



Mandatory Referral No. 2013020-DGS-1: Ross Boddy Neighborhood Recreation Center

Ko Kristin O'Connor, Planner Coordinator, Area 3 Planning Division, kristin.oconnor@montgomeryplanning.org, 301-495-2172
JAC John Carter, Chief, Area 3 Planning Division, john.carter@montgomeryplanning.org, 301-495-4575

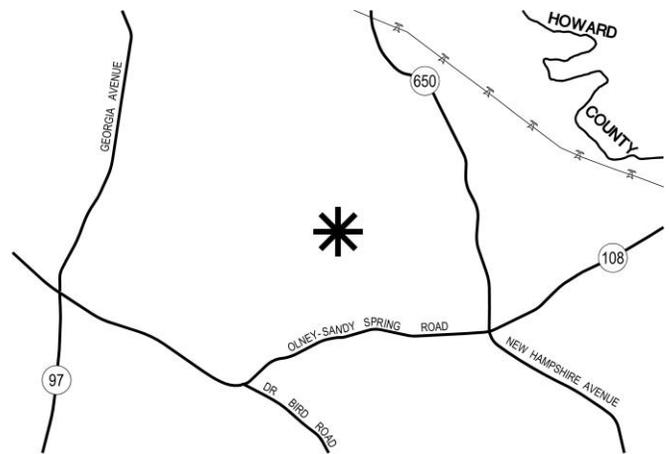
Completed: 03/13/13

Description

Mandatory Referral No. 2013020-DGS-1: Ross Boddy Neighborhood Recreation Center:

Renovation and gymnasium addition with parking, 18529 Brooke Road, Sandy Spring, 8.37 acres, RMH-200 Zone, Sandy Spring/Ashton Master Plan

Staff Recommendation: Approval and Transmit Comments to Montgomery County Department of General Services



Summary

The Mandatory Referral is a renovation of the existing Ross Boddy Recreation Center and the construction of a gymnasium addition. The site will be improved with additional parking spaces, separated drop-off and parking areas, new water and sewer connections, new soccer/softball field, a new play area, a quarter mile walking track, and a new multi-purpose court for basketball/tennis.

Recommendations

Staff recommends approval and to transmit the following comments to the Montgomery County Department of General Services (DGS):

1. Consider a larger sewer pipe (larger than 4") for future connections from the larger community.
2. Replace the 16 Yellowwood trees with shade trees in the vicinity of the entrance, drive isle, and surface impervious areas such as the parking lots and tennis/basketball court. In addition, shade trees should be considered around the walking path on the south side of the building.
3. Provide larger shade trees at least 3.5-inch caliper at the time of planting.
4. Comply with Montgomery County ordinance for new signage along the main entrance driveway on Brooke Road.
5. Provide screening for the parking facing Brooke Road, between the edge of parking and basketball court, consisting of an evergreen with a minimum height of 3 feet at the time of planting.
6. Direct the source of the exterior lighting away from the neighbors located across Brooke Road
7. Consider providing a short deceleration lane along Brooke Road to enhance the traffic safety at the site entrance.

PROJECT DESCRIPTION

Site

The Ross Boddy Neighborhood Recreation Center is located on an 8.37 acre site in the Sandy Spring/Ashton area, about 1.04 miles from the intersection of Brooke Road and New Hampshire Avenue. The property is zoned RMH-200 (one-family residential) and is located on the south side of Brooke Road. The site is owned by Montgomery County and is bounded on the east and west by private residences. A farm is located to the south of the property.



The property is accessible from one driveway with 29 parking spaces. Sidewalks are located around the perimeter of the building. The site is improved with an existing building and parking lots. There are additional recreation facilities on the site including a softball field, tennis court, two sand volleyball courts, a playground, a small garden and a putting green. An existing multipurpose court is used for overflow parking. The facility is served by an existing well and septic field that is failing. The site is primarily flat, but drains to the northwest and southeast.

The site is located in a rural neighborhood. It has vegetation around the perimeter and an area of forest to the south. There are a substantial amount of trees that are 30” or greater on the site. The site does not have a wetland or stream onsite. The property is located within the Hawlings River watershed.

