to participate in a memorandum of understanding with the M-NCPPC concerning management and maintenance. An attached memo from the Parks Department includes in detail the conditions that MCPS is expected to meet in order to receive a Park Construction Permit.

CONCLUSION

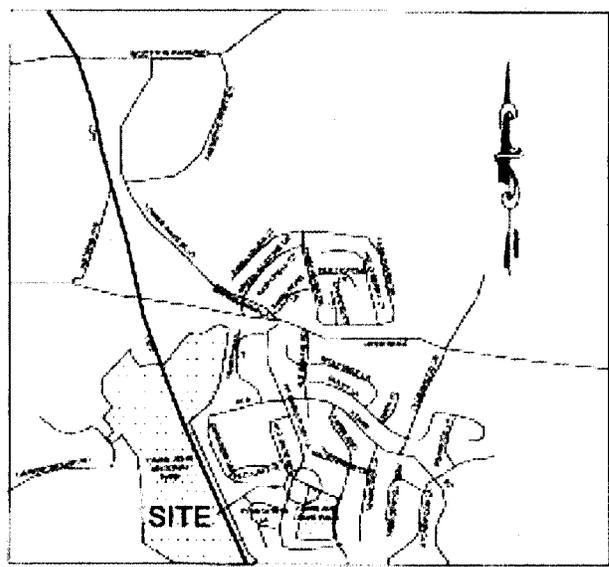
This modernization will significantly improve the school by providing additional program space. The design will accommodate a flexible approach in the educational program. There is also good connectivity to outdoor play areas with good surveillance. The ability of both the school and the park to serve the community will be enhanced. The ball fields will be improved and the new school play areas will be available to park patrons.

Attachments:

1. Vicinity Map
2. Existing Conditions
3. Proposed Layout Concept
4. Proposed Landscape Plan

G:\RIFKIN\Farmland MR\Farmland ES MR Staff Report.docx

Vicinity Map



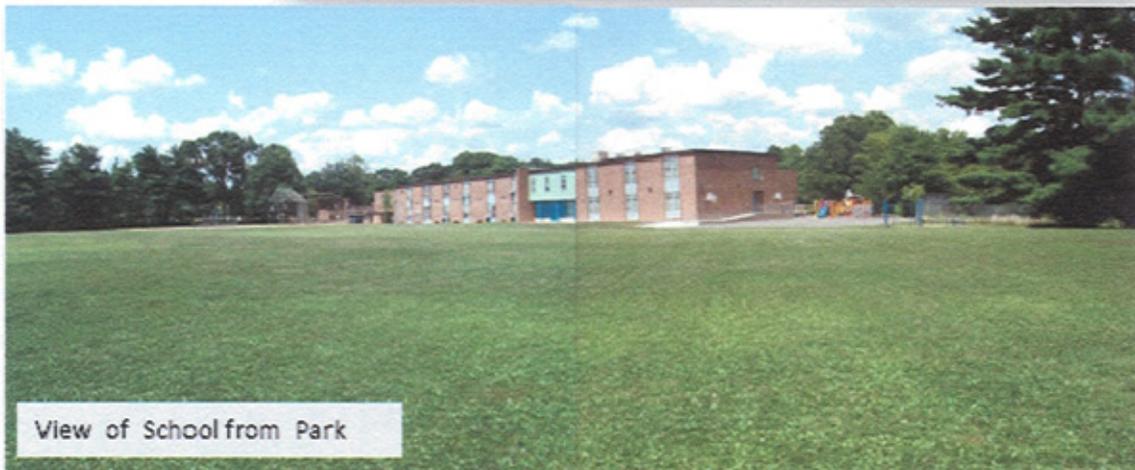
Existing Conditions



View of School from Old Gate Road

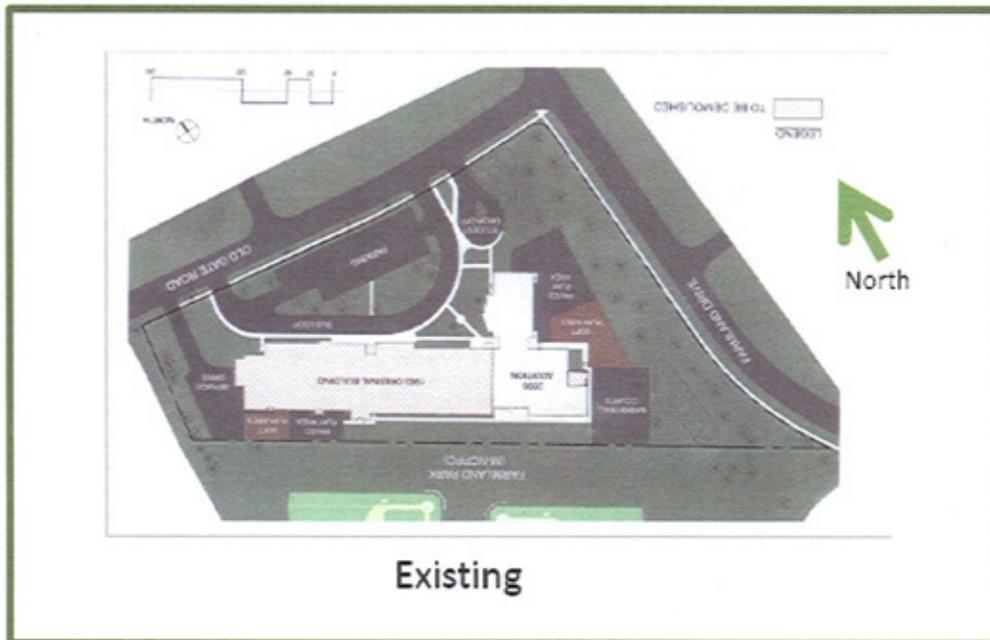


Aerial View of School & Park Looking North



View of School from Park

Site Layout Concept

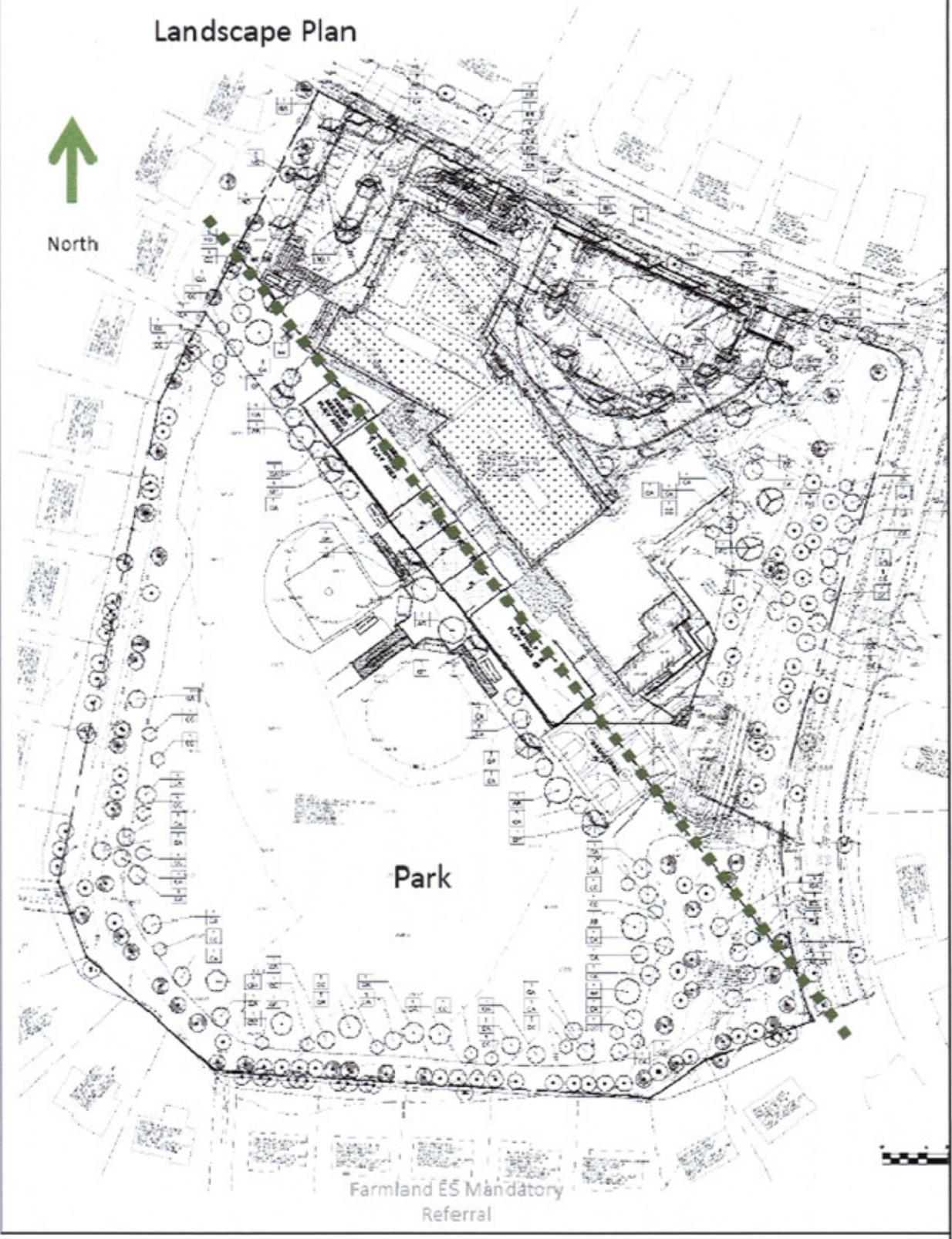


Farmland ES Mandatory Referral

Landscape Plan



North



Park

Farmland ES Mandatory Referral



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

MEMORANDUM

December 21, 2009

TO: Margaret K. Rifkin, RLA AICP Urban Designer, Design Division
Department of Planning

VIA: Dr. John E. Hench, Chief, Park Planning and Stewardship Division
Montgomery County Department of Parks

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, PPS Division
Montgomery County Department of Parks

Mark S. Wallis, Planner Coordinator, PPS Division
Montgomery County Department of Parks

Michael Ma, Construction Section, Park Development Division
Montgomery County Department of Parks

SUBJECT: Farmland Elementary School Mandatory Referral – MR # 09709-MCPS-1

The following items should be added as Conditions of Approval for the above subject Mandatory Referral. These conditions will be restated and enforced during the Park Construction Permit approval process under the auspices of the Department of Parks, Park Development Division. The Department of Parks' guidelines, details, and design specifications have been previously sent to Montgomery County Public Schools (MCPS) for this project.

The following comments are in response to the plans illustrated in Attachments A and B:

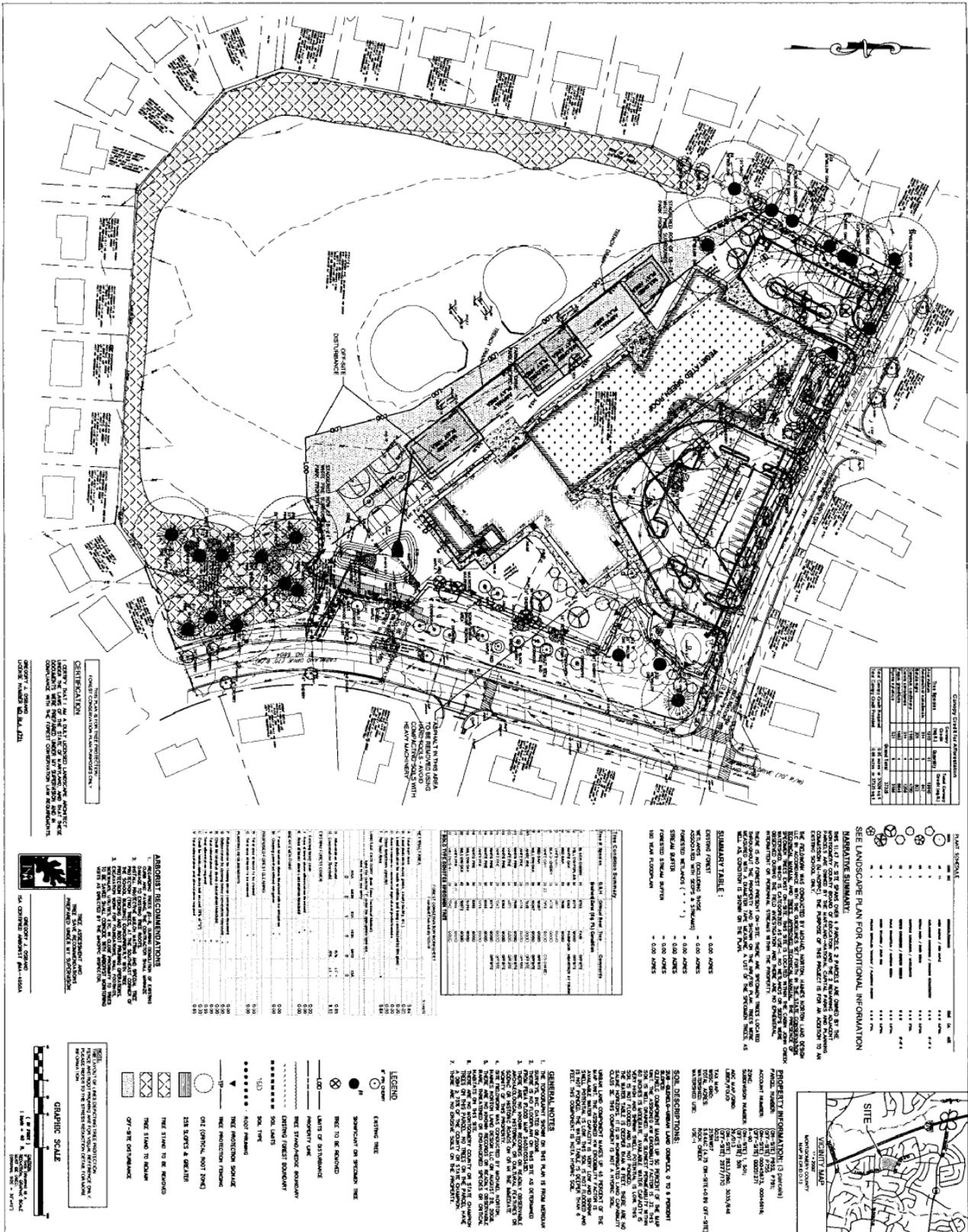
1. A 1:1 inch replacement of tree shall be provided for the approved removal of the existing 38-inch Willow Oak (Attachment C) near the southwest corner of the proposed building. The standard requirement by Parks is to plant replacement trees that are 1 ½ to 3" in caliper. Species selection and location shall be approved by the Parks Staff.
2. To improve the safety of the playground users during baseball/softball games, the existing softball field needs to be relocated. The field shall be moved to be in alignment with the existing baseball field (Attachment D and E) thus pulling it away from the school's proposed play areas. The final design of the relocated field and associated facilities shall be reviewed and approved by the Parks staff, at the time of Park Construction Permit. All designs must comply with Department of Parks' guidelines, details, and specifications.

3. A new hooded backstop shall be provided for the existing baseball field and the relocated softball field. In addition, the player bench areas with benches shall be replaced and a new home plate provided for both fields. Two ten-foot-high chain link fences with foul poles shall be provided along the school side for each field. A single ten-foot-high chain link fence with foul pole shall be provided between the two fields. Any damage to the infield or outfield due to school construction shall be repaired. All designs must comply with Department of Parks' guidelines, details, and specifications
4. Signs shall be provided on the basketball courts and the play area next to the baseball field to warn of the potential of foul balls. Exact language will be determined by the Parks Staff.
5. Prior to the issuance of the Use and Occupancy permit for the proposed school building, all the improvements to the existing park facilities, including field relocation, new backstops, fencing, player benches, tree planting, and signs shall be completed by the Montgomery County Public Schools, unless otherwise agreed to by the Parks staff.
6. MCPS shall obtain a Park Construction Permit from Parks prior to any construction activities begin on parkland.
7. MCPS shall maintain the proposed play areas and basketball courts, which are partially located on parkland.
8. The ballfields will be closed from November 15, 2009 and re-open April 1, 2012
9. MCPS will continue to provide and maintain a construction entrance through the school construction site to allow park maintenance vehicles and equipment to enter and maintain the park.
10. MCPS shall provide a permanent secured and stripped entrance for park maintenance vehicles and equipment. The entrance shall be shown on the Park Construction Permit plans.

