



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: October 13, 2004

TO: Fred Boyd, Community Based Planning Division

VIA: Mary Dolan, Environmental Planning Division

FROM: Marion Clark, Environmental Planning Division 

SUBJECT: Mandatory Referral No. MR-01502-MCPS-1
Connecticut Park Elementary School

Environmental Planning staff recommends **approval** of this mandatory referral with the following condition:

- Submit a Tree Save Plan showing root pruning and tree protection fencing along the limit of disturbance for tree number 13 and the 24" and 22" Maples on either side of the new driveway on Bushey Drive.

Forest Conservation

This application has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD). An exemption from Forest Conservation was issued because it is a modification of an existing developed property and no more than a total of 5000 square feet of forest will be cleared; no forest clearing within a stream buffer or on property subject to SPA WQP requirements; and does not require new subdivision plan. However a Tree Save Plan is required to protect specimen trees. There are four specimen trees on site. Three are in good to very good condition and one is in poor condition. One tree, a 34" Littleleaf Linden, in very good condition, will have impacts of approximately 30% to the critical root zone. The other trees will be unaffected.

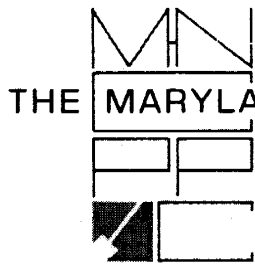
Environmental Guidelines

This site is not within a Special Protection Area or Primary Management Area. There are no steep slopes, wetlands, floodplains, or streams on site and no associated environmental buffer encumbrances.

Stormwater Management

Full water quality and quantity control shall be expected to protect the integrity of the Rock Creek watershed.

ATTACHMENT 5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 13, 2004

TO: Fred Boyd, Georgia Avenue Team
Community Based Planning

VIA: Tanya Schmieler, Park Planning Supervisor
Park Planning and Resource Analysis

FROM: Mark Wallis, Senior Park Planner
Park Planning and Resource Analysis

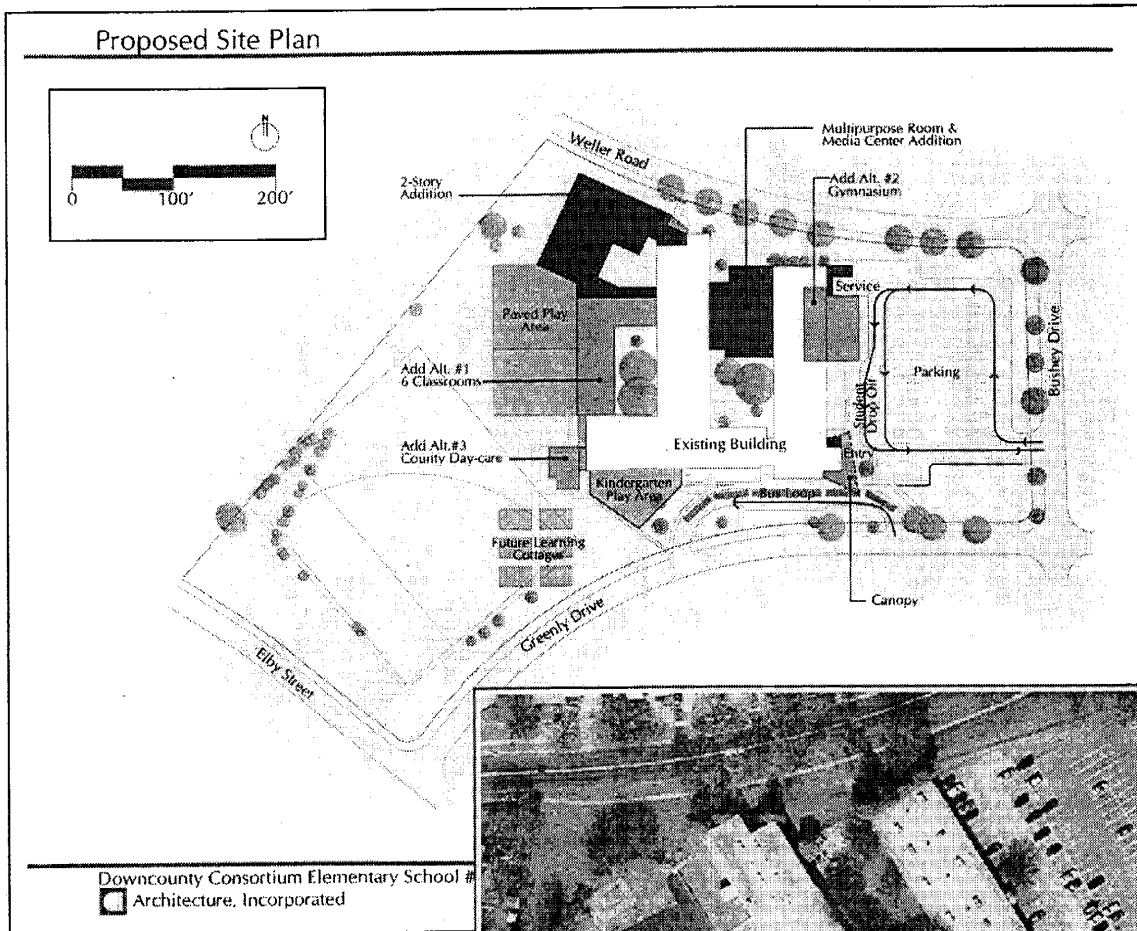
SUBJECT: Connecticut Park Elementary School Re-opening
Mandatory Referral # 04502 MCPS-1

