

**ATTACHMENT 4  
ENVIRONMENTAL PLANNING MEMO**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: February 12, 2004

TO: Calvin Nelson, Community Based Planning

VIA: Mary Dolan, Environmental Planning

FROM: Michael Zamore, Environmental Planning

SUBJECT: Mandatory Referral No. 04601-MCPS-1  
Forest Knolls Elementary School modification

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The Environmental Planning staff has reviewed the Mandatory Referral referenced above. Staff recommends **approval**.

**Forest Conservation**

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. Although there is no onsite forest there are numerous significant/specimen trees located around the perimeter of the site and on adjoining private property. Critical root zones of existing trees offsite should not be impacted by the classroom addition. A Tree Save Plan is not required but we have advised the applicant to extend tree protection fencing to Hannes Street. This will further protect some of the abovementioned specimen/significant trees in a buffer on the northeastern boundary of the property.

**Water Quality**

The school is in the Upper Sligo Creek subwatershed of the Sligo Creek Watershed. Sligo Creek Watershed, a tributary to the Northwest Branch of the Anacostia River, is one of the County's most urbanized watersheds. It is also the location of extensive efforts to restore an urban stream system, and an example of the successes that can be achieved in controlling urban stormwater runoff and re-establishing a viable biological community.

**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. A proprietary filtration device is one such facility that is included in the approved concept as a quality control measure. The device will improve the effectiveness of an existing oil/grit separator, enhance pollution removal from the parking lot runoff, and provide additional stormflow attenuation.

### **Air Quality**

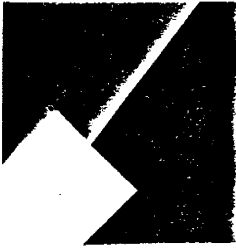
Parts of the building may contain asbestos material and care must be taken during construction to avoid adverse impacts on air quality. All asbestos-containing material must be mitigated in compliance with applicable regulations.

### **Noise Control**

The work onsite should not exceed the allowable noise levels for construction.

**ATTACHMENT 5  
TRANSPORTATION PLANNING MEMO**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

February 13, 2004

**MEMORANDUM**

TO: Calvin Nelson, Senior Planner  
Community-Based Planning

VIA: Dan Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Shahriar Etemadi, Coordinator  
Transportation Planning *[Signature]*

SUBJECT: Mandatory Referral # MR-04601-MCPS-1 Forest Knoll Elementary School in  
Kensington/Wheaton policy area

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This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject application.

**RECOMMENDATION**

Transportation Planning staff offers the following comments as part of the transportation requirements related to the approval of the subject application.

1. Limit the enrollment to the existing 576 students.
2. Provide a traffic study, if the six added alternate classrooms are constructed so that enrollment increases to 633 students.

**Local Area Transportation Review**

The proposed project consists of two phases. The first phase includes replacement of relocatable classrooms and a modernization plan that will not change the number of students and, in fact, the projected enrollment of 563 students is lower than the existing enrollment of 576 students. The project does not change the location of access, circulation, or parking for the school. Therefore, a traffic study is not required to satisfy Local Area Transportation Review (LATR).

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, Montgomery County Public Schools (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.

Currently, the nearest signalized intersection to the site, University Boulevard and Caddington Avenue, operates within the congestion standard of 1650 Critical Lane Volume for Kensington-Wheaton Policy Area.

### **Master Plan Recommendation**

1. University Boulevard is a six-lane divided Major Highway with 120-foot right-of-way and a Class III (on-road) bikeway.
2. Caddington Avenue is a two-lane Primary Residential street with 70-foot right-of-way and a Class III (on-road bikeway).

### **Site Access, Circulation and Pedestrian Facilities.**

The site has one vehicular access from Eastwood Avenue off of University Boulevard. There is and 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 internal circulation is safe and efficient.

Adequate sidewalks exist along University Boulevard, Caddington Avenue, Eastwood Avenue, and Hannes Street. There is a walking path connecting the campus to Hannes Street. The intersection of University Boulevard with Caddington Avenue has push-button controlled pedestrian signal for safe and easy crossings of this intersection.

### **Policy Area Review/Staging Ceiling Analysis**

The site is located within the Kensington-Wheaton Policy Area, which has a remaining capacity of 2,770 jobs and 2,531 housing units, as of January 31, 2004.

SE:DKH:gw

mno re MRforestknoll-04601