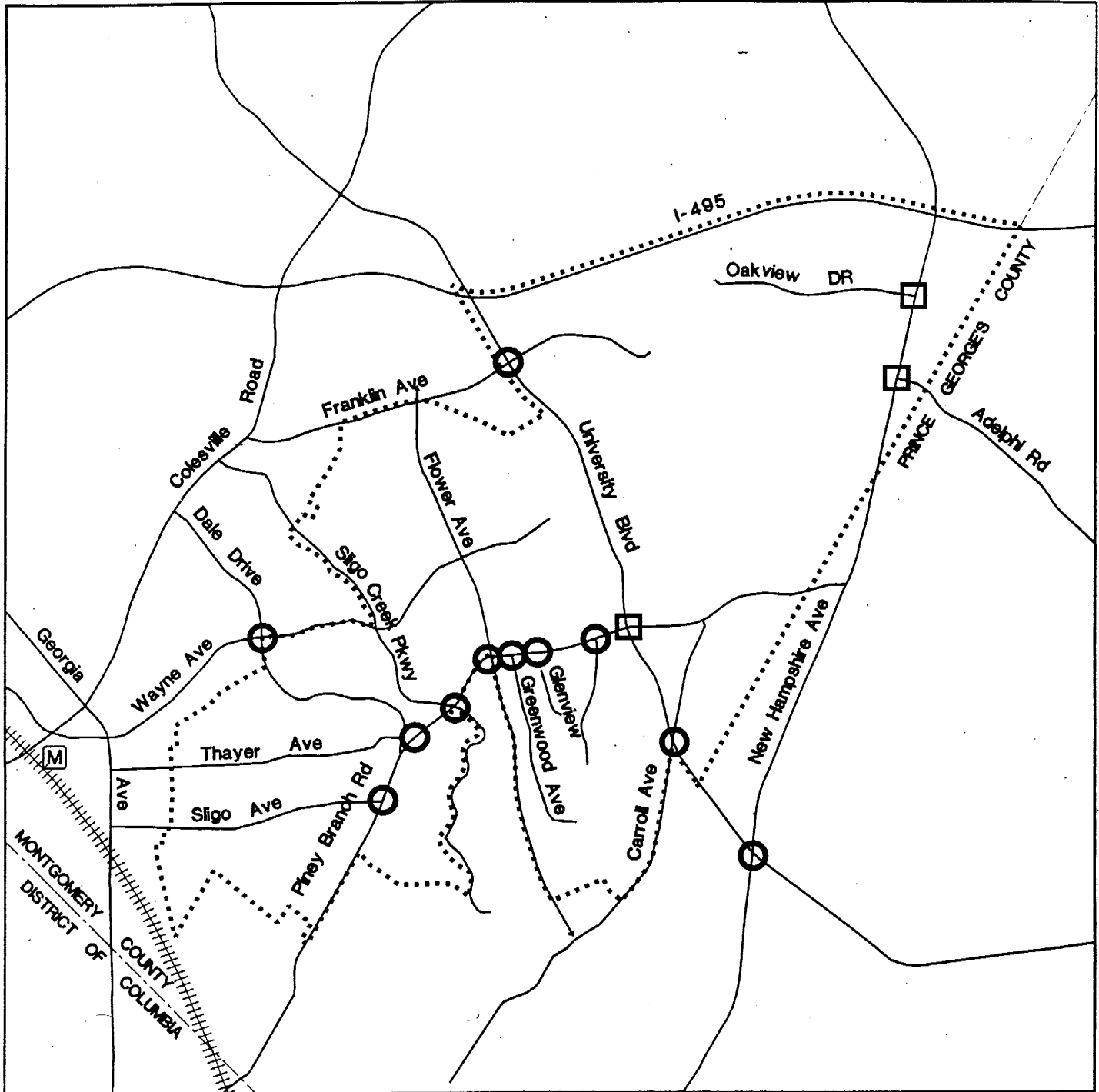


Forecast Intersection Congestion



LEGEND

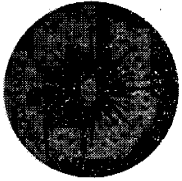
- County Line
- Master Plan Boundary
- CLV < 1650 (Better Than Standard)
- CLV > 1650 (Worse Than Standard)
- Ⓜ Metro Station
- |||||| Railroad

