



#### MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

June 5, 2003

#### **MEMORANDUM**

TO:

Calvin Nelson, Jr., Planner

Community-Based Planning Division

VIA:

Daniel K. Hardy, Supervisor

Transportation Planning Division

FROM:

Cherian Eapen, Planner/Coordinator

Transportation Planning Division

CE

SUBJECT:

Mandatory Referral 03602-MCPS-1

Springbrook High School Stadium Lighting Montgomery County Public Schools (MCPS)

201 Valley Brook Drive, Silver Spring

Fairland/White Oak Policy Area

COMMENTY PLANEING
THE MARYLAND PROCESS CAPITAL
PARE AND THE MARYLAND PROCESS CAPITAL
TO SELVER SPRING, MD.

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) Ordinance review of the above Mandatory Referral to install stadium lights at Springbrook High School located at 201 Valley Brook Drive, within the Fairland/White Oak Policy Area.

#### **RECOMMENDATIONS**

Transportation Planning staff finds that the proposed installation of lights will generally result in the rescheduling of events already occurring at the school and will therefore have a negligible effect on traffic and parking conditions. Staff finds that the installation of stadium lights will neither exacerbate nor alleviate community concerns regarding existing traffic and parking conditions. Staff recommends the following comment be incorporated as part of the Planning Board's comments to Springbrook High School/Montgomery County Public Schools (MCPS) regarding the APF test for this Mandatory Referral:

1. Continue to manage traffic circulation and parking related to sporting/special events. Increase coordination with neighboring civic associations to address existing traffic and parking concerns on neighborhood residential streets during these events.



#### **DISCUSSION**

# Site Location, Access, Pedestrian Facilities, Parking and Public Transportation

Springbrook High School is located along the south side of Valley Brook Drive, near its western end where it becomes Borges Avenue, approximately 2,000 feet west of its intersection with New Hampshire Avenue (MD 650). The school has approximately 2,050 students, 200 professional and supporting staff members, and a parking supply of approximately 500 spaces. The school hours are 7:25 a.m. to 2:10 p.m., Monday through Friday.

Valley Brook Drive is an open-section secondary residential street, approximately 20-feet wide, with a three-foot bitumen-concrete sidewalk along its south side between the eastern school driveway and MD 650. Vehicular access to and from the school is through three existing driveways on Valley Brook Drive. No posted speed limit signs were observed along Valley Brook Drive. Parking is not permitted along Valley Brook Drive.

Borges Avenue extends north from Valley Brook Drive, and is also a secondary residential street. It is approximately 26-feet wide with a closed-section. The roadway has mountable cement-concrete curbs, sidewalks (approximately four-feet wide) and five-foot wide grass/landscape panels alongside it. Parking is not permitted on Borges Avenue between 9:00 a.m. and 5:00 p.m., Monday through Friday.

The Valley Brook Drive intersection with MD 650 is traffic signal controlled. A religious institution and White Oak Middle School are located across from Valley Brook Drive to the east side of MD 650. At this location, MD 650 is a six-lane divided major highway, with handicap-accessible sidewalks in good condition along both sides of the roadway. Crosswalks are also present across MD 650 and across Valley Brook Drive at the intersection. Metrobus routes Z2, Z3, and C8 run along MD 650, with bus stops located at the MD 650 intersection with Valley Brook Drive.

### Master Plan Roadways, Pedestrian/Bicycle Facilities and Trails

Springbrook High School is located on Valley Brook Drive, an east-west secondary residential street with a 60-foot right-of-way. The 1997 Approved and Adopted White Oak Master Plan recommends improving the sidewalk along Valley Brook Drive and extending it in front of the school as part of the Montgomery County Department of Public Works and Transportation's annual sidewalk program. Valley Brook Drive is also part of a recommended greenway connector that connects the Northwest Branch and Paint Branch greenways.

To the east, Valley Brook Drive ends at MD 650, which is classified as a Major Highway (M-12) in the Master Plan with a recommended minimum right-of-way width of 120 feet between Capital Beltway (I-495) to the south and the Intercounty Connector (ICC) right-of-way to the north. This north-south roadway is currently built to the Master Plan recommended cross-section as a six-lane divided highway with a Class III (onstreet with signage) bikeway (PB-24) and sidewalk on both sides.