Existing Recreation Center

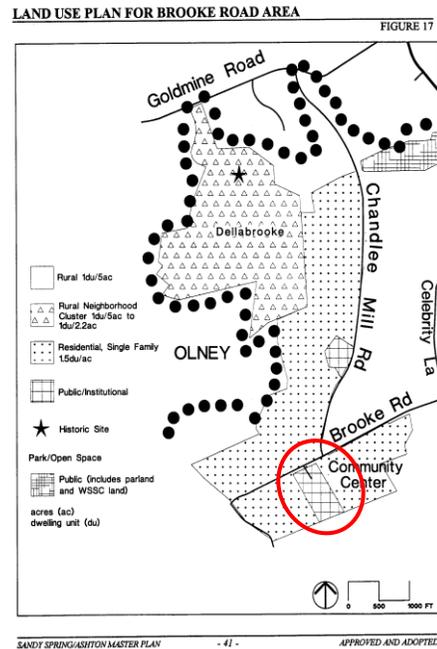
The Center was originally an elementary school built in the 1960’s and converted to a recreation center in 1982. Located in the former RR zone, the property was rezoned to RMH-200 in the 1980s. The existing one story building is approximately 15,900 square feet. The facility received partial renovations in 1978, 1988, and 2000. The building is centrally located within the site and received all utility service connections from the Brooke Road Avenue right-of-way. Sanitary and water service for the facility is through an on-site well and septic system. The septic system consists of a 1,500 gallon septic tank and a failing leach field. There are currently no stormwater management facilities on site. The site is used for athletics, recreation, arts and crafts, social activities, and various other activities. The facility is owned and operated by Montgomery County.



The staff finds that the proposed Mandatory Referral is consistent with the recommendations in the Sandy Spring/Ashton Master Plan.

The Mandatory Referral maintains the rural character of the community which consists of small lots that accommodate single-family homes and mobile homes.

The Plan's chapter on community facilities recommends that the recreation center be maintained. Public water and sewer has been provided to correct the failing septic system to this facility (p.86) Staff recommends that the applicant consider providing a larger sewer pipe to serve the adjacent lots.



Environment

The staff finds that the proposed Mandatory Referral meets the requirements for sewer service, environmental guidelines, forest conservation and stormwater management as described in the following section.

Sewer Service

This project provides a new water and sewer connection to correct the existing failing septic system. The water and sewer connection will be contained within a 30' easement across the adjacent property to connect to the WSSC main. The County Council approved an amendment to the Comprehensive Water Supply and Sewage Systems Plan on July 19, 2011, to allow service to this site. Allowing service along Brooke Road would require private easements that would impact over 29 residential properties in the Patuxent River Watershed. To reduce the impact on the Patuxent River and the adjacent properties, the Staff recommends that the applicant consider providing a larger sewer pipe to serve a limited number of adjacent properties as recommended in the Plan.

Environmental Guidelines

A stream and wetland exist to the east of the subject property and the environmental buffer extending onto the subject property will be preserved as required under the Environmental Guidelines.

Forest Conservation

The project meets the requirement of Forest Conservation. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t), modification to an existing developed property, because no more than 5,000 square feet of forest will be cleared. The

modification does not affect any forest in a stream buffer and is not located on property in a special protection area. Mitigation for the loss of 0.11 acres of forest is not required, but the applicant proposes to plant additional trees on-site.

There are 42 specimen and 37 significant trees located on the site. The trees in the rear and along the perimeter of the site will be preserved. Ten specimen and six significant trees will be removed as part of this development project, primarily in the front of the building and within the existing parking lot. Since a forest conservation plan is not required, a variance request is also not required. Staff recommends that efforts be made to preserve one or more of the specimen red maples along the front of the property. The applicant has proposed tree protection measure for the trees that will be impacted by the project disturbance.

A landscape plan has been provided as part of the development application. Nine shade trees (oaks) and 45 additional trees are being provided, primarily in the vicinity of the parking lot and along the front of the building. Staff recommends that 16 Yellowwood trees be changed to shade trees particularly in the vicinity of the impervious areas such as the parking lots and tennis/basketball courts. Shade trees should also be located on the south side of the building.

Stormwater Management

A concept for stormwater management was submitted as part of the application. It consists mainly of pervious concrete and infiltration features with shrub and perennial plantings.

Conformance with the Development Standards

As indicated in the following table, the renovation and the addition will satisfy the requirements for the RMH-200 zone.

