




## Arcola Elementary School Addition, Mandatory Referral, MR2014023

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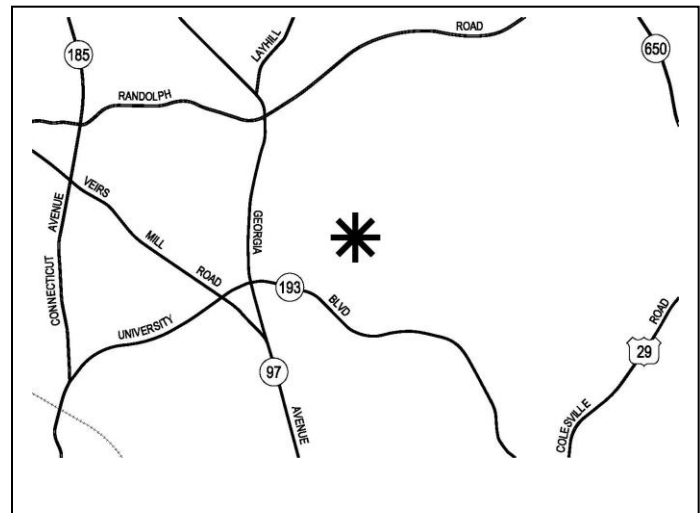
-  Carlton W. Gilbert, Planner Coordinator, Area 2 Division, [Carlton.Gilbert@montgomeryplanning.org](mailto:Carlton.Gilbert@montgomeryplanning.org), 301-495-4576
-  Khalid Afzal, Planner Supervisor, Regulatory Team, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301-495-4650
-  Glenn Kreger, Chief, Area 2 Division, [Glenn.Kreger@montgomeryplanning.org](mailto:Glenn.Kreger@montgomeryplanning.org), 301-495-4653

Completed: 12/12/13

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### Description

- Request to construct a two-story addition for five classrooms and ancillary space to address the increased student enrollment;
- Location: 1820 Franwall Avenue, Wheaton
- R-90 Zone, 5 acres of land in the 1989 *Master Plan for the Communities of Kensington-Wheaton*;
- Applicant: Montgomery County Public Schools (MCPS);
- Filing Date: November 7, 2013



### Summary

Staff recommends **approval** to transmit the following comments to the Montgomery County Public Schools (MCPS):

- The Applicant must obtain a Park Construction Permit from the Maryland-National Capital Park and Planning Commission (M-NCPPC) for all construction activity, including the fenced construction staging area and the fenced recess area, on the adjacent parkland.
- The construction activity will be enforced during the Park Construction Permit process under the guidance of the Park Development Division of the Department of Parks.

The Montgomery County Public Schools (MCPS) proposes to add to the existing Arcola Elementary School a two-story addition consisting of 5,066 square feet for five classrooms and ancillary program space, and relocate three portable classrooms to the front of the school adjacent to the bus loop.

During the construction period, the Department of Parks will allow MCPS to use part of the adjacent parkland (Arcola Local Park) as a secure construction staging area.

## Site Description

The Arcola Elementary School is located at 1820 Franwall Avenue, at the southeast corner of the intersection of Channing Drive and Franwall Avenue one block south of Arcola Avenue. It comprises approximately 5 acres of land in the R-90 Zone. The property generally slopes from northeast to southwest, with a change of elevation of approximately 15 feet. The property, located in the Blueridge Manor subdivision, is bounded to the north by Franwall Avenue and single-family homes, to the east by single-family homes, to the west by Channing Drive and single-family homes and to the south by Arcola Local Park, which is owned by the M-NCPPC.

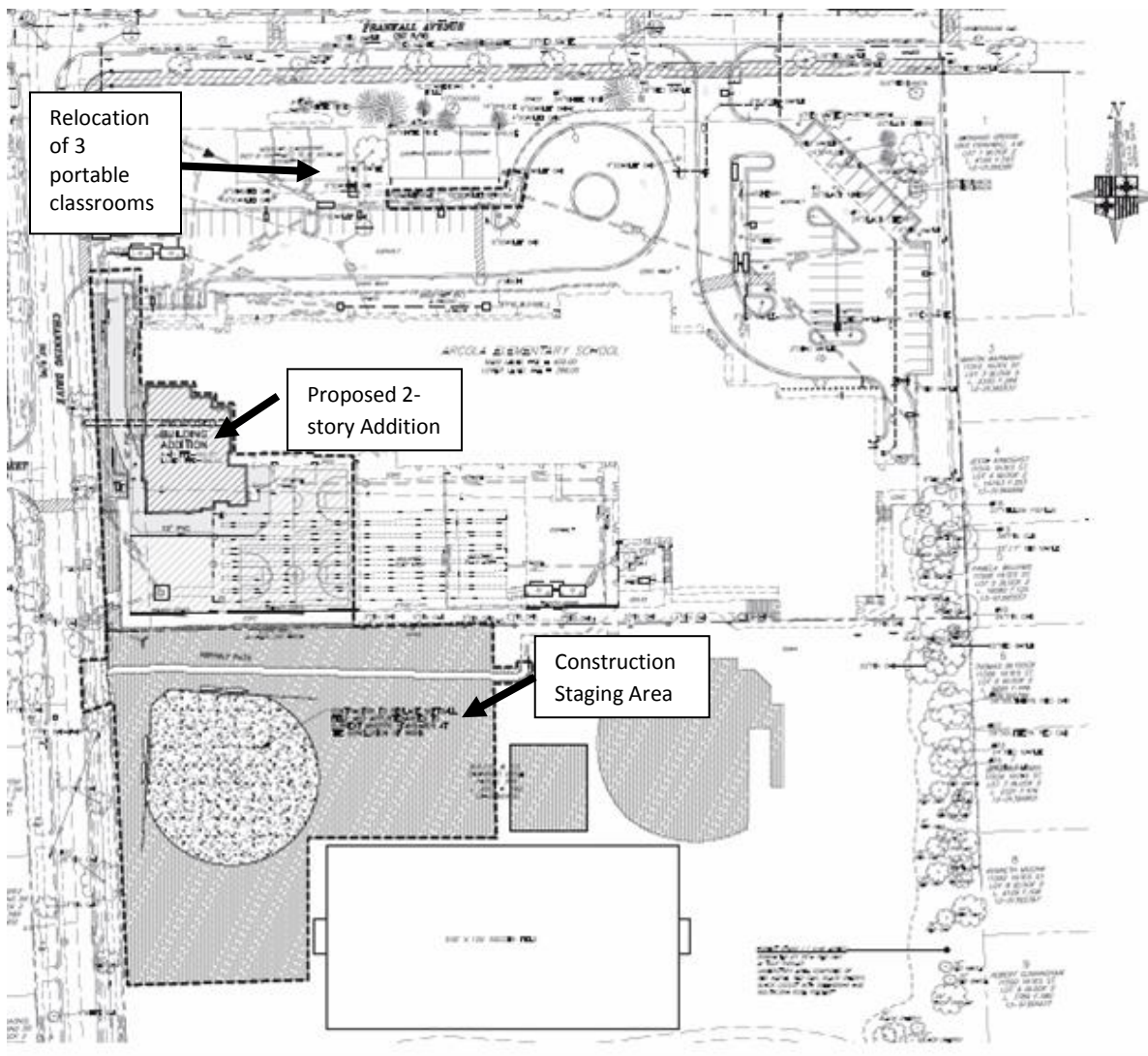
The property houses a two-story school, two hard-surface play areas/basketball courts, two soft play areas, a 75-space parking lot, a student drop-off loop, a loading area, and a bus loop. The M-NCPPC park property to the south is used by the school for its play fields. The student drop-off and associated parking lot are accessed from Franwall Avenue, and the bus loop and associated parking lot are accessed from Channing Drive. A total of six portable classrooms are currently located on the property; three at the front of the school adjacent to the bus loop and three at the west end of the existing building (shaded in white in the aerial photo below).