Not To Scale



East Silver Spring Master Plan

ATTACHMENT 11



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

January 7, 2005

MEMORANDUM

TO: Glenn Kreger, Silver Spring/Takoma Park Team Leader
Community Based Planning Division

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

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

SUBJECT: Mandatory Referral MR 04107-MCPS-1
Northeast Consortium School # 16
Brookview Elementary School
Silver Spring/Takoma Park Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral. Brookview Elementary School existed on this site between 1955 and 1982 at which time the property was temporarily conveyed to Maryland-National Capital Park and Planning Commission (M-NCPPC) for use as a recreational park facility. In 2001 the Board of Education alerted M-NCPPC that they would be requesting return of the site for construction of a new elementary school.

RECOMMENDATION

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

1. Provide a traffic study to identify any needed transportation improvements if enrollment exceeds 640 students or if the combined staff of the Child Care Suite and the Before and After Care program exceed six.

DISCUSSION

School Location, Operations, Access, Parking, and Circulation

Brookview Elementary School is located in a residential community at 1100 Corliss Street in Silver Spring. The property is bordered by I-495 to the north, Brookview Local Park to the east, and the Oakview Community Pool to the west.

The operational characteristics that influence adequate public facilities transportation requirements are summarized below:

Facilities	Students	Staff	Hours	Core/Add Alternative
Pre-Kindergarten to Grade 2	640	N/A	Drop-off: 8:45 a.m.- 9:00 a.m. Pick-up: 3:00 p.m.-3:30 p.m.	Core & Add- Alternative
Gymnasium	N/A	N/A	N/A	Add Alternative
Health Care Suite	N/A	1	9:00 a.m.-3:00 p.m.	Core
Child Care Suite	20	3	7:00 a.m. -6:30 p.m.	Add Alternative
Before & After Care	40	2	7:00 a.m.-9:00 a.m. 3:00 p.m.-6:30 p.m.	Add Alternative

Montgomery County Public School (MCPS) is entering into an agreement with the Oakview Pool property to reconstruct the pool parking lot to their standards, and share use of the parking lot. This reduces impervious area, requires less construction activity and cost, and better utilizes the parking area since the pool does not operate during school hours during the times of year when school is in session. The pool lot is being reconstructed with 52 spaces. The parent drop-off area will have a total of 25 spaces, and five spaces will be provided near the service/maintenance area. With the finalized shared parking agreement, the 82 total spaces will exceed the 70 parking spaces the school is required to have.

MCPS proposes to reconstruct Corliss Street to a bifurcated road for a distance of approximately 200 feet in order to improve access to the internal circulation and parking areas for the school and the adjacent community pool. The proposed road will have a 20-foot wide inbound lane, a ten-foot median, and a 26-foot wide outbound roadway. The school has acquired the property needed to widen Corliss Street as a bifurcated road and will dedicate a 25-foot wide strip adjacent to the current 60-foot right-of-way. The pool parking lot will be located to the west, the parent drop-off area will be located to the east and the bus loop and service/maintenance facilities will be located to the north of the terminated public road. A public access easement will be necessary for the Oakview Pool property reach their property.

A lead-in sidewalk is provided along the entrance, and proposed marked crosswalks are provided at appropriate locations. A marked crosswalk may perhaps be provided across Corliss Street where it intersects with Hedin Drive. A new five-foot trail will be constructed around the school and through the adjacent park. The parent drop-off/pick-up area has over 300 feet available for passenger vehicles to stack without impeding other inbound movements, such as the buses, more than the 225 feet estimated to be necessary. The bus loop has 260 feet of stacking length, which is greater than the 220 feet the six buses are expected to need without impeding traffic entering the drop-off area or the parking lot. Each of the above elements, combined with school staff that manages traffic during peak arrival and departure times, are expected to provide adequate access and circulation.