#### Local Area Transportation Review (LATR)

With the proposed new stadium lights at Springbrook High School, the school plans to hold games approximately 16 nights per year, as shown in Attachment A. Fourteen of these 16 events already occur at Springbrook High School. The stadium lights will allow these events to be rescheduled from weekday or Saturday afternoons to weekday evenings. Two field hockey games per year will be rescheduled from an offsite location to Springbrook High School. The field hockey games generally attract fewer attendees (less than 100 participants and spectators per event) than any of the other types of sporting events (varsity football games typically attract several hundred attendees). The night games will generally start between 5:30 p.m. and 6:30 p.m. and end between 8:30 p.m. and 9:00 p.m.

The school staff indicates that, typically, the stadium facilities are not contracted out for outside (non-school related) activities. School and security staff assist in the management of traffic and parking during stadium events and school staff indicates that parking related to school sporting events is typically accommodated on the school property, and does not overflow onto Valley Brook Drive or other neighborhood residential streets.

Transportation Planning staff finds that the installation of stadium lights will not result in an increase in peak-hour traffic to or from the school during the typical weekday morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods. Therefore no LATR study is required for this Mandatory Referral.

Transportation Planning staff also recognizes community concerns regarding the residential character of Valley Brook Drive, particularly the potential for overflow parking on neighborhood residential streets during sporting/special events. To address these concerns, the school staff has expressed willingness to work with the community to monitor attendance and observe traffic circulation and parking related activities in the community during these events.

## Policy Area Transportation Review (PATR)/Staging Ceiling

Springbrook High School is located within the Fairland/White Oak Policy Area, which has a remaining staging ceiling capacity for 3,339 additional jobs as of May 31, 2003. The installation of new stadium lights at the school will merely change the start time of scheduled games to later in the evening or move games from Saturday midday/afternoon to weekday evening. No change in staffing at the school is anticipated. The Mandatory Referral therefore passes the PATR test.

CE:ct

Attachment

cc: Mary Goodman Larry Cole



# Springbrook High School Information Technology in a Global Society

201 VALLEYBROOK DRIVE • SILVER SPRING, MARYLAND 20904

#### Michael A. Durso, Principal

Phone 301-989-5700 • Fax 301-622-1875 • www.mcps.k12.md.us/schools/springbrookhs/



May 20, 2003

Mr. Calvin Nelson MNCPPC 8787 Georgia Avenue Silver Spring, MD 20910

Attachment A

Dear Calvin,

The information we discussed is as follows. Upon approval from our Athletic Office, which is not automatic, we are anticipating the following night activities in the Springbrook stadium for the 2003-2004 Academic Year.

#### **FALL SPORTS SEASON**

- Field Hockey
  - 2 contests
- JV Football
  - 2 games
- Varity Football
  - 4 games
- u Soccer
  - 2 games (Boys-Girls)

Total=10

#### WINTER SPORTS SEASON

None

#### **SPRING SPORTS SEASON**

- Lacrosse
  - 6 games (Boys-Girls)

Total=6

Sincerely, Witharl A Dry

I hope this information is helpful as we prepare for the upcoming May 29, 2003 meeting. I await hearing from you on the specific time and location of that meaning.

Michael A. Durso

Principal



#### Stephen & Lisa O'Neill

101 Valley Brook Drive Silver Spring. Maryland 20904-2963 301-622-3746

May 6, 2003

Mr. Derrick P. Berlage, Chairman MNCPP& C 8787 Georgia Avenue Silver Spring, MD 20910



OFFICE OF THE CHAIRMAN THE INVINCATION NATIONAL CAPITAL PROCESSOR COMMISSION

Mandatory Referral # 03-602-MCPS-1

Dear Mr. Chairman,

I am writing concerning Springbrook High School (SHS) and the above mandatory referral to install Stadium Lighting on their fields for evening public outdoor sporting events. I represent most of home owners in the Springbrook Estates community which surrounds SHS. These neighbors so strongly oppose this construction they have signed a petition stating as much.

Springbrook High School is unique in the Montgomery county school system. It is a major High School facility with over 2,500 students shoe horned into a quiet, dead end residential neighborhood. It is not directly served by any major artery roads or public transportation. The only main road serving SHS and our community is over ½ a mile away. The nearest public transportation are bus stops on New Hampshire Avenue further still. SHS is surrounded on three sides by single family residential homes The fourth is a sensitive park area, closed to the public at dark. The resulting vehicular and pedestrian traffic of public events held in the evening holds a threat to our community cohesiveness, our property values and our children's safety.