*Aerial Photo*

## Proposed Project

The proposed expansion to the main school building will be located at the west end of the existing building where three portable classrooms are currently located. The three portable classrooms, displaced by the addition, will be relocated to the front of the school adjacent to the bus loop where three existing portable classrooms are currently located. The six portable classrooms will remain until additional capacity becomes available in other school areas. The proposed addition will provide five additional classrooms and program spaces for Kindergarten and Grades 1 through 5. The proposed project will increase school capacity from approximately 434 students to 624 students to meet the school's existing and projected enrollment needs.



*Site Plan*

The proposed construction of a two-story, 5,066-square foot addition will increase the size of the school to approximately 95,767 square feet. Matching the floor level of the existing building, the two-story addition will be located in the southwest corner of the existing building and will be setback substantially from the adjacent residential neighborhoods. The lower level will consist of three classrooms and necessary support spaces. The upper level will consist of two standard classrooms, a dual purpose room, a group instruction room and support spaces.

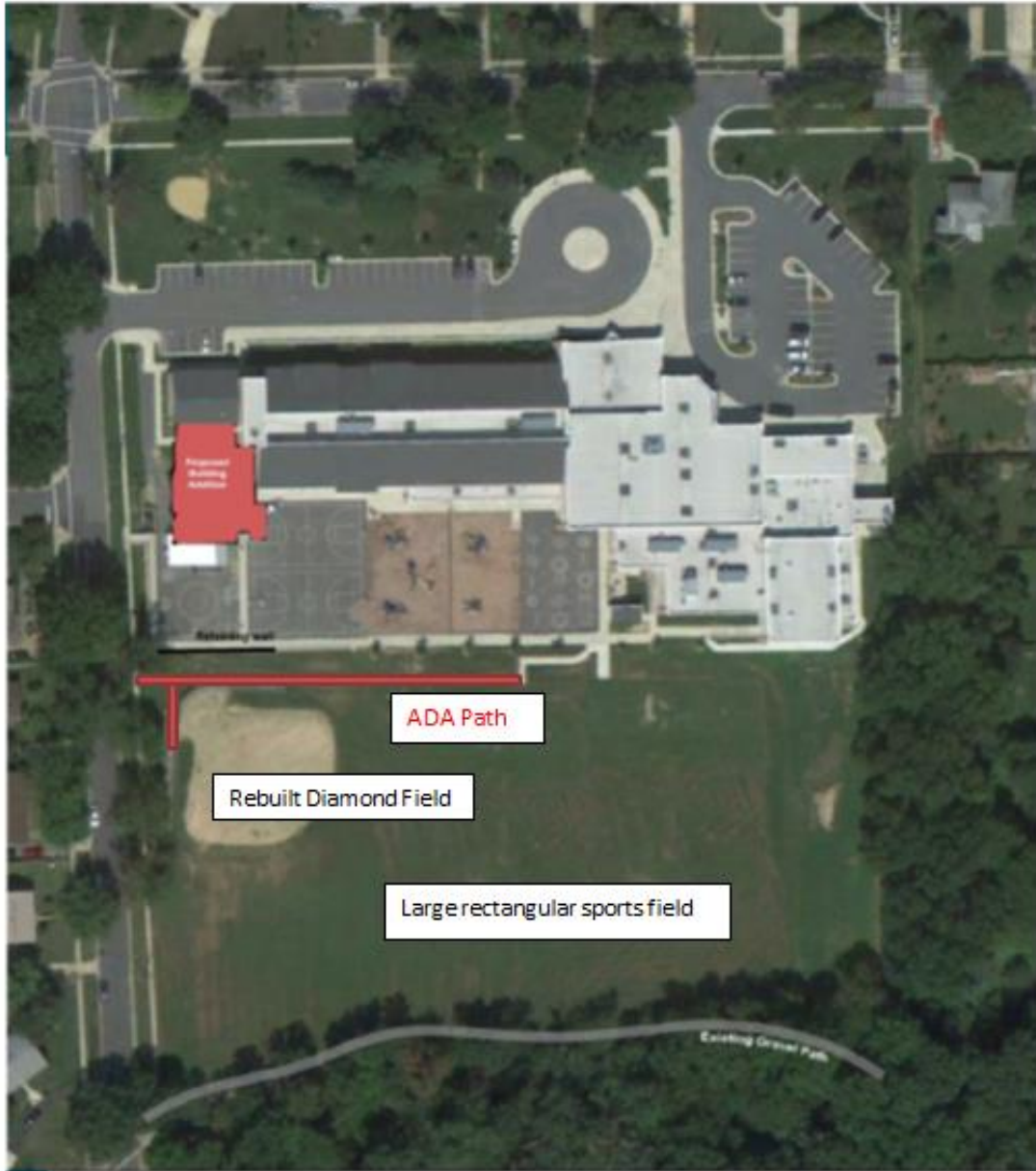
The proposed addition will be complementary to the existing building. According to the applicant, the existing building is approximately 40 feet high and the new addition approximately 37 feet high. In both cases, the height is from the lowest floor to the highest point of the roof. Construction is scheduled to begin in January of 2014 and will be completed in August of 2015. The school will remain open during construction. As is typical in a park/school site, certain facilities such as parking, basketball courts, ballfields, and playgrounds are currently shared between the school and the adjacent Arcola Local Park sites. MCPS has reached an agreement with the Department of Parks to utilize part of the adjacent park site for construction staging. MCPS will restore any disturbed parkland after construction is complete.