Development Standard	Min/Max Required	Proposed	Applicable Zoning Provision
Lot Area		364,597.2 sf	§59-C-1.321
		8.37 ac	
Lot Width			
Proposed street line	25 ft Min	417.45 ft	§59-C-1.322
Building Setbacks			
Street (front)	40 ft Min	292 ft	§59-C-1.323(a)
Side [one side]	12 ft Min	77 ft	§59-C-1.323(b)(1)
Side [sum of two]	25 ft Min	182 ft	§59-C-1.323(b)(1)
Rear	30 ft Min	369 ft	§59-C-1.323(b)(2)
Coverage			
% of net lot area of bldg. coverage	25 %Max	7.6%	§59-C-1.328
Building Height	50 ft Max	30 ft	§59-C-1.327
Additional Info			
Parking Requirement	12.05/1000	84	§59-E-3.7
Screening (parking)			§59-E-2.91(a)



West Elevation



East Elevation



North Elevation- Main Entry

Transportation

The Ross Body Recreation Center located along the south side of Brooke Road, which is a two lane primary road between 108 and New Hampshire Avenue. Currently, the property is accessed by one driveway, located off Brooke Road which provides access into the parking lot containing 29 parking spaces plus overflow parking on the multi-use basketball court. The 84 spaces are necessary to serve the rural community of the Sandy Spring/Ashton area to eliminate the use of parking on the multi-purpose court. Sidewalks are limited to the perimeter of the recreation building and are not located in the right-of-way of Brooke Road.

Local Area Transportation Review

The capacity of the existing transportation infrastructure is adequate to serve the proposed development. Based on the same number of staff and a limited number to new users, the facility would generate 24 AM peak-hour trips and 28 PM peak-hour trips which represent less than 30 peak-hour trips. Therefore, the project does not require a traffic study. The traffic impact statement provided by the Department of General Services provides a comparison between the existing current building and the renovated building regarding traffic conditions. In addition, there will be some extended hours for special weekend social hall functions. It may be necessary to consider an acceleration and/or a deceleration lane along Brooke Road to enhance the traffic safety at the site entrance.



COMMUNITY OUTREACH

The Department of General Services held two community meetings both during both the feasibility study phase and schematic design stage. Both meetings were held in the multipurpose room at the Ross Boddy Recreation Center. Concerns included:

- A request for water and sewer service through Brook Road so neighbors could tie into it
- Traffic on Brooke Road
- Speed on Brooke Road
- Congestion at intersections at 108 and New Hampshire Avenue
- Potential for sidewalks
- Lighting and security during off hours

After receiving the Mandatory Referral application, the Planning Department Staff notified via mail the property owners and interested parties of the submittal and invited comments. Staff has received comments and letter from two adjoining neighbors. One has concerns over traffic and safety. Staff has recommended that the applicant consider the following:

- directing the source of the exterior lighting away from the neighbors located across Brooke Road.
- Providing a short deceleration lane along Brooke Road to enhance the traffic safety at the site entrance.

Another adjacent property owner is concerned about the water and sewer location of the easement as part of the sewer and water category change. County Council has already approved the sewer and water category change.

According to the notes from the second community meeting, the Sandy Spring Civic Association voted to approve and support the renovation of the building.

CONCLUSION

Based on the information provided by the applicant and the analysis contained in this report, staff concludes that the recreation center renovation and addition is consistent with the recommendations in the Master Plan, meets the environmental requirements, will not over burden the transportation system, and is compatible with the rural character of the community. Staff recommends approval of the Mandatory Referral Staff with comments at the front of this report to be transmitted to the Department of General Services

Attachments:

1. Resolution 17-217, County Council's Amendments to the Comprehensive Water Supply and Sewerage Systems Plan, WSSCR 10G-CLO-01, DGS, Ross Boddy Community Center, July 19, 2011.
2. Emails from Marvin Offord
3. Letter from Chuck Stephens, Brooke Run Tree Farm

Resolution No.:	<u>17-217</u>
Introduced:	<u>May 3, 2011</u>
Adopted:	<u>July 19, 2011</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

Background

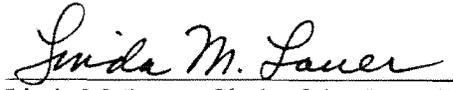
1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by the MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On April 20, 2011, the County Council received recommendations from the County Executive regarding 9 Water and Sewer Plan amendments.

