



January 24, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator  
Transportation Planning

SUBJECT: SRW-02005 and Future Building Permit  
Montrose (B'Nai Isreal Congregation and Talmud Torah)  
North Bethesda Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject development. The house of worship and educational institution is a permitted non-residential land use of a residentially zoned property, R-200, and located on a plat recorded in 1974. The subject parcel is proposed to be Parcel "B", Block K. A special exception is not required for a house of worship with an educational institute in the R-200 zone.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements under the County Code related to approval of this subdivision regulation waiver and future building permit as discussed in Mr. Paul Chod's letter dated January 23, 2002 (attached):

1. Provide improved on-site circulation by constructing a one-way driveway (with an adjacent sidewalk) to connect to the existing driveway on adjacent Parcel "A", Ring House and Jewish Day School, and then to East Jefferson Street. The new driveway would alleviate existing traffic circulation problems on Proposed Parcel "B" and adjacent Parcel "A" by providing:

- a. a new drop-off lane for the Jewish Day School at the rear entrance so vehicles can line up in the parking area on Proposed Parcel "B" instead of at the main entrance on adjacent Parcel "A" at East Jefferson Street.
  - b. an alternative to the existing access from Montrose Road so that visitors could access Proposed Parcel "B" via East Jefferson Street and thereby eliminate the need to make a left-turn onto Montrose Road.
  - c. an alternative for making a U-turn for motorists dropping off students at the Jewish Day School within the parking area on adjacent Parcel "A".
2. Coordinate the change in the existing circulation pattern with the Montgomery County Department of Public Works and Transportation (DPWT) regarding their Capital Improvement Program Project No. 507017, East Jefferson Street and Montrose Road. Jerry McCauley is the project manager at 240-777-7282.
  3. Limit the educational institutions as follows:
    - a. The nursery school (relocated from the existing building on proposed Parcel "B") will continue to be limited to only ten children arriving as early as 8:00 a.m. within the weekday morning peak period (7:00 to 9:00 a.m.).
    - b. The Hebrew school (relocated from the Jewish Day School on the adjacent Parcel) will continue to be limited to 175 children, the highest number of children currently enrolled in a weekday evening program starting at the beginning of the weekday evening peak period (4:00 to 6:00 pm).

## DISCUSSION

### Site Location and Accesses

The site is located on the north side of Montrose Road, 450 feet west of the intersection with East Jefferson Street. The existing site has access from Montrose Road, but an alternative access is proposed from East Jefferson Street as discussed in Recommendation No. 1.

### Master Plan Roadways and Bikeways

In accordance with the *North Bethesda/Garrett Park Master Plan*, the master plan roadway and bikeways are as follows:

1. Montrose Road is classified as an arterial, A-80, with an 80-foot right-of-way and five-foot sidewalk on both sides.
2. East Jefferson Street is classified as an arterial, A-271, with an 80-foot right-of-way, planned Class I bikeway, and five-foot sidewalk on both sides.

### Prior Subdivision Actions

The prior actions are as follows:

1. Part of Parcel "A", Montrose", N72, was recorded in Plat Book 98 as Plat No. 10909 (or Record Plat No. 518-65) in December 20, 1974.
2. A portion of Parcel "A" was sold to and incorporated into the Montrose Village subdivision of single-family residences and was approved by the Planning Board on January 5, 1984, and recorded as Plat No. 1419. The remainder of Parcel "A", Montrose was not included on the resubdivision plat.

### Future Subdivision Actions

A building permit will be filed to renovate the existing building and build a new building as shown on the applicant's submitted plan without increasing the size of the parking areas on the site:

1. The new building would have the nursery school (relocated from the existing building), the library and multi-media center (relocated from the existing building), the Hebrew school (relocated from the Jewish Day School on adjacent Parcel "A"), a separate office, teacher and conference areas for the nursery and Hebrew school, a new youth chapel, a new multi-purpose room, and a second set of kitchen facilities.
2. The renovated existing building would have additional office space for administrative staff and the clergy, meeting rooms for the Board of Governors, expanded dressing rooms for wedding/bridle parties, additional restrooms, and a religious museum.