## **Parks**

The adjacent Arcola Local Park is 5.81 acres and current facilities include two softball fields and a soccer overlay field. During the construction period, the Department of Parks will give permission to Montgomery County Public Schools (MCPS) to close and fence off Ballfield Number 1 to use as a secure construction staging area. MCPS will demolish the existing backstop, benches, and player protection fencing. Ballfield Number 2 will also be closed and demolished to allow a partially fenced, temporary recess area to include two pieces of playground equipment. The temporary recess area will be open to the public during non-school hours. Upon completion of school construction, all playground equipment will be removed from this temporary recess area and the site restored to a grass condition.

Community Use of Public Facilities (CUPF) will close the ballfields to permitted community use starting in the spring 2014 season and will re-open for the spring 2016 season. The length of the closure period is due to a combination of construction and field restoration activities. Non-permitted community use will be allowed during construction outside the fenced staging area. When the school project is complete, Ballfield Number 1 will be completely rebuilt and made ADA-compliant, and Ballfield Number 2 will be eliminated to create more green space for a variety of activities as shown below. This will allow the Department of Parks to restripe the rectangular field in a variety of configurations to meet field demands in the area (see Attachment 1 - Parks Memo).





## Analysis

### Neighborhood Fit

The proposed addition and improvements are compatible with the adjacent neighborhood and consistent with the development standards of the R-90 zone, which are standards for the private development of one-family detached homes in the neighborhood.

*Zoning Standards for the R-90 Zone*

<b>Development Standard</b>	<b>Requirement</b>	<b>Provided</b>
Minimum Lot Area	9,000 sq. ft.	218,037 sq. ft.
Minimum Lot Width	75 ft.	599 ft.
Minimum Lot Frontage	25 ft.	567 ft.
Minimum Setbacks:		
Front	30 ft.	30 ft.
Side	8 ft. / 25 ft. total	10 ft. / 39 ft. total
Rear	25 ft.	1 ft. *
Maximum Height	35 ft.	37 ft.
Maximum Building Coverage	30%	28%

\*Existing condition.

Compatibility

Compatibility with the existing neighborhood is achieved. The exterior features and building design of the addition are an appropriate response within this neighborhood of modest one-family homes and the placement and design of the addition are compatible with the character of surrounding area. The height and setbacks are appropriate for the neighborhood.

The submitted lighting plan illustrates that the proposed lighting for the new addition will not increase the lighting levels of the existing school and will not impact adjacent residential properties. The proposed fixtures have been located so that no more than 0.1 foot-candles will extend beyond the school site onto adjacent residential properties. On-site landscaping improvements will provide additional canopy cover and shrubs. These improvements create an attractive setting for the school and the neighborhood.

**Perspective from North West**

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Existing Linkages to Learning — Proposed two-story addition —  
Existing school

**Perspective from South West**

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Existing Linkages to Learning — Existing School —  
Proposed two-story addition —

**Master Plan**

Arcola Elementary School is within the 1989 *Master Plan for the Communities of Kensington-Wheaton*. The Master Plan has no specific recommendations for this particular site, but its *Community Facilities Plan* chapter recognized the need for quality education in its objectives and policies (p. 136), and relied on the Approved Master Plan for Educational Facilities, the annual CIP, and the annual Growth Policy as statements of direction to establish needs in the area. This expansion will increase enrollment capacity to the maximum allowed by the previously approved mandatory referral. Therefore, the project is consistent with master plan recommendations.

## **Transportation**

The proposed project will increase the school's capacity from 434 to 624 students in the 2015-2016 school years. However, the school will continue to be over capacity with the current enrollment of 719 students and projected to be as high as 767 students, which means that six existing portable classrooms will remain on this property after the new addition is completed in August 2015 until a new addition to this school or additional capacity to other schools in the cluster is implemented.

The existing crosswalk and recoiling fence at the beginning of the bus loop circle will remain in use, during and after the new addition is completed, to allow safe access of the students from the portables to the main school.