The above referenced mandatory referral is **recommended for approval** with the following comments:

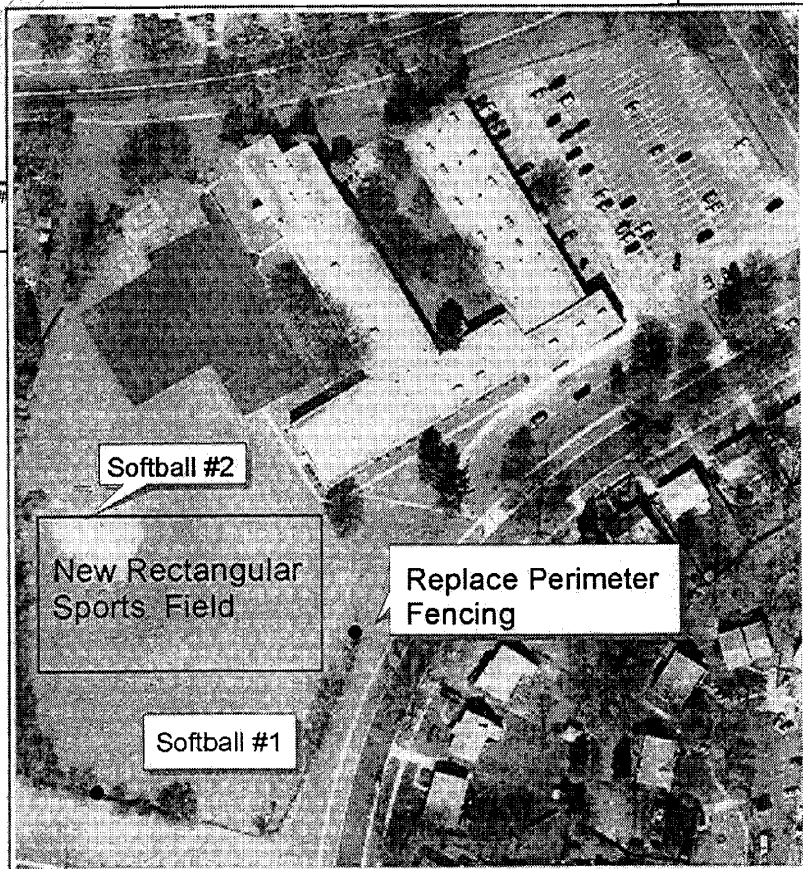
- Skin (grass removed) the infield of Softball Field #1,
- Remove perimeter fencing and underbrush from the Right Field line on Softball field #1 to the third base,
- Perimeter fencing that is removed be replaced with new fencing,
- Reseed Softball field #2 infield due to rectangular sports field conversion,

Relocate "Future Learning Cottages" to a site that does not in effect close the fields for community use.

The Plans for re-opening of Connecticut Park Elementary School indicate a small ball field change. As shown on the map below, Softball Field #2 will be converted to a rectangular sports field. Consultation with the Community Use of Public Facilities (CUPF) found this conversion acceptable as CUPF can now permit a field for youth soccer practice at this site. There will be no goals installed to prevent a wear pattern on the grass.



Proposed Plans for Connecticut Park Elementary School (above).



Playing Field Recommendations (right).



