



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 3, 2004

MEMORANDUM – MANDATORY REFERRAL

TO: Montgomery County Planning Board

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

FROM: Sue Edwards, I-270 Corridor Team Leader *Sue*
Community-Based Planning Division (301) 495-4518

SUBJECT: Mandatory Referral No. 99306-MCPS-2: Spark M. Matsunaga
Elementary School Addition - 13902 Bromfield Road, Germantown
Master Plan

STAFF RECOMMENDATION: APPROVAL to transmit comments to Montgomery
County Public Schools (MCPS)

1. Parking of construction vehicles prohibited on residential or arterial roadways.
2. Construction activity must comply with the MCPS Statement of Operation for this project.
3. The Montgomery County Noise Ordinance requirements will be met.
4. 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

Montgomery County Public Schools proposes to construct a six-classroom addition of approximately 8,727 square feet to the existing Spark M. Matsunaga Elementary School in the Kingsview Village subdivision of Germantown approximately four miles west of the Germantown Town Center at the intersection of MD 118 and Middlebrook Road. The school addition was programmed at the time the school (81,9990 s.f.) was built in 2001. The Planning Board heard the mandatory referral for the existing school on January 13, 2000. Outstanding issues at that time were: providing a community-use ballfield; constructing a pedestrian connection to South Germantown Recreation Park; increasing the width of Bromfield Road; and installing landscaping along Richter Farm Road.

The school is bounded by Richter Farm Road to the north, Falconcrest Road to the east, Bromfield Road to west and a stormwater management facility to the south. The Hondros property, now incorporated into South Germantown Recreation Park, is located beyond the stormwater management facility.

The school combines a 740-student core elementary school with a 36-student special education program on a site of approximately 12 acres. The dedication of the school property at the time of subdivision delegated afforestation and stormwater management to be handled off-site. Parking is provided for 10 buses and 92 cars for the elementary school; 6 buses and 50 cars for the special education center.

Subject Site

The school site is zoned R-200/TDR 3 in accordance with recommendations for Analysis Area KI-3 contained in the Germantown Master Plan. Adjacent land uses include the fronts of residential lots across Bromfield Road, rear yards of residential lots along Falconcrest Road, a community stormwater management facility to the south, and the Hondros property which supplies the entry to South Germantown Recreation Park from MD 118 also to the south.

The site is fully developed with the school, parking and circulation, play areas, and landscaped buffer areas. At present the school property contains more than 15 relocatable classrooms adjacent to Richter Farm Road to relieve over-crowded conditions. A new elementary school referenced as Northwest Cluster #7 will be opened for academic year 2006-7 at the intersection of Mateny Road and Dairymaid Drive.

A portion of the Hondros addition to South Germantown Recreation Park is adjacent to the school site. A pathway to the park connects the residential sidewalk system to the park trail system.

Project Description

MCPS proposes to add six new classrooms to the lower level of Spark M. Matsunaga Elementary School as was contemplated when the school was planned and constructed. In addition to the programmed classrooms, support space including a speech/language room, therapy/support room, book storage, building services area, and toilets are part of this project. Construction is expected to begin in June-July 2004 with occupancy in December 2004.

The proposed addition will be directly beneath an existing upper floor area; all foundations and utility tie-ins were placed during the initial school construction. There is no increase in the school footprint. Excavation and site disturbance is limited to removing the temporary paved surface below the existing classrooms. The proposed classroom addition does not increase parking or vehicular circulation areas.

The school is within the Gunners Branch subwatershed of the Middle Great Seneca Creek watershed. As Germantown developed over the past ten years, a forested riparian buffer was created to provide water quality protection.

The proposed classroom addition does not alter or change the current design of the stormwater management system. The original school design provided for this classroom addition.

COMMUNITY CONCERNS

MCPS conducted a community design process with the school administration and parent – teacher association. Notices of the mandatory referral hearing were mailed to 45 adjoining homeowners. No comments have been received.

CONCLUSION

The proposed classroom addition meets the applicable development standards for the zone and is consistent with the 1989 Germantown Master Plan. Additional classroom space at this school is greatly needed to relieve over-crowded conditions. Staff recommends approval of this mandatory referral and transmittal of the comments on Page 1.

SE:ha: j:/team 3/MR 99306-MCPS-2.matsunaga.addition.staffreport.doc

Attachments

1. Vicinity Map
2. Proposed Lower Elevation Plan
3. Elevations of Proposed Addition