Master Plan Roadways and Bikeways

The *East Silver Spring Master Plan*, approved and adopted in 2000, classifies and recommends right-of-way width for significant roadways in the vicinity of the proposed Brookview School. Nearby Oakview Drive is classified as a 60-foot right-of-way primary residential road, and as a proposed shared-use path/sidewalk bikeway connection between the Northwest Branch Trail and New Hampshire Avenue. New Hampshire Avenue is classified as a major highway with a 120-foot right-of-way. The *Master Plan* recommends a divided roadway with six to eight lanes; currently, it has six through travel lanes. The *Master Plan* is silent regarding right-of-way and functional classification for Corliss Street and Hedin Drive.

The *Master Plan* identifies the two study area intersections, New Hampshire Avenue at Oakview Drive and at Dilston /Adelphi Road, as forecast to exceed congestion standards by year 2020 and makes recommendations for improvements, including additional through travel lanes on New Hampshire Avenue and turning lanes on both the major and minor approaches.

Local Area Transportation Review

A traffic study was submitted to determine the impact of the proposed facility on the local area transportation system, and was reviewed under the *Local area Transportation Review (LATR) Guidelines*, adopted and approved July 1, 2004.

The proposed facility consisting of staff, 640 school students, and 60 students for the day care facilities are anticipated to generate a total of 306 trips in the morning weekday peak hour periods, and 88 in the afternoon weekday peak hour periods. These trips were added to the existing, and approved but not-built development trips in the area to form the total future traffic. All traffic was then assigned to two signalized intersections in the study area. The intersections analyzed were: New Hampshire Avenue at Oakview Drive, and at Dilston Drive/Adelphi Road.

For the future total traffic condition the study considered planned and funded improvements that are proposed at the intersection of New Hampshire Avenue and Oakview Drive. The improvements are part of the Montgomery County Capital Improvement Program (CIP), Intersection and Spot Improvements Project #507017. The improvements consist of the widening of the west leg of the intersection, and improving the eastbound approach of Oakview Drive to provide a separate left, and combination through, and right turn lane. The CIP project is scheduled for construction in April of 2005.

The results of the LATR indicate and Transportation Planning staff concurs that the existing and future traffic conditions do not, and will not, exceed the congestion standard of 1600 critical lane volume (CLV) in the Silver Spring/Takoma Park Policy Area. Therefore, the proposed facility mandatory referral passes the adequate public facilities test.

Due to time constraints the Maryland State Highway Administration and Montgomery County Department of Public Works and Transportation did not have time to review and comment on the LATR, however, staff does not anticipate comments since the LATR passes the Adequate Public Facilities test. If either agency provides comments at a later date, MCPS may consider incorporating them as this project progresses.

Annual Growth Policy Area Review

The school is located in the Silver Spring/Takoma Park Policy Area, which has a remaining capacity of 2,320 housing units, and 1220 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



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: January 7, 2005

TO: Glenn Kreger, Community Based Planning Division

VIA: Mary Dolan, Countywide Planning Division, Environmental 

FROM: Marion Clark, Countywide Planning Division, Environmental 

SUBJECT: Forest Conservation Plan for
Mandatory Referral No. MR-04107-MCPS-1
Northeast Consortium Elementary School Number 16
Brookview Elementary School

Environmental Planning staff recommends **approval** of the Preliminary Forest Conservation plan for this mandatory referral.

Forest Conservation

Forest Conservation worksheets are provided separately for the Glenview Pool site, the Montgomery County Public Schools (MCPS) site, the Maryland National Capital Park and Planning Commission (MNCPPC) site and the two residential lots combined. Two specimen trees (#1 and #12) both 32" diameter breast high (dbh) Red Maples located on the MCPS site will be removed during construction of the school building. The remainder of the specimen trees will be saved. Tree save details and notes are provided as part of the Forest Conservation Plan. Approximately 52 - 4" dbh trees of various species indicated on the Natural Resource Inventory/Forest Stand Delineation will be removed and replanted either on or off site. The trees will be replanted as a measure to recycle only. There are no legal requirements to save the trees and no guarantee by MCPS or the contractor that the trees will be saved.