The Planning Board approved a Mandatory Referral for the construction of a new Arcola Elementary School on June 2, 2005, (see Attachment 2) for a maximum enrollment of 765 students (i.e., two students less than the highest enrollment of 767 students). A traffic study for this project is not required to satisfy the Local Area Transportation Review (LATR) test since the total student capacity of 624 students with the proposed addition will remain below the total of 765 students approved by the previous mandatory referral (see Attachment 3 - Transportation Memo).

## **Environment**

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #42014067E) on November 1, 2013. The 5.01-acre site contains no streams, wetlands, or other environmental features on the subject property. The property is within the Sligo Creek watershed-- a Use I watershed. The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is therefore in compliance with the Environmental Guidelines.

This property is subject to Chapter 22A Montgomery County Forest Conservation Law. However, this property is exempt from the requirements of submitting a Forest Conservation Plan per 42014067E, approved on November 1, 2013 because the proposed development will not remove more than 5,000 square feet of forest, does not affect any forest in a stream buffer or is located in a Special Protection Area, and does not require approval of a new subdivision plan. Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.



The Stormwater Management Concept Plan for the site was reviewed and approved by the Montgomery County Department of Permitting Services (MCDPS) on October 10, 2011. The plan featured an infiltration dry well to provide treatment for the building addition, however in their approval letter, MCDPS indicated that since treatment for the proposed addition was provided by the stormwater management design for the prior modernization, the dry well should be removed from the plan and no new stormwater management is required for the proposed addition (see Attachment 4).

### **Community Outreach**

Staff notified via mail, and invited comments from, local citizen associations, adjoining and nearby property owners, and other interested parties of the submittal. To date, staff has not received any comments or requests for this proposal.

### **Conclusion**

Based on the information provided by the Applicant and the analysis contained in this report, Staff concludes that the proposed mandatory referral meets the applicable standards and guidelines for the environment, the adequate public facilities ordinance, and the development standards of the R-90 Zone. Staff recommends approval of the Mandatory Referral with the comments listed at the front of this report.

### **Attachments:**

- Attachment 1 – Parks Memo
- Attachment 2 – Planning Board Transmittal Letter
- Attachment 3 – Transportation Memo
- Attachment 4 – SWM Concept Approval

**MEMORANDUM (Draft #2)****November 21, 2013**

**TO:** Khalid Afzal Area 2,  
Department of Planning

**VIA:** Dr. John E. Hench, Chief, Park Planning and Stewardship (PPS) Division

**FROM:** Brooke Farquhar, Supervisor, Park and Trail Planning, PPS Division  
Mark S. Wallis, Planner Coordinator, PPS Division

**SUBJECT:** Arcola Elementary School - Park/School Mandatory Referral – MR # 2014023

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**Introduction**

The Arcola Local Park/School, located at 11501 Channing Drive, Wheaton, Maryland is scheduled to have a classroom addition constructed to the existing elementary school. Construction is scheduled to begin January of 2014 and be completed in August of 2015. The school will remain open during construction. As is typical in a park/school site, certain facilities such as parking, basketball, ballfields, and playgrounds are currently shared between the two sites. The school's expansion allows the Department of Parks an opportunity to re-examine the park site and facilities provided to make changes that better meet community needs.

Arcola Local Park is 5.81 acres and current facilities include two softball fields and a soccer overlay field. **(See Attachment A).**

During the construction period, the Department of Parks proposes to give permission to Montgomery County Public Schools (MCPS), to close and fence Ballfield Number 1 to use as a secure construction staging area. MCPS will demolish the existing backstop, benches, and player protection fencing. Ballfield Number 2 will also be closed and demolished to allow a partially fenced, temporary recess area to include two pieces of playground equipment. The temporary recess area will be open to the public during non-school hours. Upon completion of school construction, all playground equipment will be removed and the site restored to a grass condition.

Community Use of Public Facilities (CUPF) will close the ballfields to permitting starting with the Spring 2014 season and will re-open for the Spring 2016 season. The closure duration period is due to a combination of construction and field restoration activities. Non-permitted community use will be allowed during construction outside the fenced staging area. **(See Attachment B).**

When the school project is completed, Ballfield Number 1 will be completely rebuilt and made ADA-compliant and Ballfield Number 2 will be eliminated to create more green space for a variety of activities. This will allow Parks to restripe the rectangular field in a variety of configurations to meet field demands in the area. In addition, all the temporary recess-related playground equipment removed. **(See Attachment C).**

## **Conditions of Approval**

The following items should be listed as Conditions of Approval for the Park Construction Permit. These conditions will be restated and enforced during the Park Construction Permit approval process under the auspices of the Park Development Division of the Department of Parks .

### **General Conditions**

Montgomery County Public Schools (MCPS) must obtain a Park Construction Permit from M-NCPPC Department of Parks for all construction activity on parkland. Submittals to parks will include all existing recreational facilities on parkland. The Park Construction Permit can be found at <http://www.montgomeryparks.org/pdd/documents>.

### **Fenced Staging Area**

Montgomery County Public Schools (MCPS) will establish a temporary construction staging area on the site of Ballfield Number 1. The staging area includes a temporary construction and maintenance access for stockpiling, construction trailer and construction worker parking. The backstop, player benches and player protection fencing will be removed. The staging area will be fenced and NO windscreen will be installed to ensure site visibility and security. The staging area will commence January of 2014 and end August of 2015. MCPS is responsible for all maintenance such that a construction staging area requires. Sodding and field restoration will begin November of 2015.

Ballfield Number 1 will be rebuilt as a skinned infield to Park standards and made ADA-compliant. In addition, backstop replacement, player benches, player protection fencing will be replaced, and infield mix specification will be determined during the Park Construction Permit review. The balance of restored staging area/Ballfield Number 1 will be sodded.

