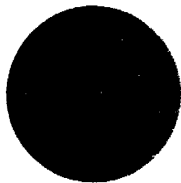


ATTACHMENT 5



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

July 12, 2005

MEMORANDUM

TO: Pamela Johnson, Coordinator
Development Review

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

FROM: Scott A. James, Planner/Coordinator *SJ*
Transportation Planning

SUBJECT: Mandatory Referral Petition 05105-MCPS-1
Broad Acres Elementary School Campus Renovation
710 Beacon Road, Silver Spring
East Silver Spring Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral petition to permit the expansion of the Broad Acres Elementary School buildings and parking lot ("Broad Acres School Renovation").

RECOMMENDATION

Transportation Planning staff recommends approval with the following comments:

1. Coordinate further with Department of Permitting Services (DPS) to insure the proposed parking lot design and site circulation plans provide adequate and sufficient access for staff, visitors, and service vehicles.
2. Submit a Local Area Transportation Review study for subsequent mandatory referral submissions, if improvements are contemplated that would increase the number of students above the 550 students currently planned on site.

DISCUSSION

The school campus is located at 710 Beacon Road in Silver Spring and it is zoned R60/R90. The school grounds occupy land owned by the Montgomery County Public School District (MCPS) and a portion of an adjacent lot owned by the Maryland National Capital Park & Planning Commission (M-NCPPC). A negotiated agreement between MCPS and M-NCPPC has allowed for the shared use of recreational facilities on the site.

School Location, Access, Circulation, and Parking

Broad Acres Elementary School is located at 710 Beacon Road, Silver Spring in the East Silver Spring Policy Area. The expansion of the school building will consist of 9,282 additional square feet beyond the previously approved (MR 02102-MCPS-1) expansion increasing the total size to 87,794 square feet. The seven-classroom addition is part of an Add Alternate design option that will allow for the removal of eleven on-site portables. The applicant's submission to M-NCPPC states that the proposed design will also allow for the relocation of the service vehicle access and delivery vehicle staging areas for the kitchen facility, while providing for improved on site circulation within the school building itself. Transportation Planning staff concurs with the statement of improved on site circulation, including improved access to the adjacent Broad Acres Park for pedestrians, and handicapped patrons.

The proposed parking lot design remains unchanged from the layout proposed in the prior mandatory referral review. Staff has discussed with MCPS some potential revisions that could enhance on-site circulation. These revisions are generally operational in nature and would primarily involve signing and marking. Staff encourages MCPS to further coordinate with DPS to investigate the value of the potential revisions.

Local Area Transportation Review

Staff determined no need for a traffic study to meet LATR requirements, as the proposed school improvements are not expected to increase peak hour trips at the site. The total number of students is to remain the same (currently 519 enrolled with facilities designed to accommodate 550 students), with additional classroom, and facilities used to comply with the requirements of the MCPS *Smaller Class Size Initiative*. Staff opinion holds that the proposed Add Alternate design option will not substantially alter the number of vehicle trips to the site and as such will not have an adverse effect on the area transportation infrastructure. A traffic study will be requested if future expansion and /or renovation plan increase student enrollment or the number of anticipated peak hour trips.

Master Plan Roadways and Bikeways

- Beacon Road intersects Northampton Drive and both roadways are residential streets with sidewalks on both sides of the roadway. There are no existing or proposed bicycle lanes for these facilities. Northampton Drive provides access to New Hampshire Avenue (MD 650), classified as a Major Highway in the East Silver Spring Master Plan.

SJ:gw

cc: Dennis Cross, MCPS

mmo to Johnson re 05105-MCPS-1-Broad Acres