The applicant will modify the lot line and re-record the existing Parcel "A", Montrose", N72, as proposed Parcel "B", Block K.

### Site-Generated Traffic and Local Area Transportation Review

Based on the information from Mr. Paul Chod's letter discussed in Recommendation No. 2, the renovation of the existing building and construction of a new building would result in:

1. For the nursery school (relocated from the existing building on Proposed Parcel "B"):

The total enrollment is currently at 130 children. The applicant projects a 15% growth of up to 150 children. The highest number of children currently enrolled in a weekday program is 110 on Mondays, Wednesdays, and Fridays. The weekday hours of the nursery school start at 9:30 a.m. and end, depending on the particular program, either at 12:30 p.m., 2:00 p.m., or 3:00 p.m. These current hours of operation are after the weekday morning peak period and before the weekday evening peak period.

Only ten children arriving as early as 8:00 a.m. are within the weekday morning peak period (7:00 to 9:00 a.m.).

2. For the Hebrew school (relocated from the Jewish Day School on the adjacent parcel):

The total enrollment is currently at 280 children and the highest number of children currently enrolled in a weekday evening program is 175 on Tuesdays. Hebrew school hours start at 4:00 p.m. (the beginning of the weekday evening peak period), and end at 6:15 p.m. (after the weekday evening peak period). The children currently arrive in carpools with between two and four children per vehicle and approximately half arrive before 3:45 p.m. (e.g., before the weekday evening peak period).

An estimated 29 peak-hour trips are currently arriving at the Jewish Day School at the beginning of the weekday evening peak period on the adjacent parcel -- the highest weekday number of 175 children divided by three per vehicle, then divided by two (for the 50% arriving at 3:45 p.m.)

3. Hebrew High School and confirmation classes start at 7:00 p.m. and end at 9:00 p.m. after the weekday evening peak period. No peak-hour trips are generated during the weekday morning or evening peak periods for this activity.

#### Policy Area Review/Staging Ceiling Condition

In the North Bethesda Policy Area, there are negative 2,799 jobs available under the *FY 02 Annual Growth Policy* transportation staging ceiling as of December 31, 2001. However, the applicant will not be generating any additional peak-hour trips during the weekday morning and evening peak periods. The ten peak-hour trips generated during the weekday morning peak period are existing trips to the subject site and the 29 peak-hour trips generated during the weekday evening peak period are existing trips to the adjacent Jewish Day School site.

EA:cmd

#### Attachment

cc: Joe Anderson  
Larry Cole  
Paul Chod  
Mary Goodman  
Jerry McCauley  
Tom Migrock

mno to shaneman re SRW 02005.doc



**Campaign Committee**

- Elaine Goodman  
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- Vickie Abrutyn  
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- Sherry Wachtel  
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- Rabbi Matthew H. Simon  
Campaign Rabbinic Advisor
- Rabbi Jonathan A. Schnitzer  
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- Lawrence Kline  
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- Suzy Hirsch  
Development Consultant
- Wendy Schloss  
Development Associate

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- Paul Chod  
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- Ronald L. Lenkin  
Co-Chairman

**Events Committee**

- Rita L. Hoffman  
Co-Chairman
- Cara L. Tommer  
Co-Chairman

**Finance Committee**

- Stanley Berger  
Chairman

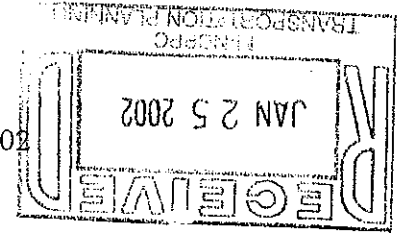
**Public Relations Committee**

- Marcia Hillary Kay  
Chairman
- Estelle Schwalb  
Vice Chairman

**General Campaign**

- Scott M. Cohen  
Chairman

January 23, 2002



**Mr. Ronald C. Welke**  
 Transportation Planning  
 Maryland-National Capital Park & Planning Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910

Re: **Waiver Request for the Resubdivision of Parcel "A", Montrose**

Dear Mr. Welke:

Please find below our assessment of the impact on existing traffic that we expect our new school building to have. You had indicated your desire to get a letter regarding this issue at our DRC meeting on Monday, December 31, 2001.

