



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 20, 2004

MEMORANDUM – MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

William Barron, Eastern County Team Leader *WB*
Community-Based Planning Division

FROM: Calvin Nelson, Jr., Planning Coordinator, Eastern County Team *cn*
Community-Based Planning Division (301-495-4619)

SUBJECT: Mandatory Referral No. 04601-MCPS-1, Forest Knolls Elementary School
Addition, 10830 Eastwood Avenue, Silver Spring – Kemp Mill Master Plan

STAFF RECOMMENDATION: Approval with the following comments to be
transmitted to Montgomery County Public Schools
(MCPS):

1. Provide a traffic study to identify any needed transportation improvements if the enrollment exceeds 576 students.
2. Encourage the use of sustainable building design techniques in accordance with the U.S. Green Building Council on Leadership in Energy and Environmental Design (LEED).

PROJECT SUMMARY

Forest Knolls Elementary School is located at 10830 Eastwood Avenue, and is within the Montgomery Blair High School cluster, in the Kemp Mill Master Plan area. Montgomery County Public Schools (MCPS) proposes renovating a 1,920-square-foot area of the existing school building and adding six classrooms with support space. Dependent upon funding, MCPS also proposes adding an additional six classrooms as an add-alternate to accommodate class size reduction initiative.

The second phase includes an additional “six added alternate” classrooms that increases the enrollment to 633 students. Increased students above the existing numbers warrant a traffic study to satisfy LATR. If, or when, MCPS implement this alternate that increases the enrollment, MCPS must return to the Planning Board with a traffic study to determine the impact of the new additions on the area’s transportation system.

The site has one vehicular access from Eastwood Avenue off of University Boulevard. There will be a counter clockwise one-way loop on the north side of campus for all vehicles entering the parking lots. Adequate channelization exists for school buses to separate them from the passenger vehicles. The overall circulation is safe and efficient.

Environment

The Environmental Planning Unit of the Countywide Planning Division recommends approval of this mandatory referral.

Environmental Guidelines – This property is not within a Primary Management Area or Special Protection Area.

Stormwater Management – This site received a waiver from stormwater quantity control in 1990. The Department of Permitting Services (DPS) has again granted a waiver from quantity control and groundwater recharge because this is a redevelopment project. DPS has approved the stormwater management concept for new quality control facilities for areas that will be disturbed by the proposed construction.

Forest Conservation Law – This Mandatory Referral is exempt from Forest Conservation Plan (FCP) requirements because it involves work on an existing developed property. Environmental issues are not significantly affected by the proposed additions.

Sustainable Building Design (Green Technology) – The staff encourages the use of sustainable building design in all public projects, in keeping with the work of the U.S. Green Building Council on Leadership in Energy and Environmental Design, or LEED.

PUBLIC CONSULTATION

Montgomery County Public Schools convened a Facilities Advisory Committee to review schematic designs for the project. The committee included representatives from the Forest Knolls neighborhood. Through a series of conferences with the Facility Advisory Committee, several design alternatives were developed and evaluated. The proposed plans were reviewed and subsequently modified in accordance with recommendations and suggestions from the committee which unanimously approved the proposed plans.

Staff sent notices to local citizens associations, adjoining and confronting property owners. No correspondence has been received regarding the subject mandatory referral.

CONCLUSION

The proposed project meets the applicable standards and guidelines for the environment and it meets applicable guidelines for adequate public facilities. A public school is consistent with the Kemp Mill Master Plan. The Department recommends approval of this mandatory referral and transmittal of the comments.

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Attachments:

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Environmental Planning Memo
5. Transportation Planning Memo