

LANDSCAPING PLANT LIST

Key Qty	Botanical Name	Common Name	Size	Root	Remarks	Total Inches Provided
AL	9 AMELANCHIER CANADENSIS	SHADBLow SERVICEBERF	8' HEIGHT	B&B		9 x 1" = 9"
AL1	3 AMELANCHIER CANADENSIS	SHADBLow SERVICEBERF	6' HEIGHT	B&B		2 x 3/4" = 1 1/2"
AR	19 ACER RUBRUM	RED MAPLE	3" CAL.	B&B		19 x 3" = 57"
AR1	4 ACER RUBRUM	RED MAPLE	1.5" CAL.	B&B		2 x 1 1/2" = 3"
AS	4 ACER SACCHARINUM	SILVER MAPLE	3" CAL.	B&B		4 x 3" = 12"
BN	2 BETULA NIGRA	RIVER BIRCH	8' HEIGHT	B&B	SINGLE STEM	2 x 1" = 2"
CA	2 CARPINUSCAROLINIANA	AMERICAN HORNBEAM	8' HEIGHT	B&B		2 x 1 1/2" = 3"
CA1	2 CARPINUSCAROLINIANA	AMERICAN HORNBEAM	8' HEIGHT	B&B		42 x 1" = 42"
CC	42 CERCIS CANADENSIS	EASTERN REDBUD	6' HEIGHT	B&B		2 x 3/4" = 1 1/2"
CC1	2 CERCIS CANADENSIS	EASTERN REDBUD	8' HEIGHT	B&B		5 x 1" = 5"
CF	5 CORNUS FLORIDA	FLOWERING DOGWOOD	6' HEIGHT	B&B		24 x 1" = 24"
CK	24 CORNUS KOUSA	KOUSA DOGWOOD	8' HEIGHT	B&B		15 x 1" = 15"
CL	15 CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HEIGHT	B&B		2 x 1" = 2"
CO	2 CELTIS OCCIDENTALIS	HACKBERRY	8' HEIGHT	B&B		6 x 1" = 6"
CV	6 CHIONANTHUS VIRGINICUS var. MARTINI	WHITE FRINGETREE	3" CAL.	B&B		4 x 3" = 12"
FG	4 FAGUS GRANDIFOLIA	AMERICAN BEECH	6" HEIGHT	CONT.		
HS	164 HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILY	18"-24"	B&B		56 x 1" = 56"
IC	152 ILEX CRENATA "GREEN LUSTER"	GREEN LUSTER HOLLY	18"-24"	B&B		41 x 1" = 41"
IM	141 ILEX MESERVEAE "BLUE PRINCE"	BLUE PRINCE HOLLY	18"-24"	B&B		7 x 3" = 21"
IO	56 ILEX OPACA	AMERICAN HOLLY	8' HEIGHT	B&B		3 x 3" = 9"
JH	1358 JUNIPERUS HORIZONTALIS "WILTONI"	BLUE RUG JUNIPER	18"-24"	CONT.	3' O.C.	14 x 1" = 14"
JV	41 JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HEIGHT	B&B		2 x 3/4" = 1 1/2"
LS	7 LIQUIDAMBAR STYRACIFLUA	SWEET GUM	3" CAL.	B&B		1 x 3" = 3"
LT	3 LIRIODENDRON TULIIFERA	TULIP POPLAR	3" CAL.	B&B		3 x 3" = 9"
MV	14 MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8' HEIGHT	B&B		14 x 1" = 14"
MV1	2 MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6' HEIGHT	B&B		2 x 3/4" = 1 1/2"
PC	1 PRUNUS CERASIFERA "KRAUTER VESUVIUS PLUM"	KRAUTER VESUVIUS PLUM	3" CAL.	B&B		1 x 3" = 3"
PF	21 PHOTINA FRASERI	RED TIP PHOTININA	3' HEIGHT	CONT.	4' O.C.	
PO	3 PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B		3 x 3" = 9"
PO1	1 PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5" CAL.	B&B		1 x 1 1/2" = 1 1/2"
PS	15 PINUS STROBUS	WHITE PINE	8' HEIGHT	B&B		15 x 1" = 15"
PY	6 PRUNUS x YEDONIS	YOSHINO CHERRY	8' HEIGHT	B&B		6 x 1" = 6"
QA	4 QUERCUS ALBA	WHITE OAK	3" CAL.	B&B		5 x 3" = 15"
QC	18 QUERCUS COCCINEA	SCARLET OAK	3" CAL.	B&B		18 x 3" = 54"
QP	35 QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B&B		34 x 3" = 102"
QR	5 QUERCUS RUBRA	RED OAK	3" CAL.	B&B		5 x 3" = 15"
QS	3 QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B		3 x 3" = 9"
SA	1 SASSAFRAS ALBIDIUM	SASSAFRAS	8' HEIGHT	B&B		1 x 1" = 1"
TC	3 TSUGA CANADENSIS	EASTERN HEMLOCK	8' HEIGHT	B&B		3 x 1" = 3"