This concludes the Mandatory Referral review comments on this project.

p.c. – Brain Woodward
Al Astorga
David Vismara
Darren Manley
Doug Alexander
Mike Riley
Steven Chandlee
Jeff Devlin
Holly Thomas
Mitra Pedeem

ATTACHMENT A



Quantity Schedule for Information

Item No.	Description	Quantity	Unit
1	Plant Material	100	Each
2	Plant Material	200	Each
3	Plant Material	300	Each
4	Plant Material	400	Each
5	Plant Material	500	Each
6	Plant Material	600	Each
7	Plant Material	700	Each
8	Plant Material	800	Each
9	Plant Material	900	Each
10	Plant Material	1000	Each

Plant Schedule

Plant No.	Plant Name	Quantity	Notes
1	Plant Name	100	Notes
2	Plant Name	200	Notes
3	Plant Name	300	Notes
4	Plant Name	400	Notes
5	Plant Name	500	Notes
6	Plant Name	600	Notes
7	Plant Name	700	Notes
8	Plant Name	800	Notes
9	Plant Name	900	Notes
10	Plant Name	1000	Notes

Summary Table

Item No.	Description	Quantity	Unit
1	Summary Item	100	Each
2	Summary Item	200	Each
3	Summary Item	300	Each
4	Summary Item	400	Each
5	Summary Item	500	Each
6	Summary Item	600	Each
7	Summary Item	700	Each
8	Summary Item	800	Each
9	Summary Item	900	Each
10	Summary Item	1000	Each

Plant Schedule

Plant No.	Plant Name	Quantity	Notes
1	Plant Name	100	Notes
2	Plant Name	200	Notes
3	Plant Name	300	Notes
4	Plant Name	400	Notes
5	Plant Name	500	Notes
6	Plant Name	600	Notes
7	Plant Name	700	Notes
8	Plant Name	800	Notes
9	Plant Name	900	Notes
10	Plant Name	1000	Notes

GENERAL NOTES

1. THE EXISTING SITE PLAN IS FROM [DATE]
2. THE EXISTING SITE PLAN IS FROM [DATE]
3. THE EXISTING SITE PLAN IS FROM [DATE]
4. THE EXISTING SITE PLAN IS FROM [DATE]
5. THE EXISTING SITE PLAN IS FROM [DATE]
6. THE EXISTING SITE PLAN IS FROM [DATE]
7. THE EXISTING SITE PLAN IS FROM [DATE]
8. THE EXISTING SITE PLAN IS FROM [DATE]
9. THE EXISTING SITE PLAN IS FROM [DATE]
10. THE EXISTING SITE PLAN IS FROM [DATE]

LEGEND

- EXISTING TREE
- TO BE REMOVED
- TO BE PLANTED
- TO BE MAINTAINED

PROPERTY INFORMATION

OWNER: [NAME]

ADDRESS: [ADDRESS]

CITY: [CITY]

STATE: [STATE]

ZIP: [ZIP]

GRAPHIC SCALE

1" = 100'

DESIGNER

[FIRM NAME]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

DATE

[DATE]

PROJECT

[PROJECT NAME]

CLIENT

[CLIENT NAME]

LOCATION

[LOCATION]

SCALE

[SCALE]

PROJECT NUMBER

[PROJECT NUMBER]