### **Fenced Recess Area**

Due to construction activity and student safety, MCPS will establish a temporary fenced recess area on Ballfield Number 2. MCPS will demolish the existing backstop, benches, and player protection fencing. MCPS will then sod all disturbed areas. MCPS will install two pieces of temporary playground equipment inside a mulch bed within the fenced area. The temporary playground equipment will be used from Spring of 2014 through August of 2015. The temporary playground equipment will be removed and the playground footprint re-sodded November of 2015 concurrent with staging area sodding and Ballfield Number 1 restoration. The playground will be fenced with no windscreen to ensure visibility. MCPS is responsible for all maintenance such that a fenced temporary recess area requires. The Department of Parks reserves the right to inspect the playground at the usual interval as if the playground was permanently installed in the park.

Upon removal of playground equipment and footprint, the footprint will be sodded and fence removed.

### **ADA Access**

MCPS to provide ADA access as part of Ballfield Number 1 restoration. ADA improvements will start at the sidewalk on Channing Drive to the renovated Ballfield Number 1 and then tie into the existing

handicap ramp at the back of the school. The exact ADA design and specifications will be approved by the Park Development Division's ADA coordinator.

**Ballfield Access**

The proposed scheme allows for a small community use rectangular field during construction. Permitted use through the Community Use of Public Facilities (CUPF) will be closed starting Spring of 2014 and resume Spring of 2016. There will be some green space nearest the forest that is rectangular in shape that can be used for community use only during construction. The Department of Parks will be responsible for all routine maintenance activities for this community use field and all areas outside the temporary recess and staging areas.

**Park Maintenance and Park Police access**

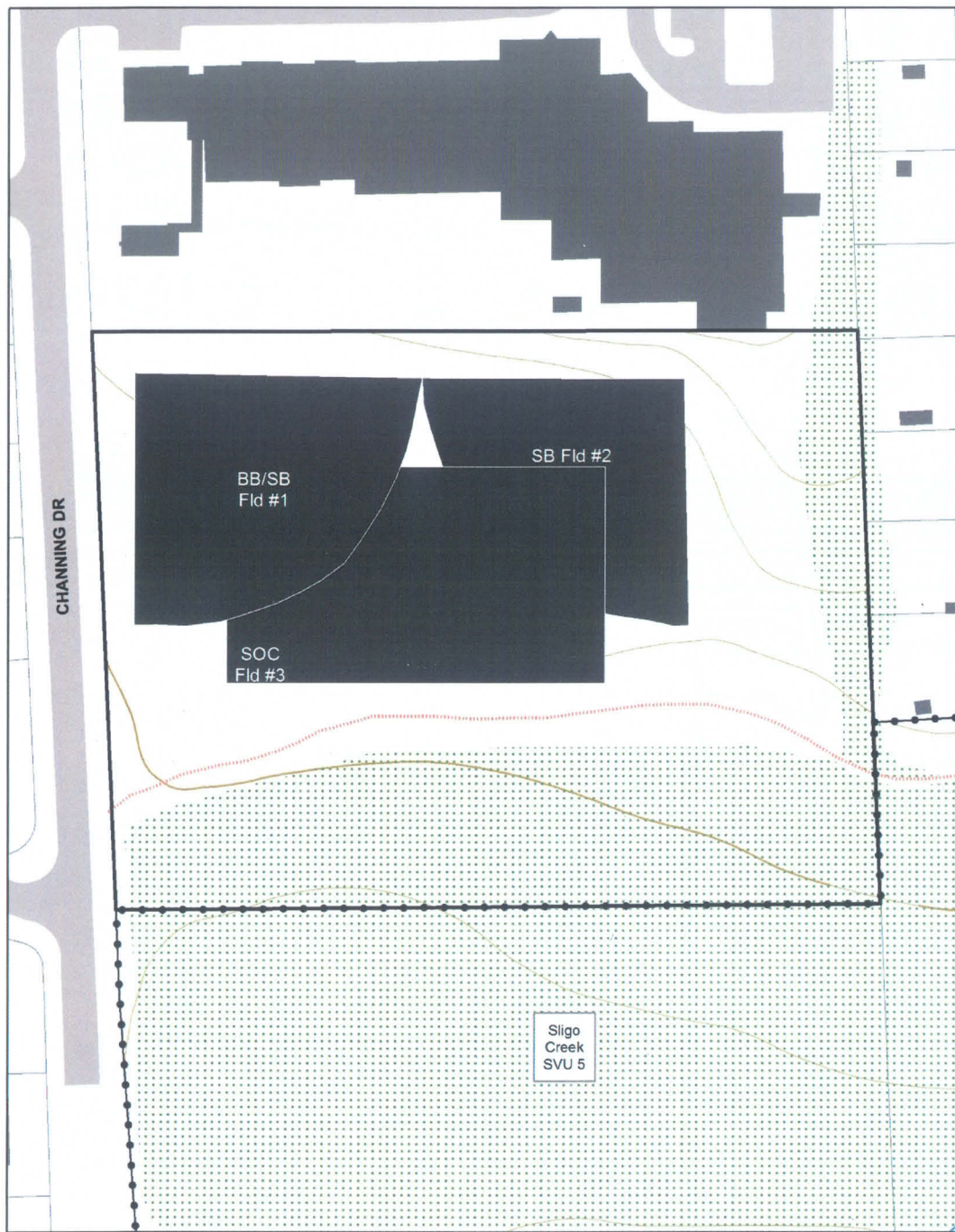
The maintenance and Park Police access will be open during the construction and restoration period.



This concludes the Mandatory Referral review comments for this project.