TOTAL INCHES PROVIDED= 573"

TOTAL INCHES REQUIRED= 572"

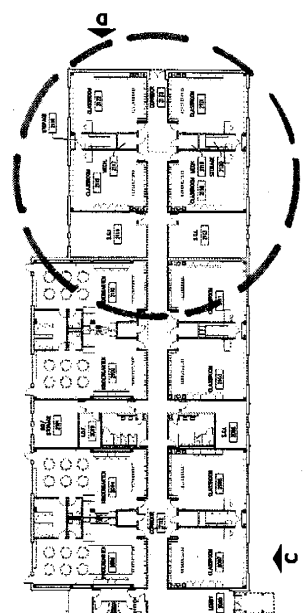
G	W
W	O

Kensington-Parkwood Elementary School

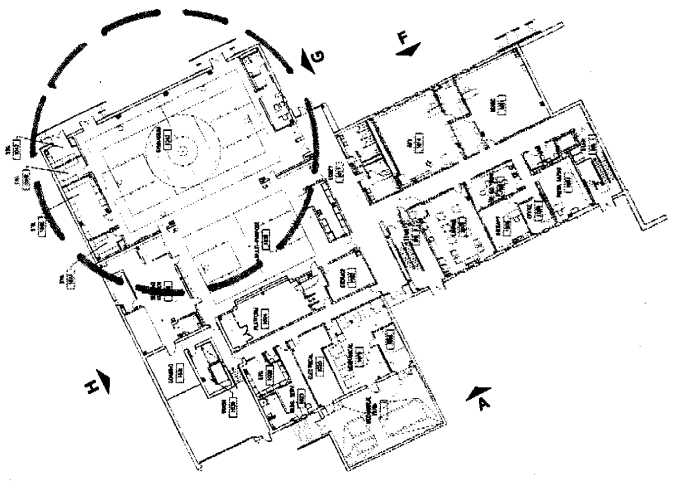
Floor Plans

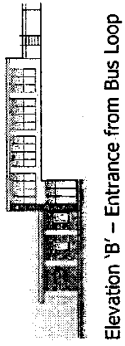


Second Floor Plan

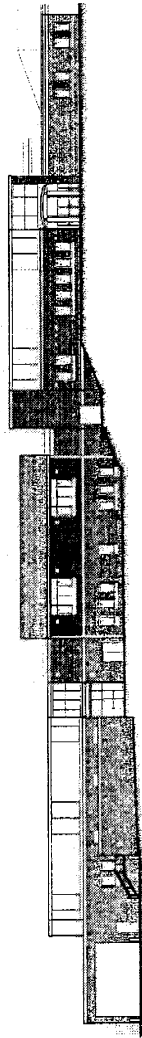


First Floor Plan

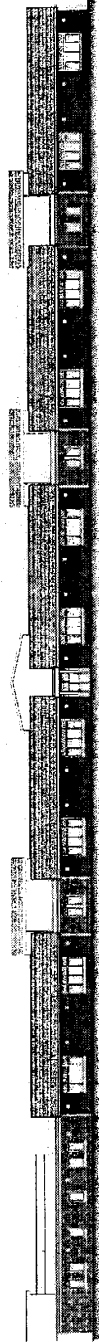




Elevation 'B' - Entrance from Bus Loop



Elevation 'A' - Saul Road & Franklin Street



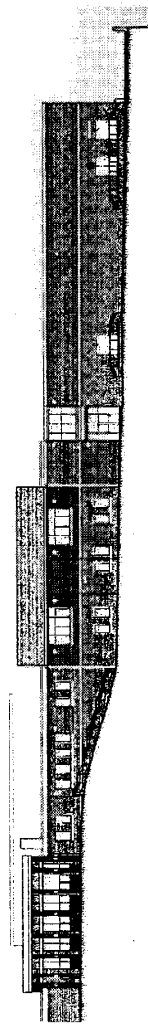
Elevation 'C' - Saul Road



Elevation 'E' - From Play Area



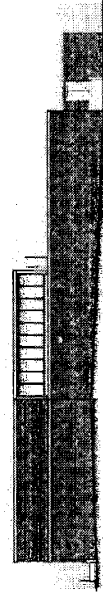
Elevation 'D'