The initial population of the new school building is already on our site. We will be relocating our nursery school from the lower level of the existing building to the first floor of the new building. Similarly, we will be relocating our religious school from the adjacent Jewish Day School to the second floor of the new building. Currently, all of the nursery school students and almost all of the religious school students are dropped off and picked up in our parking lot. We are not expanding our parking facility to accommodate the new building, because, most of the time, the lot is only partially used. Our existing parking lot fills up only occasionally on Saturday mornings during Sabbath services, sometimes during community events and always during the High Holidays (3 days per year). In our opinion, the new school building will not require any additional parking requirements above what is already provided for our existing facility.

The nursery school has a current enrollment of 130 children: forty (40) 2-year-old kids (20 on Monday, Wednesday & Friday, 20 on Tuesday & Thursday); sixty (60) 3-year-old kids (45 on Monday, Wednesday & Friday, 15 for 5 days per week); and thirty (30) 4-year-

**B'nai Israel Congregation & Talmud Torah Capital Campaign**

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old kids (all for 5 days per week). This results in 110 children on Monday, Wednesday & Friday, and 65 children on Tuesday & Thursday. Currently, 10 children are dropped off early for nursery school and arrive about 8:00 AM to accommodate parents' work schedules, with the rest arriving between 9:15 and 9:30 AM. Departure times are 12:30, 2:00 and 3:00 PM, with most children leaving at 12:30 PM.

The religious school has a current enrollment of 280 students. There are 105 students on Monday & Wednesday, 175 students on Tuesday, and 280 students on Sunday. Weekday school hours are 4:00 – 6:15 PM. 25% of our students have siblings in the school. The school administrators have found that carpools of 2 to 4 students account for an overwhelming majority of our traffic trips, and that at least half of the kids arrive at our site by 3:45 PM. In addition, our Hebrew High School and Confirmation Class meets on Tuesday evening from 7:00 –9.00 PM.

The possibility does exist that the enrollment in both the nursery school and the religious school will increase modestly as a result of the new building. One of the purposes of the new building is to attract new, younger families as members; they represent the future generations of our synagogue. However, we do not believe that a small increase in enrollment will have a significant impact on area traffic for the following reasons:

- The nursery school does not start until 9:30 AM, and thus occurs after the morning rush hour. It does not impact the afternoon rush hour at all.
- The nursery school could only accommodate about 15% more children under the current building code regulations for nursery and pre-schools.
- The religious school exists on two tracks, each utilizing one (or two) weekday(s) and Sunday morning. The entire religious school is only used on Sunday morning. The only significant impact on the afternoon rush hour is on Tuesday.
- Religious school enrollment on weekdays has been in decline due to conflict with after school activities. Until five years ago, B'nai Israel was part of the Consolidated Religious School, a joint effort of 4 synagogues to pool resources to educate their children. This school, which met at B'nai Israel and at the adjacent Jewish Day School, had about 460 students enrolled during its last year, of which about 65% were from our synagogue (300 students). Enrollment of our students has thus declined about 7% since then. Attendance figures show larger declines, indicating the conflicts with after school activities. We thus anticipate any growth that might occur in the religious school to occur primarily on Sunday.
- The use of the public portions of the new building (library, computer center, multi-purpose room, adult education classrooms, etc.) will for the most part occur on nights and weekends, not during peak traffic hours. None of our large social functions (weddings, Bar and Bat Mitzvah parties) or community programs (lectures, gift boutiques, rallies, book bazaars, adult education classes, etc.) occur during rush hour when peak traffic flows might be affected.