Currently, we find our only access street blocked by automobiles parked illegally on both sides creating a safety issue for our children and emergency vehicle access. Darkness and the cover of night will only exasperate the safety and vandalism associated with such events. Additionally, evening outdoor events will bring more strangers, excessive noise, light and crime to our otherwise quiet residential community. If this were a private school, there are building code issues such as nuisance noise, safety and traffic issues that Environmental, Board of Appeals, Zoning and Transportation Departments studies conducted before any further action is taken regarding this devastating proposal to the safety and well being of our community. SHS should not be held to a lesser standard. In light of the current fiscal crisis, the County Council should also be advised of this near \$200,000.00 luxury benefitting SHS and adversely affecting the value of our homes of which our taxes have just been raised.

I fully understand and enjoy the value of sports in child development. I coach and my business has Sponsored for years two soccer teams and two baseball youth teams for Burtonsville Athletic Association and Calverton Recreatoon Council. I also appreciate the desire of SHS to have stadium lights "like everyone else has." Unfortunately, this is a selfish desire which will satisfy only a handful of evening SHS events. Daytime football games have gained SHS many State Championship titles for 30 years. The net benefit to SHS of the lights and associated evening crowds and noise, is greatly offset by the vast negative impact this will have on our families the other 360 days of the year. It is neither reasonable nor sensitive to the neighboring community. In short, this proposal is the communal equivalent to having a neighbor tell you he



is going away and there will strangers hosting an unlimited number of parties, with hundreds of teens, he doesn't know, attending, and this will happen whenever. If the lights go in they will eventually be used as often as possible. We must stop this now, once the lights are in it will be too late.

In conclusion, there is no need for these lights, the fact that all other high schools have them precludes the need. SHS can now play night games, at the 22 other county fields where there are already lights. SHS can play home games, they have won many State Championships at home, during the day, without Stadium Lights, for decades. We only ask that there be NO night home games at SHS.

Springbrook is unique in terms of it's limited public and private access. The negative impact it will have on the safety and well being of our community far outweighs additional luxury to what SHS already has at their disposal.

Please feel free to contact me if there is any thing I can provide to assist you in preventing this expensive, unwanted, unsafe and unnecessary intrusion to our community.

Sincerely,

Stephen O'Neill, AIA

SON/bhs





# Springbrook High School

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## **BOOSTER CLUB**

Creating an atmosphere of Community, Involvement, Excitement and Appreciation

2002 - 2003

Co-Presidents Larry Checco Laurie Checco

Treasurer Rick Parker

Recording Secretary Linda Lawrence

COMMITTEE CHAIRS

Parent Outreach
Sue Rayford

Concessions Carole Whitney

Business Partners Mark Lieb Mike Weiss

Student Involvement Al McKnight

Alumni Outreach Bev Johnson

Publicity Chair Bridget Reed



FLIP THE SWITCH! May 27, 2003

Mr. Derrick P. Berlage, Chairman MNCPPC 8787 Georgia, Avenue Silver Spring, MD 20910

Dear Mr. Berlage:



MAY 2 9 2003

OFFICE OF THE CHAIRMAN THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

As presidents of the Springbrook High School (SHS) Booster Club and Parents Teachers Students Association (PTSA)—representing in excess of 500 persons from the Springbrook community, the overwhelming majority of whom have been consistently in favor of the stadium lights project for years—we offer the following reasons why SHS should have these lights installed on our school's athletic playing field:

- SHS is the only public high school in all of Montgomery County without stadium lights.
- Unlike every other Montgomery County public high school, our entire student body is missing out on the opportunity to either play in or attend night-time outdoor sporting events on its home field.
- It is generally acknowledged that such evening events help not only to build school spirit for students, but also to provide opportunities for greater family and community involvement that is not possible if limited to daytime-only events.
- Not having stadium lights deprives our school of the additional revenues that these events normally generate through increased ticket sales and food concessions—revenues which all of the other high schools in Montgomery County use to support their athletic, social and academic programs.
- The demographics of our community show that SHS families are not as affluent as those in other Montgomery County high schools. We need the lights to help us upgrade our programs by generating additional revenue for uniforms, equipment and transportation not normally provided by MCPS!
- In this era of school choice, many student athletes in our consortium opt to attend one of the other two Northeast Consortium high schools that have stadium lights and other athletic amenities not currently available to SHS students.