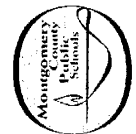
Elevation 'F' - From Ball Fields



Elevation 'G'



Elevation 'H'

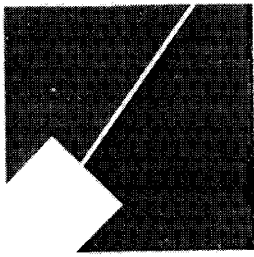


Kensington-Parkwood Elementary School

Exterior Elevations

G|W
W|O

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**MEMORANDUM**

DATE: September 30, 2004

TO: Khalid Afzal, Community Based Planning

VIA: Mary Dolan, Countywide Planning Division, Environmental Section *MD*

FROM: Marion Clark, Countywide Planning Division, Environmental Section *MC*

SUBJECT: Mandatory Referral No. MR-02502-MCPS-1
Parkwood Elementary School

Environmental Planning staff recommends **approval** of Tree Save Plan and Landscape Plan.

Discussion

In September 2002, Planning Board approved a mandatory referral for development of a new school building at the Kensington Parkwood Elementary School on Saul Road. At the time of the approval, there was considerable discussion and concern about the removal of a number of significant and specimen trees distributed over the entire site. The concern focused on a cluster of mature specimen sized hardwood trees on the northeast corner. The Tree Save Plan upon which the Planning Board based its decision of approval indicates nine specimen trees saved in the northeast corner.

This mandatory referral asks for expansion of the building wing to provide additional classrooms in the northeast corner area of concern. Expansion of the building requires removing one specimen tree and three significant trees that were indicated as saved on the previously approved Tree Save Plan. In addition, during the course of refining the site and architectural plans, two additional specimen trees must be removed that are located further south along the side of the building.

The applicant tried to avoid removal of the specimen and significant trees in the area of concern by further adjusting the configuration of the building expansion. This proved unreasonable, because it resulted in the potential loss of additional trees. The applicant also investigated alternate mitigation methods such as providing a LEED certified building, however construction scheduling prevented follow through on this option.

Tree save mitigation is proposed by the applicant and shown on the Landscape Plan. The plan provides a substantial on-site tree planting dominated by materials ecologically similar to those found in the Rock Creek watershed. The plant materials consist of a

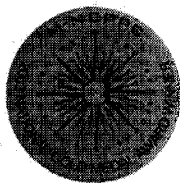
diversity of species of canopy and understory trees. Staff believes this proposal will be adequate replacement for the specimen and significant trees lost and that the site will eventually become an environmental benefit to the community.

Forest Conservation

Exemption of a Forest Conservation Plan has been granted. However, the plan is still subject to requirements for a Tree Save Plan for preservation and mitigation of any specimen and significant trees. The applicant is proposing a total of 573 inches of caliper (diameter) in canopy and understory trees. This provides 1" caliper replacement for each 1" diameter breast high (dbh) loss of existing specimen and significant trees. The revised Tree Save Plan for the entire site is now based on the removal of nine specimen trees out of the existing thirty, and ten significant trees out of the existing twenty-five; the remainder will possibly be saved, but must withstand encroachment into the critical root zones of close to thirty percent.

Water Quality

Full water quality and quantity storm water management control shall be expected to protect the integrity of the Lower Rock Creek watershed. This project site is located in the Lower Mainstem Bethesda subwatershed that has a poor stream condition and a fair habitat in the County Wide Stream Protection Strategy (CWSP). CWSP labels this watershed as a Watershed Restoration Area where efforts are underway to comprehensively examine and address stormwater retrofit, stream restoration and habitat improvement opportunities.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

September 28, 2004

MEMORANDUM

TO: Khalid Afzal, Team Leader
Georgia Avenue Team
Community Based Planning Division

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

FROM: Maureen Decker, Planner/Coordinator *MD*
Transportation Planning

SUBJECT: Mandatory Referral MR 04505-MCPS-1
Kensington-Parkwood Elementary School Modernization
Kensington/Wheaton Policy Area

The proposed mandatory referral is for the gymnasium and four classroom Add Alternate additions which Montgomery County Public Schools intends to award and construct with the previously approved Base Building as part of the Kensington-Parkwood Elementary School Modernization project. This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral.