- There is less daily traffic on our site now than there used to be. The adjacent Jewish Day School up until two years ago included their high school division, which has since been relocated to a renovated facility on Hunters Lane in Rockville. The faculty and students in the high school parked their vehicles in our parking lot on a daily basis, and accessed the school from our property. That traffic no longer exists.

We ask that you also note that, with the construction of our new building, we will be constructing a new, one-way driveway (and adjacent sidewalk) that exits our parking lot, goes past the stormwater management pond, and connects to the parking lot of the Ring House, an assisted living residence on East Jefferson Street. This driveway will alleviate some of the existing traffic problems in the area by (i) providing a new drop-off lane for the Jewish Day School at their rear entrance, where cars can line up in our parking lot instead of by their main entrance out on to East Jefferson, (ii) giving our visitors access to the east via East Jefferson Street without having to make a left turn on to Montrose Road, a movement that is dangerous at best, and (iii) removing the need for parents of Jewish Day School students to use the lot at the Ring House for u-turn, drop-off movements. We believe this driveway provides benefits for the traffic on East Jefferson and Montrose, as well as for the three adjacent property owners it affects; all three are in favor of it.

If you have any questions, or wish to discuss any of the above, please do not hesitate to contact me. We greatly appreciate your consideration of our waiver request.

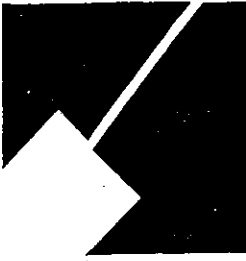
Sincerely,



Paul N. Chod  
Chairman, Building Committee

Copy To: Malcolm Shaneman  
Rodgers & Associates, Inc.

/pnc



## MEMORANDUM

**DATE:** February 1, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman

**SUBJECT:** Informational Maps for Subdivision Items on the Planning Board's Agenda for February 7, 2002

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Attached are copies of plan drawing for items #6, #8, #10 and #11.  
These subdivision items are scheduled for Planning Board consideration on February 7, 2002.  
The items are further identified as follows:

Agenda Items #06 – Subdivision Review Waiver SRW 02005  
Montrose

Agenda Items #08 – Preliminary Plan 1-02061  
Allen Chapel AME Church

Agenda Items #10 – Preliminary Plan 1-00024  
Part of Thomas Property

Agenda Items #11 – Preliminary Plan 1-02033  
Greenway Village at Clarksburg



VICINITY MAP FOR  
**MONTROSE (SRW-02005)**



Map compiled on December 18, 2001 at 10:35 AM | Site located on base sheet no - 215NW06