Field #2 - new infield and fencing

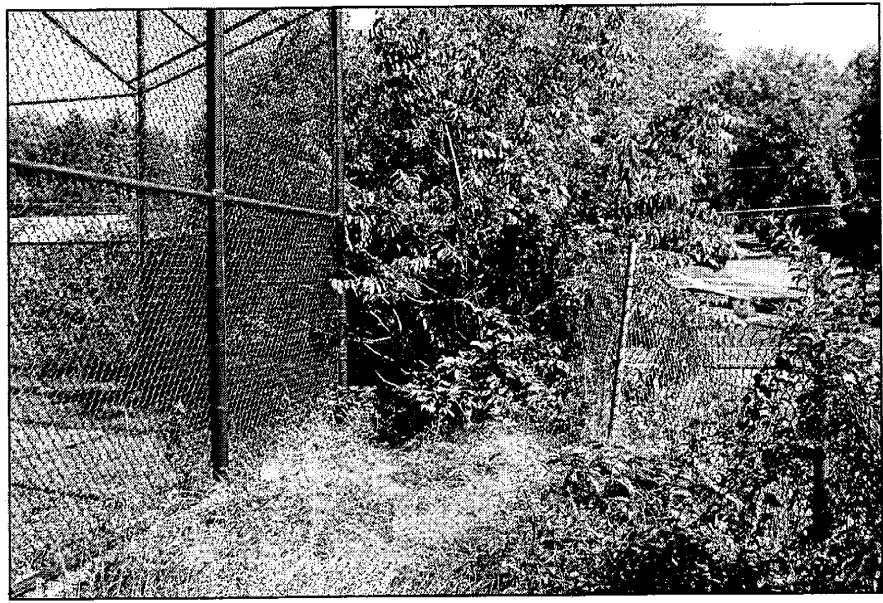
New player protection fencing and a skinned infield were recently installed on Softball field #2 (left). It is recommended that the field improvements that will be "lost" at field #2 when converted to a soccer field be re-invested into Softball Field #1 (below).

Specific improvements needed to Field #1 (right) include: skinning the infield, removing vegetation behind the backstop, and replacing the perimeter fence from right field to third base.

Softball Field #1 recently received a new backstop and player protection fencing. Replacing the perimeter fence and



Field #1 - new backstop and fencing



removing vegetation would have the additional affect of increased visibility of the ball field from the street for added security.

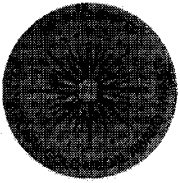
However, the investment goes unused if the field users find the existing conditions behind the backstop and the perimeter fencing in poor repair (left).

Similarly, poor conditions exist along the right field baseline (right) where the players are supposed to sit.

By making an additional small investment in Softball field #1, and providing a new rectangular sports field opportunity by converting Softball #2, the community will now have more usable and flexible community facilities to meet its diversifying needs.



ATTACHMENT 6



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

October 8, 2004

MEMORANDUM

TO: Fred Boyd, Coordinator
Community-Based Planning Division

FROM: Shahriar Etemadi, Supervisor
Transportation Planning

SUBJECT: Mandatory Referral # 04502-MCPS-1, Reopening of former Connecticut Park Elementary School

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

RECOMMENDATION

Transportation planning staff recommends no condition to support approval of this application as it meets the requirements of Local Area Transportation Review (LATR).

Local Area Transportation Review

A traffic study was submitted to determine the impact of this application on the local area transportation system. A total of three intersections were considered critical and evaluated and staff concurs with the conclusion of the study that all intersections operate within the congestion standard of 1,600 Critical Lane Volume (CLV) for the Kensington-Wheaton Policy area.

Generated trips from the site are normally added to the existing and background traffic (trips from approved but unbuilt development) to form the total future traffic. In this case, there is no significant background traffic; therefore, the site-generated trips were added to the existing traffic to form the total future traffic. The total future traffic was assigned to three intersections to calculate the CLVs at each intersection. The results of the CLV calculations are shown in the following table.

Intersections	Existing		Total Future	
	AM	PM	AM	PM
Connecticut Ave. and Weller Road	1,262	1,281	1,318	1,286
Randolph Road and Colie Drive	919	949	944	950
Colie Drive and Barbara Road	257	338	317	340

Site Access, Circulation and Pedestrian Facilities

The site plan has an access point from Bushey Drive that is designated for use by faculty, staff, visitors and the student drop offs and pick ups. There are two existing access points from Greenly Drive that form a loop road within the site for the school buses. This loop road could also be used for day care and drop off/pick up during non-bus hours. Separation of access for buses and all other traffic to the site provide for a safer and more efficient traffic circulation within the school. The school is located in a mature neighborhood that is provided with a full network of sidewalks on all roadways surrounding the school. The portions of Bushey Drive and Weller Road along the school frontage are classified as primary residential streets built to standards in the Kensington-Wheaton Master Plan.

The signalized intersections with Connecticut Avenue and Randolph Road are equipped with pedestrian signals and marked crosswalks for efficient and safe crossings of pedestrians.

SE:gw

mno to Boyd re MR-04502-MCPS-1 Connecticut