It goes without saying that these lights cannot be installed without having some impact on those who live in our immediate SHS neighborhood. It is



our belief, however, that the lights will have minimal impact on the surrounding community, which has been home to SHS since 1961. To those concerned about the installation of stadium lights, we ask that they—and you—consider the following:

- SHS will hold no more than 16 to 18 sporting events each year under the lights, only four or five of
  which we believe will have any possible impact on traffic in or out of the neighborhood—those
  being our home football games. The remainder of the events played under the lights will be
  lacrosse, field hockey, and soccer competitions, none of which in our years of experience attract
  enough spectators to affect our SHS neighbors.
- With installation of stadium lights, our four home football games, now played on Saturday afternoons, will be played on Friday nights. We fully expect that these Friday night sporting events will end no later than 9pm, with the parking lots cleared by 9:30 PM. A 6:30 PM starting time occurs at the tail end of the afternoon peak traffic period and will minimally impact New Hampshire Avenue traffic. The effects on Valleybrook Drive will not be much different than those of daytime games because there are more than enough on-site parking spaces at SHS to accommodate parking demand, even if we should have the good fortune to double our attendance figures for home games. If a later start time works better for traffic purposes, we do not oppose games starting at 7:00 or 7:30 PM; we merely note that an earlier starting time may work better for families who attend, as well as the nearby neighbors.
- Because our Booster Club is raising money to pay for our share of the installation of the lights, we
  are under no obligation to any other organizations or government agencies to have other sporting
  events played on our fields. In fact, in the interest of improving and keeping our fields in the best
  condition possible for our own student athletes, we do not intend to rent, lend or otherwise give
  permission for others to use our stadium facility.
- Those familiar with our school know that its administrators always maintain tight security at all of
  our sporting events, whether played indoors or out. We will maintain at least this level of security,
  and more than likely increase it for those major sporting events played under the lights.
- We are not aware of any serious littering problem for day events or evening basketball games
  currently held at SHS. However, to be good neighbors to those who live near our school, we are
  making plans to have our students conduct "community cleanups" the day after any major sporting
  event held, as the need is warranted.

With regard to the Planning Board's recommendation to the Montgomery County Board of Education, we hope that MNCPPC will seriously consider the points presented in this letter. We believe that the installation of stadium lights will go a long way to help put Springbrook High School and our student athletes on a "level playing field" with all the other high schools in the county. Our parents and the broader community desire to have the best possible school for our children. Stadium lights at SHS will initiate a new era that will enable the community to become more directly involved in student athletic programs. We hope that this community involvement will result in stronger financial support for SHS, assuring our student body the same facilities, equipment and amenities available to all other Montgomery County public high schools.

We request your assistance in having the mandatory referral public hearing on this matter held as soon as possible. Any further delay may jeopardize the planned installation of the lights in time for the upcoming football season. If you have any questions, please don't hesitate to contact us.

Sincerely

Larry & Laurie Checco

**Booster Club Co-presidents** 

Don Haggie
PTSA President

# COMMUNITY PLANNING THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MAY 20 2005 MAY 20 2005 ST VER SPRING MD.

#### Valley Brook & Springbrook Citizens

c/o 101 Valley Brook Drive Silver Spring. Maryland 20904-2963 301-622-3746

May 6, 2003

Mr. Derrick P. Berlage, Chairman MNCPP& C 8787 Georgia Avenue Silver Spring, MD 20910 Mandatory Referral # 03-602-MCPS-1

SUBJECT: Petition Opposing Stadium Lights at Springbrook High School

We, the following residents of the community directly affected by the above, OPPOSE the Stadium Lights proposed at the Springbrook High School Facility for the following reasons:

- 1. Traffic Safety. Stadium lights will draw unsafe evening traffic on this narrow residential street. This facility is not served directly by a main thoroughfare. This facility is not served directly by public transportation. It is nestled in a cul de sac. It is surrounded on 3 sides by residential homes. The fourth is a sensitive park area. It is unlike all other county high schools in these respects.
- 2. Parking and Traffic: Parking is limited at this facility and thus, the Vendors may park and walk along our streets making it a situation of a narrow one way road, nearly impassable. The existing "No Parking" signs are disregarded. Sight lines are often blocked even during day games, creating a hazard for our children biking and strolling. Night games will further deter people from the 20-30 minute walk from New Hampshire Avenue public transportation and White Oak MS which serves for overflow parking.
- 3. Security. SHS plans to use these fields only 4 times a year. These lights serve SHS in a very limited way. Vendors will have control of county Facility the rest of the year. Use is not defined but at least 40 night events are currently proposed that have nothing to do with SHS. The introduction of so many pedestrian and vehicular strangers to this quiet neighborhood is a recipe for disaster. This facility is unique that it does not have such lights as it is unique to it's setting.
- 4. Noise. The a stadium PA system at the school currently during day games echoes and is already disturbing to both our older neighbors and our young children who are trying to nap. Stadium events run by county Vendors at dark will continue well past "bedtime" for our early rising adults and school children
- 5. Stadium lights turn SHS into recreation Facility benefitting only the Vendors leasing. We support SHS and it football and other teams. They have won many Championships in harmony with our community for 30 years without night games. The damage The Facility will do to our community as well as the safety of our children is not worth the 4 days a year for SHS. The stadium lights will not improve this situation, it will only damage the current residents security, safety and property values.

COMMENTY PLANNING
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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THE MARYLAND NATIONAL CAPITAL

PARK AND PLANNING COMMISSION MAY 20 Address 12416 Ellen Ct. Jen 5600k 307 30

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# Springbrook High School Information Technology in a Global Society

201 VALLEYBROOK DRIVE • SILVER SPRING, MARYLAND 20904

Michael A. Durso, Principal

Phone 301-989-5700 • Fax 301-622-1875 • www.mcps.k12.md.us/schools/spring





March 2003

MAR 0 6 2003

Dear Springbrook Neighbor,

OFFICE OF THE CHAIRMAN THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

You may remember that I wrote you in November 2002, updating the status of stadium lights and reviewing the community meeting held at Springbrook High School on Monday, September 9, 2002, at 7:00 PM in the student cafeteria. It was felt then, that financial support was lacking, and it appeared that the proposal for lights to the Montgomery County Council would be unrealistic without the financial support (the school and county share the total cost) needed.

Following that communication, our PTSA, along with the newly formed Athletic Booster Club began efforts to secure donations and fund raising with significant results to date (over half of the first year's amount raised). As you probably recall, Springbrook will soon be the only MCPS High School without this lighting. As the reality of this project nears, I wanted to invite the immediate community to another meeting to address any remaining concerns you might have. An engineer from our Facilities Division will be present to answer technical questions, as well as our Athletic Director, Booster Club President, and, of course, students who will benefit the most from this project.

I hope you can attend this upcoming meeting if your schedule allows.

**COMMUNITY MEETING-STADIUM LIGHTS** 

**MARCH 12, 2003** 

7:00 PM

SPRINGBROOK CAFETERIA

Michael A. Durso

Principal

MAD/nep

#### Preller, Barbara

From:

Larry Checco [larry.checco@verizon.net]

Sent:

Tuesday, May 27, 2003 4:51 PM

To:

MCP-Chairman

Cc:

Joe Davis; Mike Durso; Ron Lane; Don Hague; Laurie Checco

Subject: Springbrook stadium lights

Dear Mr. Berlage:

OFFICE OF THE CHAIRMAN THE MARYLAND NATIONAL CAPITAL

My name is Larry Checco. My wife, Laurie, and I are co-presidents of the Springbrook High School (SHS)

Booster Club Booster Club.

Attached is a letter addressed to you--with a signed, hard copy to follow--from Laurie, me and Don Hague, President of our PTSA. The letter states our justifications for why stadium lights should be installed at Springbrook High School. Our views represent the overwhelming majority of our student and parent population. As you probably are aware, Springbrook is the ONLY MCPS high school without stadium lights--a great disadvantage to our SHS community.

As Chairman, we hope that you and the other members of the Planning Board will take our points into consideration when making your recommendation to MCPS. We would also note that any further delay on the part of the Board to make its recommendation would seriously jeopardize our ability to have these stadium lights installed in time for the opening of the 2003-2004 school year.

If you have any questions, please don't hesitate to contact me at (w) 301-384-6007 or (h) 301-384-7101 or (cell) 301-602-8332.

Sincerely,

Larry Checco