

ATTACHMENT 11

MEMORANDUM

TO: Sue Edwards, Team Leader, Community Based Planning I-270 Team

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

VIA: Tanya Schmieler, Park Planning Supervisor, Countywide Planning, TKS

DATE: April 11, 2005

SUBJECT: Mandatory Referral - 05301-MCPS-1
Watkins Mill Elementary School Addition

Park Planning and Resource Analysis staff has reviewed the subject application and recommend **approval** with the following comment:

- Montgomery County Public Schools (MCPS) shall submit to M-NCPPC Park Planning and Resource Analysis (PPRA) staff an athletic field restoration plan for Athletic Field #2.

Introduction

Montgomery County Public Schools (MCPS) is building an addition to Watkins Mill Elementary School to eliminate the need for portable classrooms. The portables classrooms now occupy the ground where the new addition footprint will be constructed. The building addition will be constructed while the building is occupied; as such, the existing portable classrooms must be relocated during construction. All portable classrooms and will be removed when construction is completed.

The Ballfield Work Group (BWG) report dated January 2002 states on page 18 Next Steps, that there will be continued coordination with Montgomery County Public schools to improve fields as part of school renovation projects.

Ballfield Coordination with Community Use of Public Facilities (CUPF)

The Watkins Mill Elementary School current field configuration consists of Two (2) softball fields. MCPS Division of Construction plans to move Fourteen (14) portable classrooms to the outfield of softball field #2 (Map #1). In coordination with Community Use of Public Facilities (CUPF), Watkins Mill Elementary School Softball field #2 will be closed during the construction period from July 1, 2005 until September 1, 2006. Permitted users of Softball Field #2 will be moved to Montgomery Village Middle School (Map #2) whose field(s) are scheduled to re-open by September 1, 2005. Softball Field #1 will remain open during construction with an approximately 225 ft. outfield being maintained for CUPF use.

During the summer of 2006, all portable classrooms are scheduled to be removed and outfield site restoration to commence. When the last portable classrooms are removed, the Ballfield #2 outfield

shall be restored to a condition suitable for community use and permitting by CUPF by September 1, 2006. MCPS shall submit a plan to MNCPPC Park Planning and Resource Analysis staff that indicates restoration measures. This plan shall include, but not be limited to: demolition and removal of all asphalt walkways, removal of all concrete footings and foundations, removal of all unnecessary utilities, specification for top-soiling per Montgomery County Standards and Specifications for Top-soiling, grading of the field to indicate positive drainage conforming to storm-water management required by Department of Permitting Services (DPS), and seeding or sod consistent with existing conditions.

ATTACHMENT 12



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Sue Edwards, Community Based Planning

VIA: Mary Dolan, Environmental Planning *MD*

FROM: Michael Zamore, Environmental Planning *u/z*

DATE: April 11, 2005

SUBJECT: Mandatory Referral No. 04305-MCPS-1
Watkins Mill Elementary School Improvements

Staff has reviewed the abovementioned case. Staff recommends **approval**.

Forest Conservation Law Compliance

The project has an approved Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) and a 'Modification of Developed Property' exemption (#4-05161E of January 4, 2005) from Forest Conservation Plan requirements. Although the project was exempt from submitting a forest conservation plan, a Tree Save Plan was required because the project was affecting specimen and significant trees on the site. The NRI/FSD lists six (6) specimen trees and sixteen (16) significant trees on the property. Two of the six specimen trees (52-inch Black Oak, 32-inch Red Maple) will be removed to facilitate construction. The applicant will plant thirteen 4-inch caliper trees onsite as mitigation for the removal of the 52-inch oak. The approved Tree Save and Planting Plan shows the planting location and the species of trees to be planted as mitigation, and outlines steps to protect the remaining large trees on the site.

Environmental Guidelines

The 10-acre site is not located within a Special Protection Area (SPA). Wetlands (0.04-acre) and part of the stream buffer (2.43 acres) for a tributary of Whetstone Run, form part of the southwestern portion of the property. The 100-year floodplain is outside the stream buffer in some areas. The environmental buffer boundaries have been extended to include the floodplain and wetlands, as required by the Environmental Guidelines. All environmental resources on the site are therefore, being protected in accordance with the Environmental Guidelines.

Water and Sewer

Public water and sewer already serve the site.

Stormwater Management

DPS has approved a Stormwater Management Concept Request for the site. The Concept consists of onsite water quality control via a surface sandfilter. DPS has granted a waiver of onsite channel protection measures, on the condition that the applicant retrofits the roof leaders on the western side of the school so that they no longer drain through a piped system. The down spouts are to outlet at the ground surface allowing the sheet flow of runoff. Although recharge is not required for redevelopment projects, the applicant will nevertheless, provide this with over-excavation of the sand filter. The applicant must also submit an engineered sediment control plan for this development, to DPS. Detailed review of stormwater management computations will occur at the time of detailed plan review.

Water Quality

The project site lies within the Whetstone Run of the Middle Great Seneca Creek Watershed. Whetstone Run is a large tributary that drains portions of the Montgomery Village area that contains high-density residential areas. Many areas in the upper reaches of the watershed were built before modern stormwater runoff controls were required by the State. Uncontrolled runoff from these areas, have impacted the quality of the stream channel. Regional controls have been used in some areas of newer development. The *Countywide Stream Protection Strategy* (CSPS, 1998) rates stream and habitat conditions within the watershed as 'fair' based on data available at the time. Whetstone Run (outside the City of Gaithersburg) is classified as a Watershed Restoration Area.

Leadership in Energy in Environmental Design (LEED)

Staff encouraged Montgomery County Public Schools (MCPS) to consider using locally sourced sustainable or renewable materials, recommended by the U.S. Green Building Council standards for Leadership in Energy and Environmental Design (LEED), where feasible, in the proposed construction/upgrade.