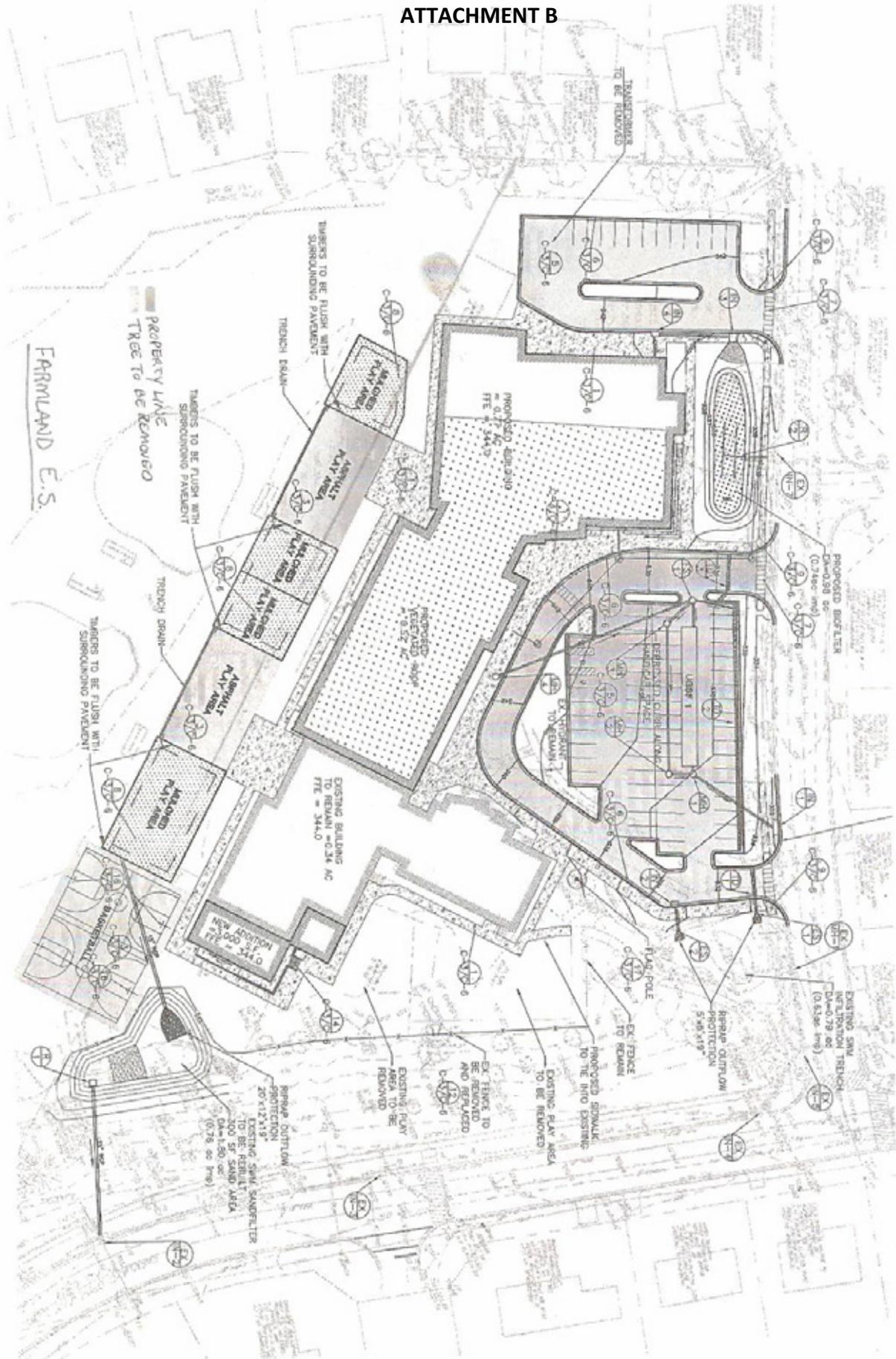
DATE

[DATE]

PROJECT

[PROJECT NAME]