6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.
7. A public hearing was held on June 16, 2011.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on June 27, 2011 and made recommendations to the Council.
9. The Council held a worksession on July 12, 2011.

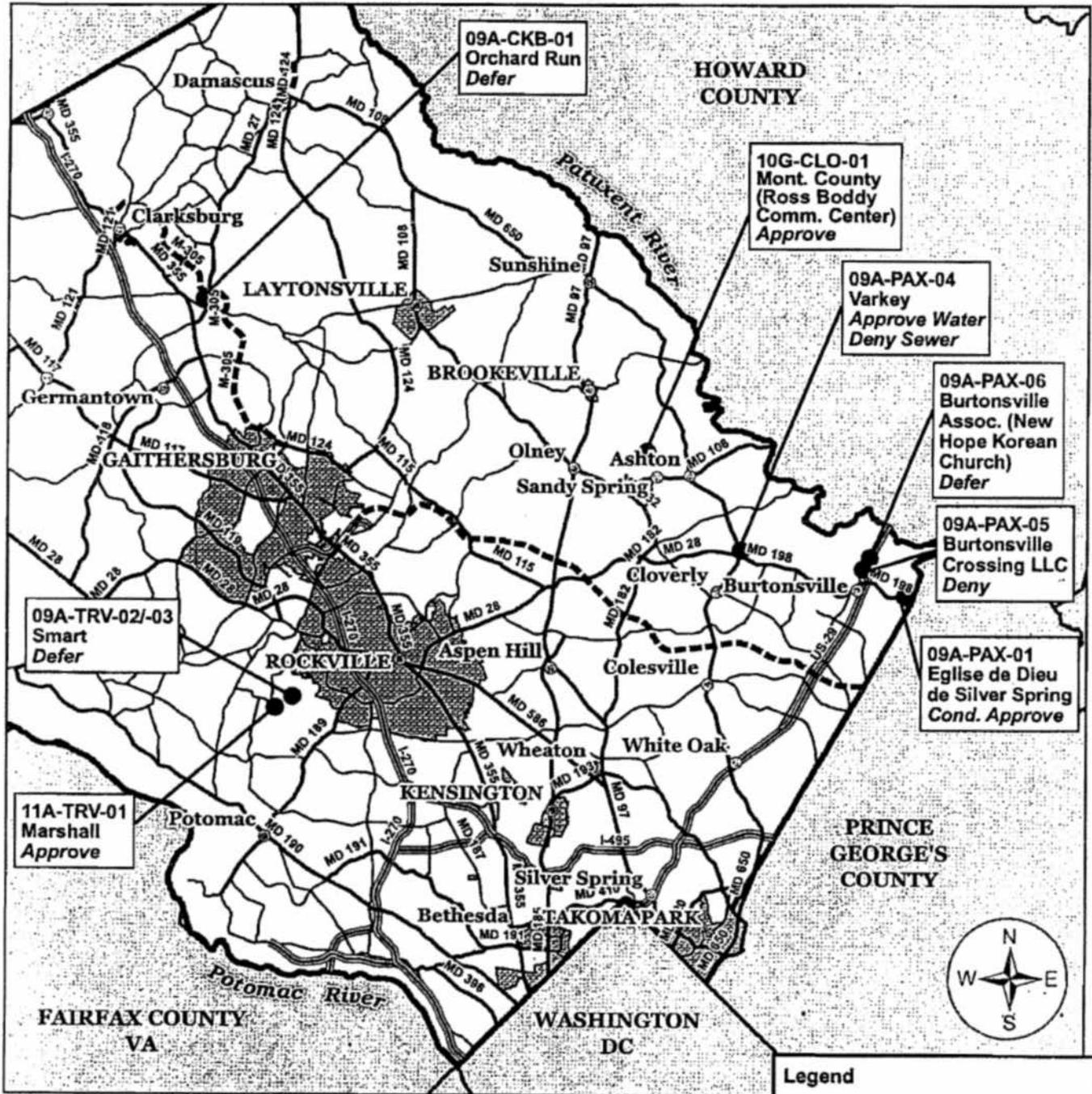
Action

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.