RECOMMENDATION

Transportation Planning Staff has reviewed the submitted information for the proposed facility and has the following comments to support the approval of the mandatory referral as it meets the adequate public facilities test for transportation requirements:

1. Provide a traffic study to identify any needed transportation improvements if the enrollment exceeds 499 students.

DISCUSSION

School Location, Access, and Circulation

Kensington-Parkwood Elementary School is located at 4710 Saul Road in the Kensington/Wheaton Policy Area. The gymnasium and four classroom Add Alternate additions part of this mandatory referral will not require separate access and will have no adverse effect on existing or previously approved bus, passenger car, bicycle, or pedestrian circulation.

Master Plan Roadways

The *Master Plan for the Communities of Kensington-Wheaton*, approved and adopted in 1989, classifies and recommends right-of-way widths for significant roadways in the vicinity of Kensington-Parkwood Elementary School. The adjacent roadway, Saul Road, is classified as a primary street not completely built or not built to the standard cross-section. The Master Plan recommends 36-foot wide pavement with a minimum 70-foot right-of-way. The Master Plan is silent on the recommendations of pavement width, and right-of-way widths for Franklin Street.

The existing right-of-way for Saul Road along the frontage of the school is variable and generally less than a 70-foot width. The County's recommended property objectives for both the public school (10 acres) and the adjacent roadway right-of-way (70 feet) are currently compromised. However, Saul Road, adjacent to the school is built with a 36-foot wide pavement. Staff, therefore finds that the primary roadway functions are adequately provided under the current design and that maintenance of the status quo for the property line boundary between two public agencies is appropriate.

The *Countywide Bikeways Functional Master Plan*, Planning Board Draft dated May 2004, does not indicate existing or proposed bikeways on Saul Road or Franklin Street, in the vicinity of the site.

Local Area Transportation Review

The school modernization plan has been under consideration for more than three years. The need for a traffic study to meet Local Area Transportation Review (LATR) requirements for the August 13, 2004 application, per the Board's Uniform Standard Mandatory Referral was not determined prior to the submission.

Staff reviewed the application after its submission and determined that a traffic study would be needed to satisfy LATR requirements if the proposed action increased the number of enrolled students. The August 13, 2004, submission states that the enrollment will not increase above the levels previously reviewed by the Planning Board. The overall school modernization plan results in an increase in enrollment from 395 students to 499 students. Based on the rates in the sixth edition of Institute of Traffic Engineers Trip Generation Manual, the proposed facility will generate a total of 150-peak hour vehicle trips during the weekday morning peak period. The expansion will only add 31 vehicle trips to the traffic already generated by the existing site. The *Local Area Transportation Review (LATR) Guidelines*, adopted July 1, 2004, specifies a 30-

vehicle threshold for LATR review. However, conducting traffic counts and preparation of a traffic study at this time would delay the consideration of the project by the Planning Board.

Staff determined that the two affected intersections for evaluation are Cedar Lane at Saul Road and Knowles Avenue at Parkwood Drive. These intersections are located in a predominantly residential neighborhood. There are no traffic data available in our file for these intersections, however staff's judgment is that the two intersections have sufficient capacity to accommodate the 31 additional peak hour trips generated by the site. Staff's judgment was validated by evaluating the Critical Lane Volumes (CLV) of the Knowles Avenue and Summit Avenue intersection with the 31 additional site-generated peak hour trips and determining the congestion standard was not exceeded. Therefore, it is our judgment that if completed, a traffic study would find that the additional site traffic does not exceed the LATR congestion standard threshold and will have no adverse affect on the area roadway conditions.

Annual Growth Policy Area Review

The school is located in the Kensington/Wheaton Policy Area, which has a remaining capacity of 2,770 jobs under the *Fiscal Year (FY) 2004 Annual Growth Policy* as of June 30, 2004. Under the *FY 2005 Annual Growth Policy*, effective July 1, 2004, the Planning Board is no longer required to determine if sufficient residential or non-residential capacity exists.

MD:gw

mno to afzal re MR 04505-MCPS-1.doc