- cc: Mary Bradford, Director of Parks
- Mike Riley, Deputy Director Administration Montgomery Parks
- John Nissel Deputy Director for Operations
- Bill Tyler Chief, Southern Region Operations
- Steve Chandlee, Southern Region Operations Manager
- Mitra Pedoeem, Chief, Park Development Division
- Michael Ma, Supervisor Construction Section, Park Development Division
- Antonio Duvall, Chief, Park Police
- Dave McGrady, Park Manager, Wheaton Region

# Arcola LP

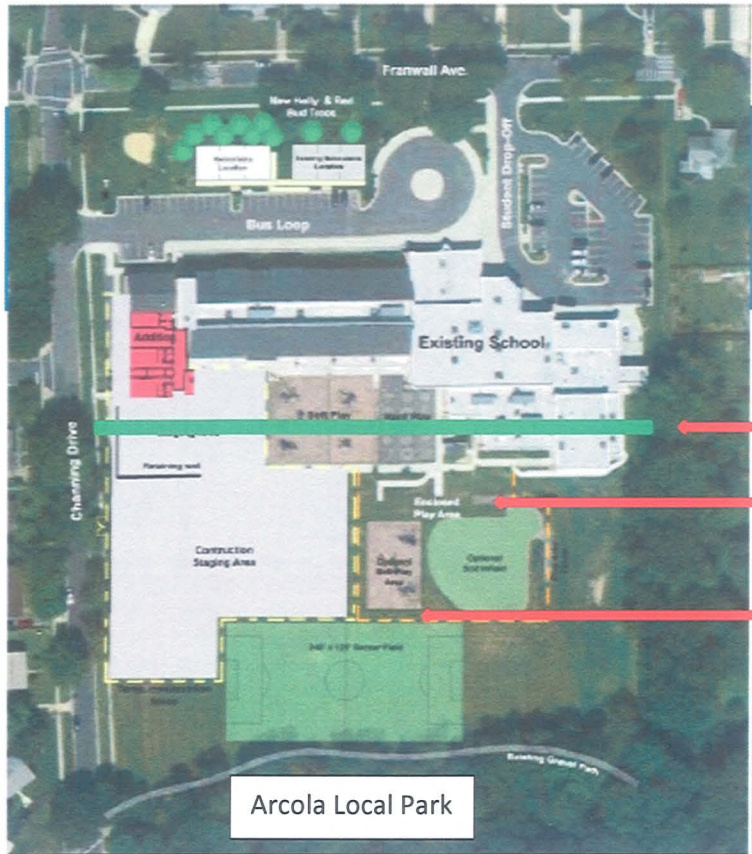
11501 Channing Dr., Wheaton, MD 20902



	Acreage	<u>5.81</u>	Region	<u>S</u>	
	Facility Code	<u>D03</u>	Area	<u>WH</u>	



Attachment B – Interim Conditions - Construction Phase

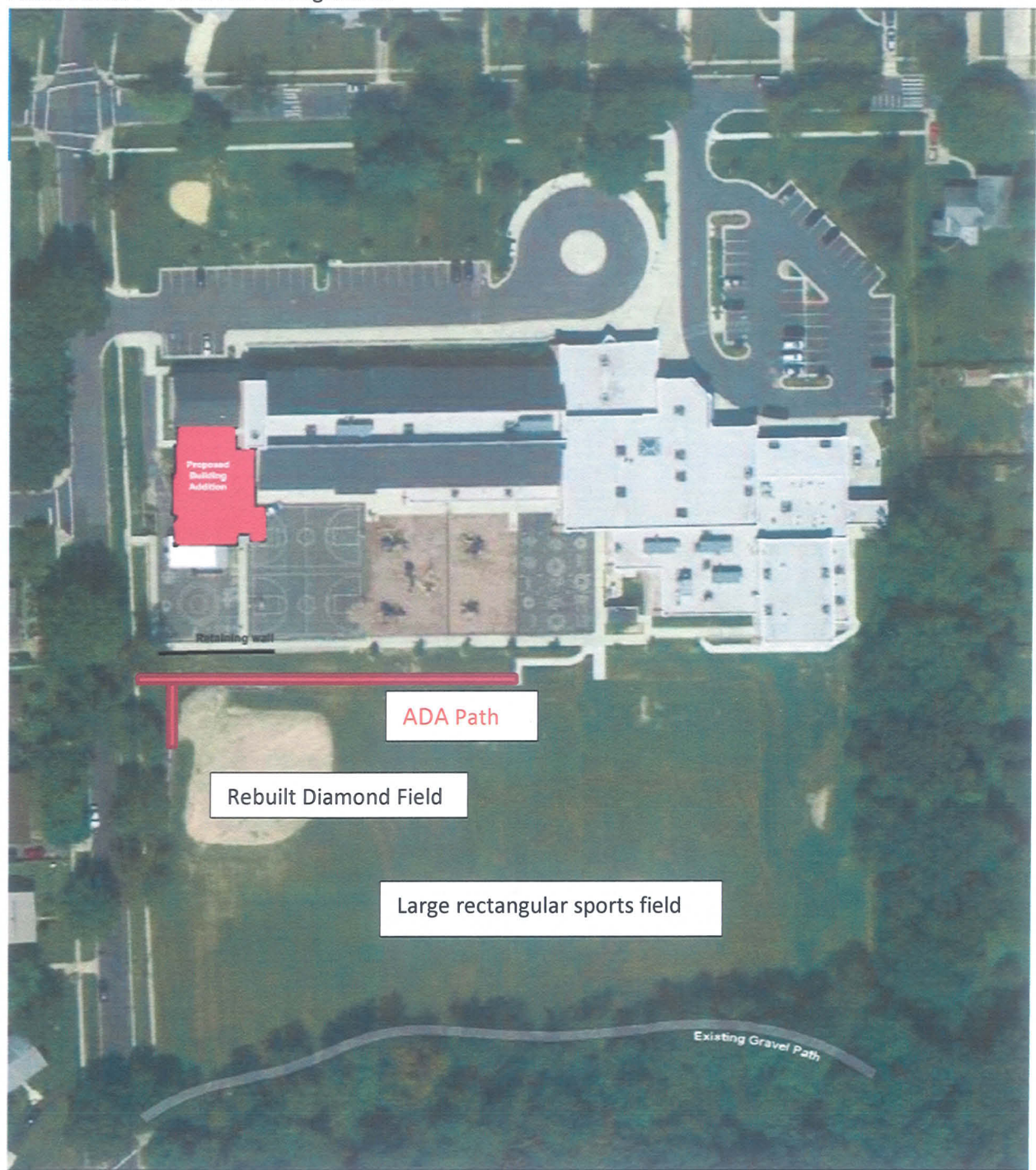


Park /School Property

Temporary Fenced Recess Area

Community Use Field – Construction Phase

Attachment C – Final Site Configuration





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

June 16, 2005

Dr. Jerry D. Weast, Superintendent  
Montgomery County Public Schools  
850 Hungerford Drive  
Rockville, Maryland 20850