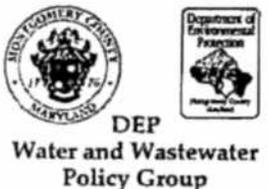
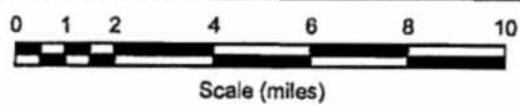

Linda M. Lauer, Clerk of the Council

Water and Sewer Plan Map March 2011 Transmittal: Map Amendment Locator



Legend

- Map Amendment Request Sites
- ⊙ Localities
- Major Roads & Highways**
- County Roads
- State Roads & Highways
- == US Highways & Interstates
- - - Proposed Roads
- ▨ Municipalities



**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
March 2011 Amendment Transmittal: Water/Sewer Category Map Amendments

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Category 1 identifies properties approved for public service and that have access to public system mains. Category 3 identifies properties approved for public service but need new main extensions in order to receive public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service in the future. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years.

Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted by the County Executive to the Council for consideration in March 2011.

WSSCR 09A-CKB-01: Windridge Farm, LLC (for Orchard Run)

Property Information and Location Property Development	Applicant's Request: County Council Action									
<ul style="list-style-type: none"> • 21901 Ridge Road, Germantown • Parcel P429, Brooke Grove; district 02, acct. no. 0030041 • Map tile: WSSC – 230NW11; MD – FV122 • Northwest quadrant, intersection of Ridge Rd (Rte. 27) and Brink Rd. • RE-2 Zone (PRC Zone proposed; case #G-881); 54.37 acres • Clarksburg Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE use IV, Mont. Co. SPA) • <u>Existing use</u>: Vacant • <u>Proposed use</u>: Retirement Community for 225 units and a community center (under the proposed PRC Zone) ^A 	<table border="0"> <tr> <td><u>Existing –</u></td> <td><u>Requested –</u></td> <td><u>Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1</td> <td>(No change)</td> </tr> <tr> <td>S-3 (PIF only)</td> <td>S-3</td> <td>without PIF restriction</td> </tr> </table> <p>T&E Committee Recommendation</p> <p>Defer action on the request for S-3 (without restriction) pending a decision on the PRC zoning request.</p>	<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>	W-1	W-1	(No change)	S-3 (PIF only)	S-3	without PIF restriction
<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>								
W-1	W-1	(No change)								
S-3 (PIF only)	S-3	without PIF restriction								

WSSCR 10G-CLO-01: Montgomery County MD (Dept. of General Services)

