



ATTACHMENT 10
MONTGOMERY COUNTY PLANNING BOARD
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MCPB Item: _____
March 26, 2015

March 13, 2015

TO: Amy Lindsey Area 2 Planning Division

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

FROM: Brooke Farquhar, Section Leader, PPSD Park and Trail Planning Section

Mark Wallis, Planner Coordinator, PPSD, Park and Trail Planning Section

SUBJECT: BCC Middle School #2 Mandatory Referral # **MR2014048**

The Department of Parks will require the following condition of the subject project:

1. Montgomery County Public Schools (MCPS) must obtain a Park Construction Permit for all construction related activities within Kensington Parkway Stream Valley Park.

Background

The BCC Middle School #2 site is the former Rock Creek Hills Local Park that was reclaimed by Montgomery County Public Schools (MCPS). The new school site is adjacent to Kensington Parkway Stream Valley Park. Per the signed "Agreement for Use and Operation of Rock Creek Hills Local Park" dated December 19th 2013, the Department of Parks is maintaining and policing the new school site until May 31, 2015 unless there is an unforeseen delay in the school construction commencement.

This memo will discuss four items:

- Park Construction Permit Considerations,
- Sun-setting Date for all Park Maintenance Responsibilities,
- Suggestions for Optimal Ball-field Design,
- Roller Hockey Rink Relocation.

Park Construction Permit Considerations

The Park Construction Permit will focus on the detailed design of the storm drain outfall into Silver Creek and the stream valley buffer along the western edge of the MCPS property. The MCPS site and drainage system should be designed to minimize impervious areas, maximize treatment of on-site storm-water runoff, incorporate treatment of bypass site runoff that enters Saul Road from the two driveway connections, and establish a stable connection into the existing left bank of Silver Creek.

Many public agencies in the State of Maryland, including Montgomery County and Parks are now subject to National Pollution Discharge Elimination System (NPDES) Municipal Separated Storm Sewer System (MS4) permits issued through the Maryland Department of the Environment (MDE). The main goal of this program is to improve water quality of runoff from developed sites as it enters our waterways. As part of our NPDES MS4

Permit practices, Parks not only looks at runoff being generated by our developed parks, but we also review any stormwater management (SWM) design that discharges into Parkland. In conducting this analysis, The Department of Parks reviewed the project with the following questions in mind:

- Is the applicant minimizing impervious areas within the development to the extent possible?
- Is the applicant treating all of the impervious areas (existing and proposed) from their site to current standards?
- Where existing impervious areas are removed, are underlying soils being deconsolidated with organic matter incorporated prior to vegetation to promote infiltration?
- Is the design intercepting all of the runoff from impervious areas prior to discharge (i.e. eliminating bypass areas to the extent possible)?
- Are existing mature (healthy) trees being preserved and protected during construction where possible?

In reviewing this project, the entire site drains into Silver Creek via a closed storm drain system and a curb cut on the north side of Saul Road. Stormwater management (SWM) for the site is provided through a number of methods including green roof, bio-retention, underground facilities, regenerative outfall, and pervious concrete. These treatments work towards improving site runoff, and Parks finds that the vast majority of the large developed footprint is being treated on site.

Virtually the whole school site drains to the 24" outfall (**ES01**) onto parkland using a "Regenerative Outfall" at the extreme southwest corner of the site. Parks is generally supportive of the "Regenerative Outfall" concept to provide additional treatment beyond the piped system. Additionally, there are portions of the northwestern and southeastern driveway entrances that will bypass any SWM facilities and ultimately discharge directly into Silver Creek via an eroded curb cut along Saul Road.

Parks sees a need for MCPS to comprehensively look at options to capture more of these untreated areas and incorporate drainage from Saul Road currently using an eroding concrete channel. We believe there is opportunity within this area of the site to provide further treatment of the on-site runoff and capture runoff from Saul Road to provide better treatment prior to discharge into Silver Creek. Parks would be willing to work with the applicant to incorporate these opportunities into the project and create an improved transition into Silver Creek. This effort will improve the project design, provide watershed benefits, and could potentially include an environmental educational component.

A general sketch of the above described stormwater treatment is attached as **Parks Figure 1**. The green line represents the boundary between MCPS property and Parks property.

Sun-setting Date for all Park Maintenance Responsibilities

The "Agreement for Use and Operation of Rock Creek Hills Local Park" between the Maryland National Capital Park and Planning Commission and the Board of Education of Montgomery County dated the 19th of December 2013 states, in Item 5a, that that term of the agreement shall expire on May 31, 2015 unless the Board of Education states the need to extend the agreement by June 30, 2014. The Board of Education has not asked for an extension. The school project is scheduled for a July 1, 2015 construction commencement. Permitted ballfield users, getting their permits through the Community Use of Public Facilities (CUPF), should be allowed to finish their spring season. Sunday June 21, 2015 will be the last permitted ballfield date for the spring 2015 season at this site. This date will allow 3 full weekends in June for league playoffs or rain date make-ups etc.

There are a number of park components that the Department of Parks would like to salvage from this site with MCPS permission. These components include benches, playground equipment, basketball posts, tennis nets, trash cans, and landscape material. These components will be removed, , weather permitting, starting Monday June 22, 2015 and will take no more than 4 weeks ending July 17, 2015. It is anticipated that MCPS will mobilize after that date for construction of the new middle school.

Suggestions for Optimal Ballfield Design

The site currently has two large rectangular fields which are a rarity on a down-county site. However, the proposal includes a diamond field with a skinned infield which would reduce the number of rectangular fields to either one large rectangle or two small rectangles. Therefore, Parks suggests eliminating the skinned infield in order for the site to provide one large and one small rectangle.

Parks suggests the following modifications be made to the athletic field design:

- 10 foot high, 3 panel backstop, with no hood or skin – southeast corner of the site
- 12 foot high, 3 panel backstop with a hood, no skin – northwest corner of the site
- Show one large rectangular field to the east and one smaller rectangular field to the west
- Orient both fields north and south as is the current situation.

Roller Hockey Rink Relocation

The site currently has one unpermitted roller hockey rink. The current users would like the function moved to a new site. New ring boards and nets will be purchased and installed on another park site to be determined. The old existing rink will be demolished as part of the new school construction.

This concludes the comments for the above subject Mandatory Referral.

cc: Michael F. Riley, Director of Parks
John Nissel, Deputy Director for Operations
Mitra Pedoeem, Acting Deputy Director for Administration
Bill Tyler, Chief, Southern Region Operations
Steve Chandlee, Regional Operations Manager, Southern Region
Michael Ma, Acting Chief, Park Development Division (PDD)
Andy Frank P.E. Section Leader, PDD Environmental Engineering Section

Parks Figure 1