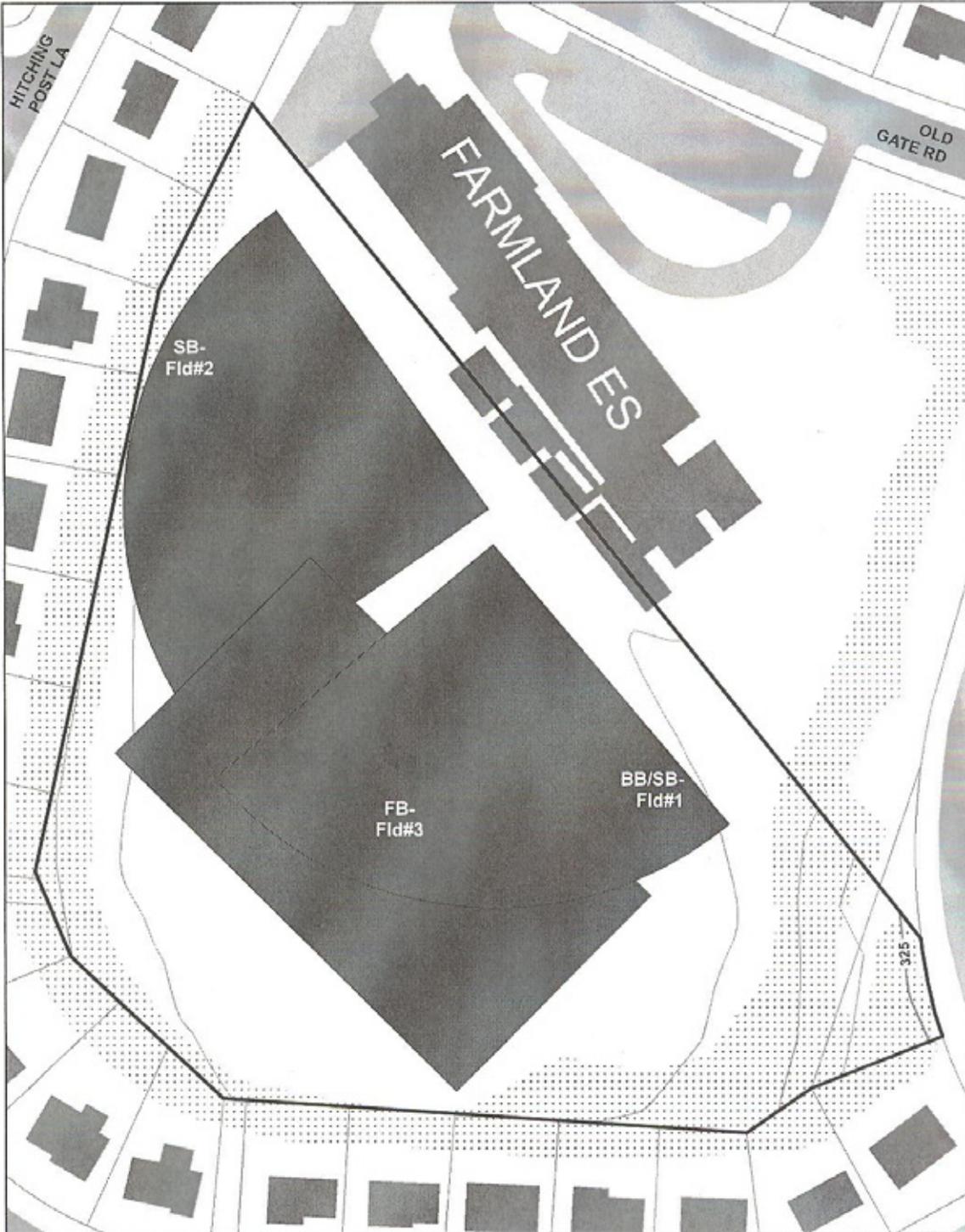
ATTACHMENT B



ATTACHMENT D

Farmland Drive LP

7000 Old Gate Road, Bethesda, MD 20852



MA-07070	Acreage	6.791	Region	S	 N Scale & Orientation 1" = 100'	
	Facility Code	D39	Area	CJ		Date

Attachment E



Copyright ©2007 Pictometry International Corp.