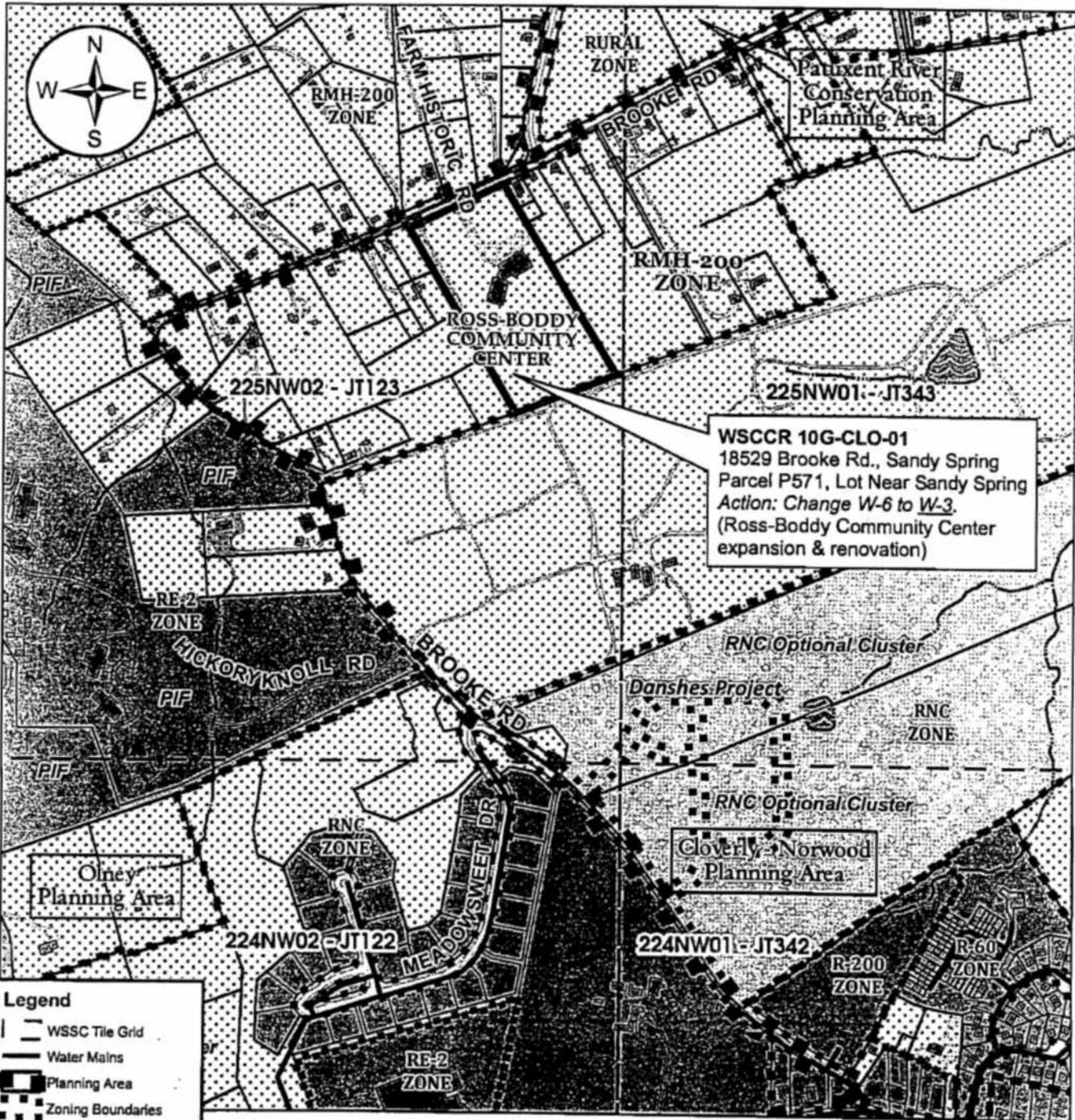
Ross Boddy Community Center

Previously deferred from AD 2010-4 at the direction of the Planning Board. (11/22/10)

Property Information and Location Property Development	Applicant's Request: County Council Action									
<ul style="list-style-type: none"> • 18529 Brooke Rd., Sandy Spring • Property ID: Parcel P571, Lot Near Sandy Spring; district 08, acct. no. 00702047 • Map tile: WSSC – 213NW10; MD – JT23 • South side of Brooke Rd., west of and opposite Chandlee Mill Rd. • RMH-200 Zone; 8.39 acres • Cloverly – Norwood Planning Area Sandy Spring – Ashton Master Plan (1998) • Hawlings River Watershed (MDE Use IV) • <u>Existing use</u>: Ross Boddy Community Center. • <u>Proposed use</u>: renovation and expansion of the existing community center. 	<table border="0"> <tr> <td><u>Existing –</u></td> <td><u>Requested –</u></td> <td><u>Service Area Categories</u></td> </tr> <tr> <td>W-6</td> <td>W-3</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-3</td> <td></td> </tr> </table> <p>T&E Committee Recommendation</p> <p>Approve W-3 and S-3, with sewer service restricted to a public facility only.</p> <p>Note: DEP, DPS, M-NCPPC, and WSSC will coordinate efforts to find a sewer extension solution for both the Ross Boddy Center and the long-standing septic problems in the established Brooke Road/Chandlee Mill Road health problem area. The agencies will report back to the Council on their progress in October 2011.</p>	<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>	W-6	W-3		S-6	S-3	
<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>								
W-6	W-3									
S-6	S-3									

Applicants receiving a denial under this action may not apply again until July 19, 2012, unless previously approved by DEP. See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

Water Service Area Categories Map WSSCR 10G-CL0-01 (Montgomery Co. MD - Ross-Boddy Community Center)