SUBJECT: Mandatory Referral No. 04508-MCPS-1  
Downcounty Consortium Elementary School No. 28  
(Arcola Elementary School)

Dear Dr. <sup>Jerry</sup>Weast

At its regular public meeting of June 2, 2005, the Montgomery County Planning Board reviewed as a Mandatory Referral the Montgomery County Public Schools (MCPS) proposal to construct a new Downcounty Consortium Elementary School on the site of Arcola Elementary School in Wheaton. The Planning Board heard a presentation on the project from the staff of the Community-Based Planning Division, and reviewed the project with the MCPS project manager and the architect.

The Planning Board recommends that this project be APPROVED. The Planning Board strongly supports the effort by MCPS to include funding for a Geothermal Heat Pump system in the project, because its use of renewable resources represents an excellent opportunity to employ "green building" techniques in this public project. The Planning Board does not think a separate mandatory referral is necessary for the heat pump system, but would like a briefing on the subject if MCPS moves forward with it as part of this project. The Planning Board expects MCPS to work closely with staff to obtain the necessary park construction permits, should the heat pump system move forward.

The Planning Board transmits its approval of this project with one comment:

1. Obtain M-NCPPC technical staff approval of the submitted Tree Save Plan.

The Planning Board appreciates the opportunity to review this proposal, and looks forward to working closely with you and your staff on future projects.

Sincerely,

Derick P. Berlage  
Chairman

DPB:FB:ha:  
Attachment

cc: Joseph DeRosa, Project Manager, Division of Construction



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

December 3, 2013

**MEMORANDUM**

**TO:** Carlton Gilbert, Planner/Coordinator  
 Area 2 Planning Division

**VIA:** Khalid Afzal, Supervisor  
 Area 2 Planning Division

**FROM:** Ed Axler, Planner/Coordinator  
 Area 2 Planning Division

**SUBJECT:** Mandatory Referral No. 2014023  
 Arcola Elementary School Addition  
 1820 Franwall Avenue, Silver Spring  
 Kensington/Wheaton Policy Area

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This memorandum is the Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Mandatory Referral for the elementary school addition of five more permanent classrooms and ancillary rooms. The school's capacity would be increased from 434 to 624 students in the 2015-2016 school-years. However, the school would continue to be over its capacity with the current enrollment of 719 students (and projected as high as 767 students). As a result, the six existing modular classrooms (i.e., previously known as portables or learning cottages) will remain on the school site located between Franwall Avenue and the school bus loop.

The Planning Board approved a Mandatory Referral on June 2, 2005, for a maximum enrollment of 765 students (i.e., two students less than the highest enrollment of 767 students). The 2005 Mandatory Referral replaced the private Washington Christian Academy with a newly-constructed Arcola Elementary School.

**RECOMMENDATION**

Area 2 transportation planning staff reviewed the materials submitted for the subject mandatory referral and recommend approval to transmit the Planning Department comments to the Montgomery County Public Schools (MCPS).

**DISCUSSION**

**School Location and Surrounding Land Uses**

The site is located in the south of Arcola Avenue between Kemp Mill Road and Georgia Avenue (MD 97). The surrounding land uses are single-family detached housing units and M-NCPPC's Arcola Local Park.

### Vehicular Access

The different types of vehicular traffic are separated on the site with two existing vehicular access points from the following adjacent local streets:

1. From Franwall Avenue on the northeast side of the site, access is provided to staff parking and student drop-off/pick-up for parents, each occurring in different time periods.
2. From Channing Drive on the northwest side of the site, access is provided to staff parking and school bus drop-off and pick-up (for 9 buses arriving between 8:55 and 9:10 a.m.), each occurring in different time periods.

The existing parents' and school bus drop-off and pick-up areas have sufficient capacity to store all the vehicles on the site.

A proposed gate across the school bus drop-off and pick-up area would block vehicles from crossing the marked crosswalk between main school building and the three modular classrooms.

### On-Site Parking

Currently, 75 on-site parking spaces exist on the site. Although there are an adequate number of on-site parking spaces on the site, approximately ten school employees legally park on Channing Drive in front of the school. However, the Montgomery County Department of Transportation (MCDOT) will be installing "No Parking" signs on Channing Drive to eliminate this on-street parking.

### Public Transit Service

Transit service is not available along Franwall Avenue and Channing Drive. Ride-On routes 9 and 31 operate along nearby Arcola Avenue.

### Pedestrian and Bicycle Facilities

The existing school has the following pedestrian and bicycle facilities:

1. Speed humps along Franwall Avenue encourage motorists to slow down in front of the school and at other locations between Orebaugh Avenue and Amherst Avenue.
2. Lead-in sidewalks from Channing Drive and Franwall Avenue, crosswalks, and internal sidewalks separating pedestrian and vehicular movements.
3. Three bike racks (storing six bikes) on the west side of the main entrance.
4. Handicapped parking spaces in the northeast parking area with a delineated ADA accessible path to the school's main entrance.



The proposed school addition includes an additional handicapped parking space in the southwest corner of the northwest parking area. An ADA accessible path is provided from the northwest parking area to the school's and the M-NCPPC recreational facilities located on the south side of the school.