**NOTICE**

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1999

Key Map



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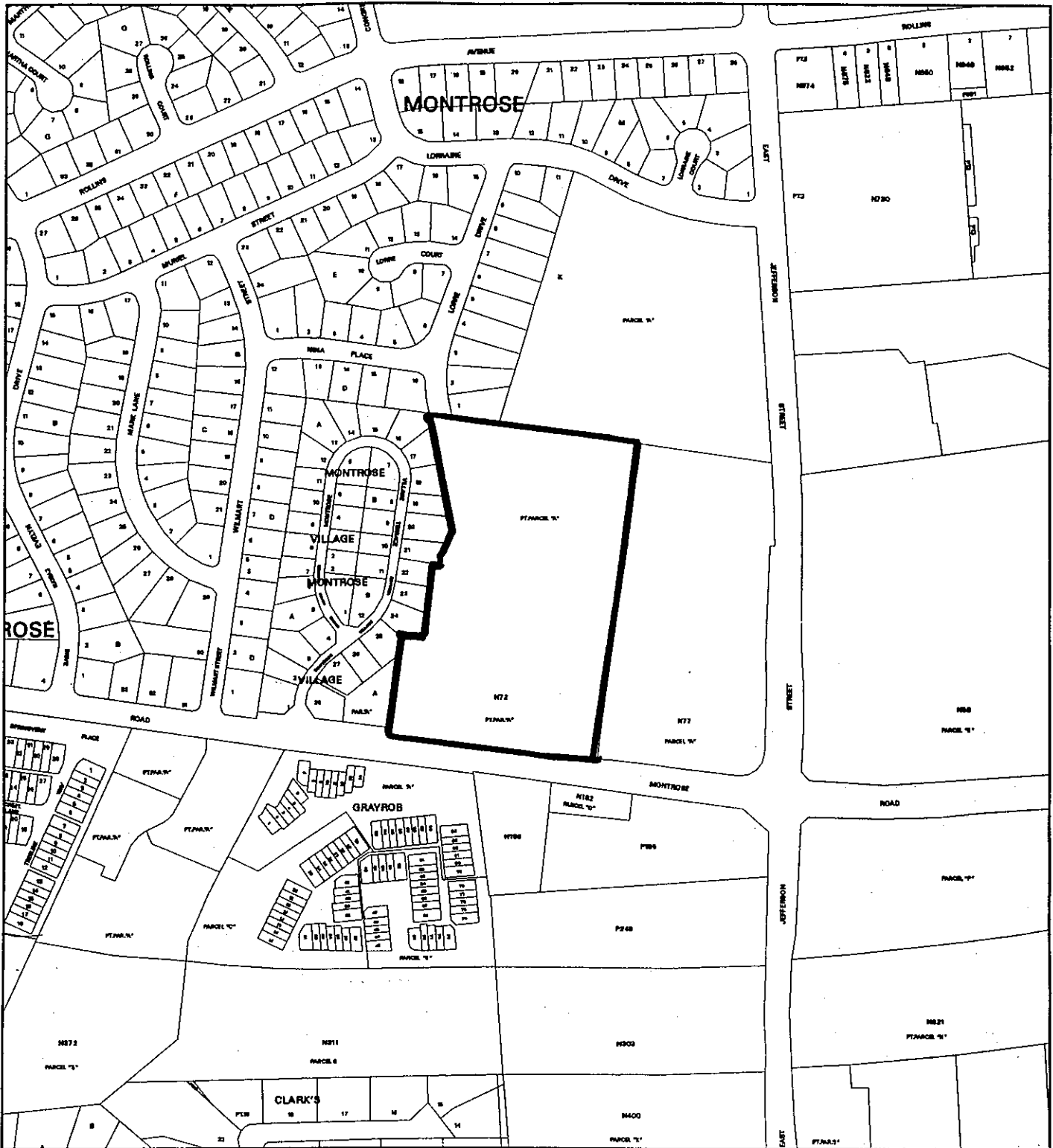
Research & Technology Center



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VICINITY MAP FOR

# MONTROSE (SRW-02005)



Map compiled on December 18, 2001 at 10:40 AM | Site located on base sheet no - 215NW08

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Key Map



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Research & Technology Center



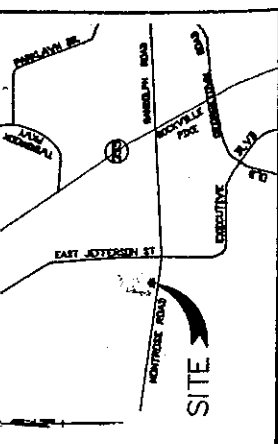
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3787 Georgia Avenue - Silver Spring, Maryland 20910-3760

PLAT NO.