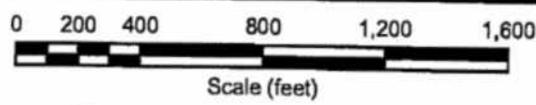


Legend

- WSSC Tile Grid
- Water Mains
- Planning Area
- Zoning Boundaries
- Parks

2010 Water Categories

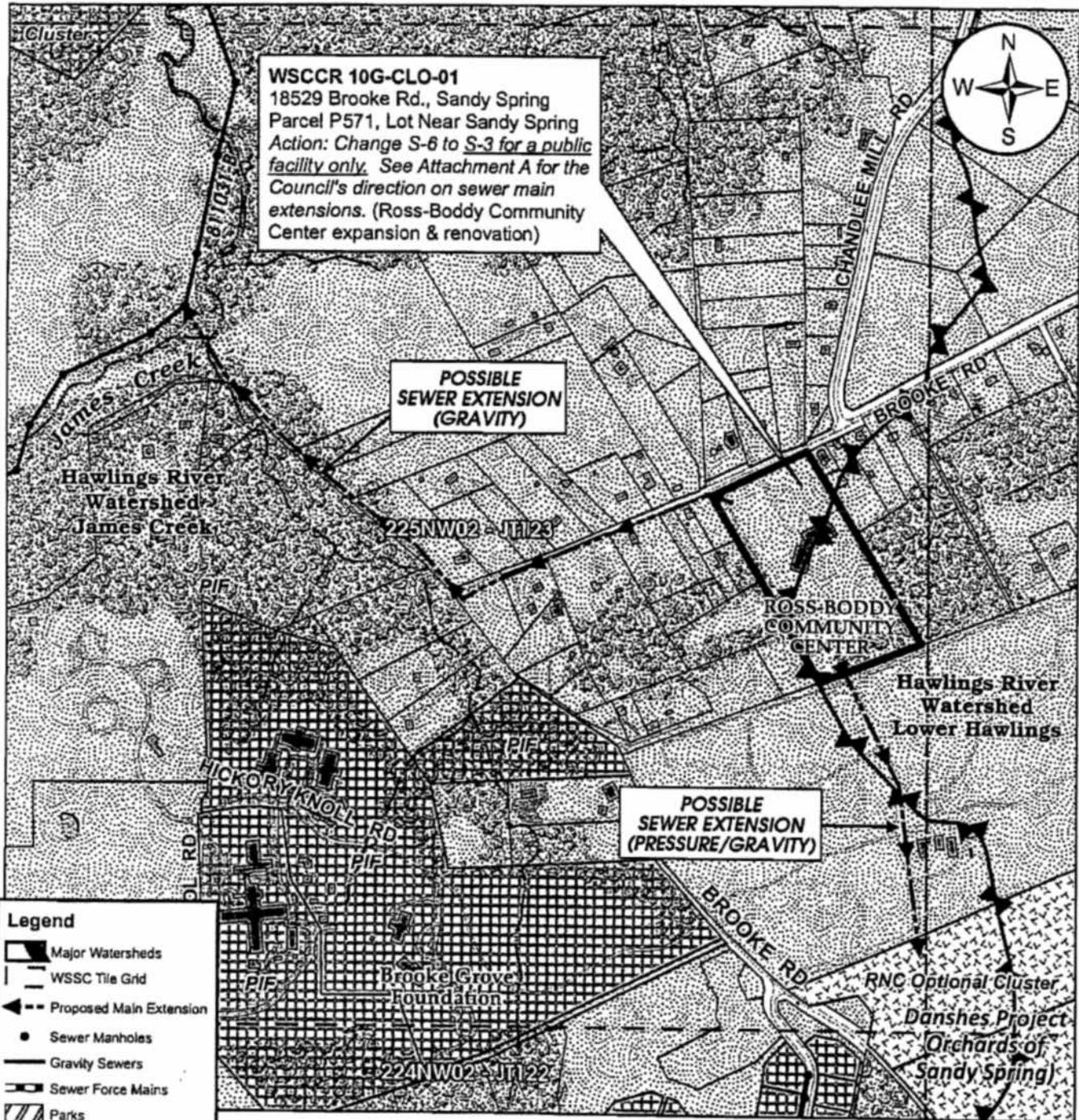
- W-1
- W-3
- W-4
- W-5
- W-6



Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



Sewer Service Area Categories Map WSSCR 10G-CL0-01 (Montgomery Co. MD - Ross-Boddy Community Center)