Environmental Guidelines

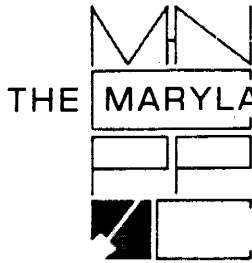
A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) is completed and approved for the subject site. The NRI/FSD was done for five lots. The first lot, owned by Oakview Recreation Corporation, is a private community pool, where the school plans to build a parking lot to be used jointly by the school and the pool. Montgomery County Public Schools (MCPS) owns the second lot upon which the school will be built. Maryland National Capital Park and Planning Commission

(MNCPPC) owns third lot where ball fields will remain for use by the school and public. The fourth and fifth lots are residential lots purchased by MCPS to expand road access into the school site. Existing homes on these lots will be removed and rebuilt at a later time. There are several small areas of steep slopes located on the periphery of the pool owned site and the lot upon which the school will be built. There is a stream formed by outfall from the beltway with a 125' stream valley buffer on the MNCPPC site east of the ballfields. There are no floodplains, wetlands, critical habitats, or erodible soils on site. There are 13 specimen trees in good condition and 1 in fair condition. There are 39 significant trees. There are approximately 52 - 4" dbh trees of various species planted by MNCPPC in good condition.

Water Quality

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

ATTACHMENT 13

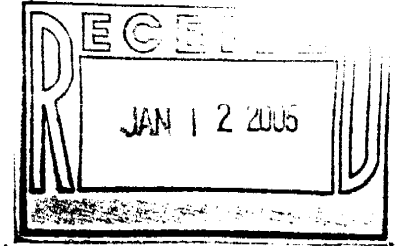


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 10, 2005

MEMORANDUM

TO: Glenn Kreger, Community Based Planning
VIA: Jeff Zyontz, Chief, Countywide Planning
FROM: Tanya Schmieler, Park Planning and Resource Analysis
Mark S. Wallis, Park Planning and Resource Analysis *MSW*



SUBJECT: Comments on Brookview Elementary School Mandatory Referral

The purpose of this memorandum is to provide: 1) specific comments on the mandatory referral and construction for the new Brookview Elementary School; and 2) background information on the Brookview Local Park and plans for replacement facilities.

1) Specific Comments on the Brookview Local Park Mandatory Referral

Requested Plan Revisions

The park athletic field and access should be more clearly shown and labeled on the enlarged site plans. As the school does not have a field of its own, they will be using the park field for any field recreation.

The service entrance to the north of the school shall double as the maintenance access for the field. The asphalt width reduces in size from 20 feet wide to 6 feet wide at the eastern edge of the "Gymnasium Alt #1". Our maintenance vehicles need a minimum of 8 feet in width from the gym to the ballfields. Expanding the park maintenance access from 6 feet to 8 feet from the proposed gym to the ballfield is required. The asphalt depth should be such to handle a fully loaded dump truck. Frequency of dump truck use for any particular year can vary.

The final plan should reflect a total of 4 "Fiber Mulched Playgrounds" on the site. The Fifth playground pad should be eliminated for the following reasons: the playground was in the critical root zone for significant trees; moving the playground to the west would have 3 playgrounds within 100 feet of each other which is excessive; moving it further east puts it on the ball field; keeping it in place raised concerns about foul balls landing on the playground; and it is anticipated that more soccer will be played at the park field and the playground site is behind where a goal is anticipated. At least one of the playgrounds should have playground equipment suitable for elementary school students (K-5) and be available to the community after school and on weekends.

Ballfield Scheduling Coordination

During the school construction project duration, organized public parking will essentially be eliminated. "Permitted" ballfield use will cease commencing Spring of 2005 and re-opening approximately September 1, 2006.

Brookview Local Park has a single Softball field with a Soccer overlay. For the calendar year 2004, no permitted softball hours were recorded. For the same period, one soccer group had 2 hours per week on Sundays and Lacrosse group had 1 hour on Sundays. This light use of fields makes moving the two user groups to another field on Sundays feasible. The park will remain open for community uses that do not require parking. There is a community connector path off Hedin Drive that will remain open during construction (see attachment 1).