Master-Planned Roadways and Bikeway

The three nearby roadways and bikeway are designated in the 1989 *Master Plan for the Communities of Kensington-Wheaton (K/W)*, 2001 *Kemp Mill Master Plan (KM)*, and 2005 *Countywide Bikeways Functional Master Plan (CBF)* as follows:

1. Arcola Avenue: A four-lane arterial, A-54, with an 80-foot wide right-of-way (in K/W and KM Master Plans) and Class 1 bikeway, PB-3, on the west side (in KM Master Plan).
2. Kemp Mill Road: A two-lane arterial, A-55, with an 80-foot wide right-of-way and no bikeway (in KM Master Plan).
3. Georgia Avenue: A six-lane divided major highway, M-8, with a 120-foot wide right-of-way and no bikeway (in K/W Master Plan).

Channing Drive and Franwall Avenue are secondary residential streets that are not listed in the *Master Plan for the Communities of Kensington-Wheaton*. Franwall Avenue has a 50-foot-wide right-of-way with 4-foot wide sidewalks, 16-foot-wide green panel on the south/school side, and 6-foot-wide green panel on the north/opposite side. The submitted plans show a 10-foot wide prescribed right-of-way along the school frontage where dedication is not required because the property is publically-owned and used for a public facility. Channing Drive has a 60-foot wide right-of-way with 4-foot wide sidewalks and 10-foot wide green panels on both sides.

Local Area Transportation Review

The table below shows the numbers of total peak-hour trips generated by the school during the school's morning peak hour within the weekday morning peak period (6:30 to 9:30 a.m.). Classes end at 3:30 p.m. before the start of the standard weekday evening peak period between 4:00 and 7:00 p.m.

Number of Students		Site-Generated Trips
2004 Traffic Study	645	415
2005 Mandatory Referral	765	492
Existing Enrollment	719	463
Existing Capacity	434	279
Projected 2015-2016 Enrollment	767	494
2015-2016 Capacity	624	401

Total vehicular trips include new, diverted, and pass—by trips. Diverted and pass-by trips by parents dropping-off and picking-up their children are secondary trips already on the road and traveling on their way to and from other primary origins or destinations.

For the previous mandatory referral in 2004, a traffic study was prepared for a capacity of 645 students that was less than the capacity of 765 students in the 2005 Planning Board recommendations to MCPS.

The results of that study include the capacity/Critical Lane Volume (CLV) analysis at the studied intersections for the following 2004 traffic conditions and shown in the table below:

1. Existing: Existing traffic conditions.
2. Background: The existing condition plus the trips generated from approved but un-built nearby developments.
3. Total: The background condition plus the site-generated trips generated by elementary school with 645 students.

Studied Intersection	Traffic Condition					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Arcola Avenue & Georgia Avenue	1,377	1,552	1,363	1,541	1,385	1,541
Arcola Avenue & Channing Drive	1,100	1,178	1,103	1,185	1,185	1,185
Arcola Avenue & Kemp Mill Road	1,020	1,290	1,026	1,301	1,052	1,301
Channing Drive & Franwall Avenue	162	64	162	64	302	64

For the subject mandatory referral, a traffic study is not required to satisfy the Local Area Transportation Review (LATR) test under the current mandatory referral guidelines as an addition to an existing public elementary school. However, updated traffic counts and existing CLV values are available at two of the four intersections above:

Intersection	Date of Traffic Count	Existing CLV Value	
		Morning Peak Hour	Evening Peak Hour
Arcola Avenue & Georgia Avenue	March 2012	1,225	1,323
Arcola Avenue & Amherst Avenue	June 2005	839	1,104

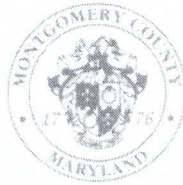
For the 2004 and updated traffic counts, the CLV values for the studied intersections are less than the applicable congestion standard of 1,600 for the Kensington/Wheaton Policy Area.

The 2004 capacity of 645 students as analyzed in the 2004 traffic study is 122 (or 19%) less students than the projected 2015-2016 enrollment of 767. At the Arcola Avenue/Georgia Avenue intersection, the 2004 CLV values in the evening traffic conditions were approaching the 1,600 CLV standard, but the existing evening traffic volume decreased between 2004 and 2012 resulting in a reduced CLV value from 1,552 to 1,323.

All CLV values based on traffic counts collected in 2004, 2005, and 2012 are below the 1,600 standard. Thus, the LATR test is satisfied for the proposed school addition.

#### Transportation Policy Area Review

Under the *2012-2016 Subdivision Staging Policy*, the public schools are not explicitly exempt from the Transportation Policy Area Review (TPAR) test and must pay the transportation impact tax equaling 25% of the development impact tax. However, the transportation impact tax is zero because the Montgomery County Office of the County Executive, County Register does not require the development impact tax for public schools.



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

October 10, 2011

Mr. Robert Barrick  
Adtek Engineers  
97 Monocacy Boulevard, Unit H  
Frederick, MD 21701

Re: Stormwater Management **CONCEPT** Request  
for Arcola Elementary School  
Preliminary Plan #: NA  
SM File #: 241058  
Tract Size/Zone: 5.01 acres / R-90  
Total Concept Area: 0.5 acres  
Lots/Block: NA  
Parcel(s): P813  
Watershed: Sligo Creek

Dear Mr. Barrick:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via existing stormwater management facilities on-site.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. As we discussed by phone on October 4, 2011, since this proposed addition was shown as "future" on the previous set of construction plans, and since stormwater management was provided for it under that previous set of plans, and since those plans were designed under recent stormwater requirements, no additional stormwater management is required for this proposed addition and small area of paving. The roof drains from this addition must be connected to the existing roof drain system that carries flow to the existing stormwater management facilities on the project site.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way

unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB: tla mce

cc: SM File # 241058

ESD Acres	0.1
STRUCTURAL Acres	na
WAIVED Acres	na