WSSCR 10G-CL0-01
18529 Brooke Rd., Sandy Spring
Parcel P571, Lot Near Sandy Spring
Action: Change S-6 to S-3 for a public facility only. See Attachment A for the Council's direction on sewer main extensions. (Ross-Boddy Community Center expansion & renovation)

POSSIBLE SEWER EXTENSION (GRAVITY)

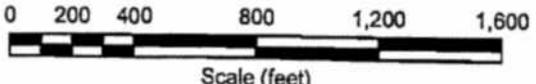
POSSIBLE SEWER EXTENSION (PRESSURE/GRAVITY)

Legend

- Major Watersheds
- WSSC Tile Grid
- Proposed Main Extension
- Sewer Manholes
- Gravity Sewers
- Sewer Force Mains
- Parks
- Woodlands

2010 Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

DEP
Water and Wastewater
Policy Group

Oconnor, Kristin

From: m_offord@comcast.net
Sent: Friday, March 08, 2013 11:39 AM
To: Oconnor, Kristin
Subject: Ross Boddy Neighborhood Recreation Center

Hi Ms. O'Connor,

I have a concern regarding the impact of increased traffic on Brooke Road and the community. Brooke Road has no sidewalks, and is an old and narrow road, especially from Rt. 108 to Chandlee Mill. There has been some widening of the road due to the new housing construction, but the entire road has not have any improvements. Even though there has been some widening to accommodate the new communities, nothing has been done over all all the road to improve the road when it comes to even surface, the shoulder space, etc...

The neighbors have experienced increase speeding as Brooke Road has become more populated as well as has been established as a cut through for those who go from Gold Mine Road or New Hampshire Aveune, to 108.

Brooke Road needs major improvements, such as increased shoulder space, sidewalks, traffic calming devices, etc... for the renovations of Ross Boddy not to create negative impact on the community.

Thank you for your time.

Marvin Offord
(301)332-7784

Oconnor, Kristin

From: m_offord@comcast.net
Sent: Tuesday, March 12, 2013 2:34 PM
To: Oconnor, Kristin
Subject: Ross Boddy Community Center

Hi Ms. O'Connor,

I do have two additional concerns:

- 1.) The new plan calls for the basketball court to be moved closer to Brooke Road. My concern is the possibility of kids running into the street after balls, etc.. as well as the possibility of a car swerving off of the road and is then directed toward the courts.
- 2.) The new plan for the outdoor lightening does not include lights on the basketball courts. Currently lightening at the basketball courts, which stay on all night. The neighbors are in favor of the lights staying on all night, because it has been a has prevented people from parking late at night --which has been a major problem in the past with drug activity when the light go off

Thanks so much for your time

Marvin Offord
(301)332-7784

Date: March 14, 2013

Subject: Ross Boddy Recreational Center Improvement Project

To: Kristin O'Connor

From: Chuck Stephens – Brooke Run Tree Farm

Dear Kristin ,

In regard to the Ross Boddy Recreational Center improvements, our (owners of Brooke Run Tree Farm) opposition to this project stems from the concern over the 30' easement WSSC will need for sewer and water improvements that will be required for the project to be completed. The easement will effectively cut the property (Brooke Run Tree Farm) in half, and substantially reduce the value of the property – estimates given to me by real estate consultants are a reduction in the range of 30%-40%. An alternative solution (route) exists, but would vastly increase the cost of the project. We had initially ask for two building lots in exchange for allowing the easement (one for each side of the divided property); furthermore, we were amenable to having a larger sewer line run, and making hook-ups available to the older homes adjacent to the farm to alleviate the older and decaying septic systems. This offer was shunned, and a cash offer was tabled by Montgomery County that does not even begin to properly compensate us for the reduced value of the farm. The advantages of having the easement have obviously been overlooked, and the damage that will be incurred by us minimized. Therefore, we will be opposed the improvement of The Ross Boddy Recreational Center, and will fight the right of Montgomery County to have rights for the easement until a realistic compensation package is presented.

One solution would be for M-NCPPC to purchase the farm. Given the amount of houses that have been and are being, built, in the immediate area surrounding the property, the farm could be converted into a park. Farm Credit recently did an appraisal and valued the property, buildings, inventory, etc. at \$1.5M – 35% of that amount would value the easement at \$525,000.

Sincerely,

Charles (Chuck) Stephens, Jr.