Maintenance Coordination During School Construction

Due to the constraints of the Beltway to the North, private homes to the South, forest and topography to the East, and school construction to the West, access to the park for large maintenance vehicles may be severely restricted. If safe and consistent access can be provided, MNCPPC will continue to maintain the park portion of the site.

If safe and consistent access **cannot** be maintained during the construction period, MCPS will control the entire site (both school and park) and provide park maintenance for the duration of the construction period as follows:

Mowing Schedule: April 1, 2005 – November 15, 2005 – every 10 days at 3 inch height
April 1, 2005 - August 1, 2006 – every 10 days at 3 inch height

Trash Pick-up : April 1, 2005 – August 1, 2006 – once a week

M-NCPCC will regain maintenance control on August 1, 2006 for fall season ballfield refurbishing.

Policing and Site Security

As heavy equipment, construction materials, site storage, and building footprint become more prevalent as construction proceeds, police jurisdiction coordination between the school site and the park site is needed for continuity of public safety. It may be easier for MCPS to be responsible for the entire site during the construction period. It is recommended that a meeting be held after construction contract award to develop public safety coordination and jurisdictional expectations between MNCPPC Park

Police, Montgomery County Police, Montgomery County Public Schools, and the general contractor.

Signage

As a park/school site with the school fronting the property, it is important to coordinate signage between the MCPC and MNCPPC such that a park identity is maintained. The current park signage standard is a brown 2" x 12" x 6' (or 8' depending on the volume of letters), pressure treated board with 2' white routed letters on a 6 x 6 post. The sign is either mounted flush to the posts or center mounted through the post. Consolidation and design coordination of school and park signage on one device located near the school driveway entrance is desirable.

As the property has been exclusively a park for many years, neighbors may have questions as to project scope and schedule. During construction, the standard project sign should prominently display whom to contact with any questions

2) Background Information and Replacement of Facilities

Background

The Brookview Elementary School site was originally declared surplus and deeded to M-NCPPC in 1992 as an addition to the adjacent Brookview Local Park. The 1992 deed to the M-NCPPC contained the condition that if MCPS ever determines that the property is again needed for educational purposes, M-NCPPC shall re-convey the property and the County shall reimburse M-NCPPC for the documented costs of recreational improvements and for the cost of demolishing and removing the former school building. Improvements made by M-NCPPC to the site in 1998 and 1999 include a youth soccer field (no goals), playground, multi-use (basketball) court, a paved trail, and parking. Funding for this development included \$137,000 in Program Open Space Monies and \$424,000 in Park and Planning Bonds.

On December 21, 2001 the Board of Education (BOE) alerted the Montgomery County Planning Board that they would be requesting the return of the 7.8-acre former Brookview Elementary School site for construction of a new elementary school. The remaining 4.58 acres of the local park were originally titled to M-NCPPC and include part of a softball field. This field area will serve the new school and have a new soccer practice field overlay, but will stay in M-NCPPC ownership. MCPS has coordinated development plans with M-NCPPC staff to ensure that any new school design is compatible with the park recreational facilities and that they remain accessible to the community. The final school site design will include a playground, paved trail, and multi-use court that will be used by the school during the day and available to the community after school and on weekends. Reimbursement for previous park construction on the site in the amount of \$560,550 has been requested from the Board of Education. MCPS staff stated that regarding the transfer of funds for the reimbursement to

M-NCPPC for the demolition of the old Brookview ES. - "funds have been received from MCPS."

Replacement of Facilities at Broad Acres Local Park

On January 22, 2004, the Montgomery County Planning Board approved a renovation plan for Broad Acres Local Park, which includes the replacement facilities from Brookview Local Park. The Plan was developed in conjunction with the Broad Acres School and community.

The FY 05-10 Capital Improvements Program Approved by the Montgomery County Council for M-NCPPC includes approximately \$ 900,000 from fy05-07 for the Broad Acres Local park renovation including replacement facilities from Brookview. Playground construction is funded separately and is under contract. The Park renovation coordinates with the expansion of the adjacent Broad Acres Elementary School Scheduled for FY06/07. Park construction will begin in September 2006, following the completion of the school expansion.

G:\TANYA\Brookview Mandatory Referral #2.doc Jan 12, 2005