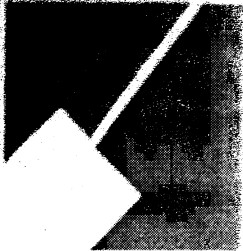


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

April 15, 2003

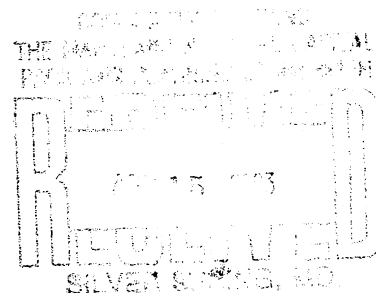
MEMORANDUM

TO: Joel Gallihue, Zoning Analyst
Community Based Planning Division

VIA: Daniel K. Hardy, Supervisor *for*
Transportation Planning

FROM: Janet E. Gregor, Planner/Coordinator *JEG*
Transportation Planning

SUBJECT: Board of Appeals Petition No. S-763-B
Special Exception for Private Educational Institution
410 West University Boulevard
Silver Spring, Maryland
Silver Spring/Takoma Park Policy Area



This memorandum is Transportation Planning staff's adequate public facilities review of the subject petition.

RECOMMENDATION

Transportation Planning staff supports approval of this special exception modification with the incorporation of the following conditions into the modification:

1. Limit the number of students enrolled to no more than 50 mentally-challenged children between the ages of 12 and 21.
2. Limit the number of staff members to 22.
3. Continue the operation of the current bus service to transport students to the school.
4. Limit school hours of operation from 9:00 a.m. to 3:00 p.m., Monday through Friday.

ATTACHMENT 5

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Discussion

The National Children's Center, Inc. (NCC) operates a school for 50 mentally-challenged students in the first floor of the building owned by the Silver Spring Temple and Library Association, Inc. under Special Exception No. S-763 granted on January 21, 1981, for the operation of a private service organization. At that time the first floor of the building was used for storage and the second floor as meeting space for the Masonic Lodge and its affiliate organizations. In July 1985, the Special Exception was modified to permit use of the first floor by the National Children's Center Inc., a non-profit charitable organization whose goal was to establish and operate an educational facility for up to 50 mentally-retarded persons over the age of 18 with no more than eight staff members. The school has been operated under the "private service organization" portion of the original Special Exception since 1985.

In June 1988, the Silver Spring Temple and Library Association, Inc. sold the first floor condominium unit to NCC. Recently, NCC determined it could better serve the community if the educational institution changed its focus toward a younger age group.

Three changes are sought in this Special Exception modification, a change in the age of the population served by the facility; a concomitant increase in staff to comply with the needs of the younger group; and a change in the use classification under which the school is operated from "private service organization" to "private educational institution". Other than these changes, the uses and operation of the facilities in the building will remain the same as provided for in the original Special Exception.

Site Location and Access

The site is located on the west side of University Boulevard (MD 193) approximately 200 feet south of the intersection of University Boulevard and Dennis Avenue. Access to the site is provided via two right-in, right-out driveways. Sidewalk exists along university Boulevard and in front of the building, but no pedestrian connection is provided between the two walkways.

Master Plan Roadways and Bikeways

The *Four Corners Master Plan* classifies University Boulevard, M-19, as a major highway with a recommended 120-foot right-of-way. In the vicinity of the site, Dennis Avenue, A-59, is classified as an arterial roadway with a recommended 80-foot right-of-way.

The *Four Corners Master Plan* recommends Class III bikeways along both University Boulevard and Dennis Avenue in the vicinity of the site.

Local Area Transportation Review (LATR)

The modification of Special Exception No. S-763 results in such minor changes that traffic patterns will remain much the same. The Silver Spring Temple and Library

Association and its affiliate organizations normally use the building in the evenings and on weekends outside of the weekday peak traffic periods. The school does not require a traffic study because it does not meet the 50-trip threshold established in the LATR Guidelines because the students are transported by bus.

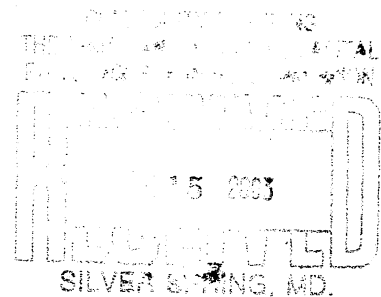
Based on the statement of operations for NCC, it is expected the school will generate approximately 27 peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and no peak-hour trips during the weekday evening peak period (4:00 to 7:00 p.m.) because the school day ends at 3:00 p.m. This modification to the existing Special Exception will have a minimal impact on area traffic, which can be accommodated on the existing road network.

Policy Area Review

The National Children's Center, Inc. is located in the Silver Spring/Takoma Park Policy Area. As of March 31, 2003, this policy area had a remaining job capacity of 1,238 jobs.

cc: Greg Cooke
Mary Goodman
Dan Hardy
Glenn Kreger
Greg Leck

mno to gallihue re private edu. inst.doc



A7

MEMORANDUM

TO: Joel Gallihue, Zoning Analyst
FROM: Glenn Kreger, Silver Spring Team Leader
SUBJECT: Board of Appeals Petition S-763B
DATE: April 11, 2003

The December 1996 *Approved and Adopted Four Corners Master Plan* seeks to support the residential neighborhoods in an area bisected by two major highways. Commercial uses are focused near the intersection of University Boulevard and Colesville Road. Commercial intrusion into the neighborhoods and cut-through traffic on residential streets are discouraged. Sidewalk improvements and an expanded bikeway network are recommended to enhance the quality of life in the neighborhoods.

Page 26 of the Master Plan provides specific guidelines that are intended to “enable neighborhoods to absorb special exception uses without diminishing residential character.” The reuse of existing structures for special exceptions is encouraged where feasible. The subject case, S-763B, involves the use of the ground floor of an existing building on University Boulevard for a Private Educational Institution (PEI). The application involves no new construction, paving, grading, parking, outdoor equipment, or lighting and no change to the operating hours associated with the existing use. The only changes would be fourteen additional staff and younger clientele.

In light of these factors, my only recommendation is that the applicant provide sufficient landscaping to screen the parking areas adequately.

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ATTACHMENT 6