- NOTES:**
1. APPROVAL OF THIS PLAT IS PRECEDENT ON THE AGENCY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
  2. THIS PLAT IS 0 LOTS, 1 PARCEL, ZONED: R800
  3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND COVENANTS ASSOCIATED WITH ANY PREVIOUS PLAT SITE RECORDS SHALL APPLY TO THIS PLAT. THE SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE MONTEPROSE DEED, EXTENSION TO THE RECORDATION OF THIS PLAT. UNLESS OTHERWISE STATED HEREON, THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT SHALL APPLY TO THIS PLAT AS APPROVED. THE MONTEPROSE DEED IS FILED IN THE CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW AT THE PLANNING BOARD AND AVAILABLE FOR REVIEW AT THE PLANNING BOARD AND AVAILABLE FOR REVIEW AT THE PLANNING BOARD.
  4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A PART OF ANY WATER, SEWER, GAS, OR OTHER UTILITY RECORDS. ANY UTILITY RECORDS, INCLUDING THE CONSTRUCTION AND USE OF UTILITY RECORDS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A PART OF ANY UTILITY RECORDS.
  5. THE MAP IS ON 300.
  6. THIS PLAT IS IN THE DATA OF THE ORIGINAL SUBDIVISION PLAT RECORDED IN PLAT BOOK 88 AS PLAT NUMBER 1000A.
  7. THE 100 YEAR WATER SURFACE ELEVATION (100 YR. WSE) IS 107.46' AND THE 100 YEAR WATER SURFACE ELEVATION (100 YR. WSE) IS 107.46'. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A PART OF ANY UTILITY RECORDS.



VICINITY MAP SCALE: 1"=8000'

**OWNER'S CERTIFICATE AND GRANT OF EASEMENTS**

We, the undersigned, owners of the property described herein, accept the plan of subdivision, subdivision of the minimum building setbacks, here, grant to Montgomery County, Maryland, the right to install and maintain utility easements and to guarantee compliance with the provisions of sections 50-24 of the subdivision regulations.

Further, we grant to Potomac Electric Power Company, Verizon Maryland, Inc., and Washington Gas Light Co. and the utility companies, all easements, rights and appurtenances, in, on, and over the land designated herein on "P.U.C." in the terms and provisions of said grant being set forth in that certain document entitled DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS recorded in Liber 3254 of Folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with the provisions of section (6) of the Montgomery County Code prior to the commencement of construction of the subdivision and to maintain the same in accordance with the requirements of public streets for maintenance.

There are no sales or actions of law, leases, liens, mortgages or trusts affecting the property shown herein.

Trustees of the Congregation and Talmud Torah B'nai Israel of Washington D.C.

**SUBDIVISION CERTIFICATE**

I hereby certify that the data shown herein is correct, that it is a subdivision of part of the land outlined by Trustees of the Congregation and Talmud Torah B'nai Israel of Washington D.C., a religious society, from Carle's and Great Company, Inc., a Maryland corporation of Montgomery County, Maryland in Liber 3641 of Folio 364, recorded among the Land Records of Montgomery County, Maryland in Liber 3641 of Folio 364, and recorded among the original Land Records in Plat Book 88 as Plat Number 1000A; and I further certify that same will be as delineated in the subdivision map, of property interests shown thereon, and that the same are in accordance with the provisions of the Montgomery County Code; and that the limits of the 100 year water surface elevation shown on this record plat is an accurate reflection as hereafter from the foundation study referenced herein and that the same is in accordance with the provisions of section 50-24 of the Montgomery County Code of 1989, none of which is dedicated to public use.

DATE: \_\_\_\_\_

TIMOTHY B. QUINN  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 20002

DATE: \_\_\_\_\_

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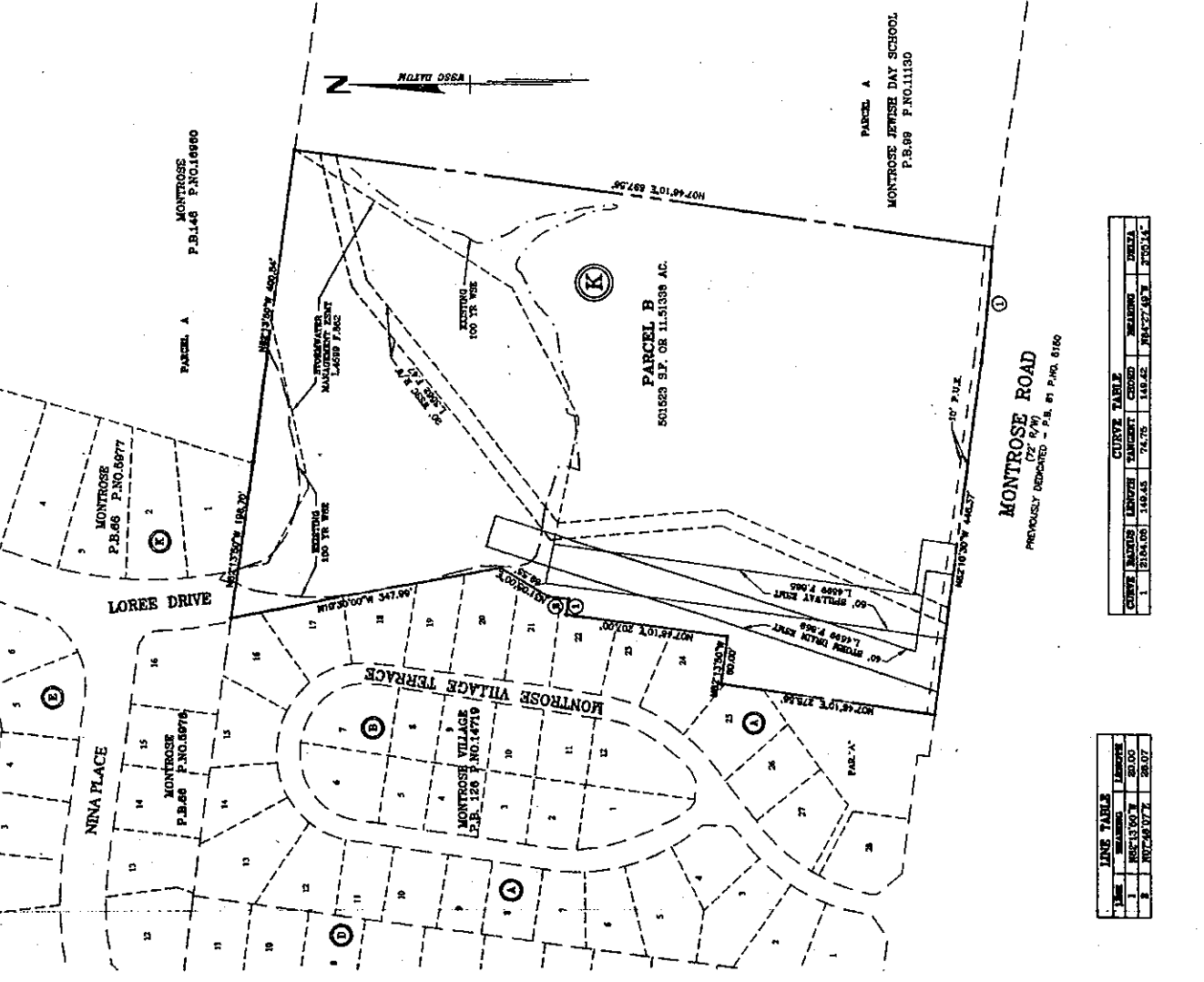
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**R&A**  
RODGERS & ASSOCIATES, INC.  
LAND SURVEYING & PLANNING  
CONSULTANTS, INC.  
1000 WASHINGTON BLVD. SUITE 200  
BETHESDA, MD 20814  
(301) 944-8888 FAX

DATE	DESCRIPTION	BY	FOR
11/15/00	PREPARED	TBQ	TR
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11/15/00	RECORDED	TBQ	TR

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD