



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Items # and  
6/7/07

May 22, 2007

**MEMORANDUM - MANDATORY REFERRAL**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

William Barron, Eastern County Team Leader *BB*  
Community-Based Planning Division *12/12*

**FROM:** Piera Weiss, Planner Coordinator, Eastern County Team  
Community-Based Planning Division (301.495.4728)

**SUBJECT: ITEM 1.** Preliminary Forest Conservation Plan: Mandatory Referral No. 07603-MCPS-1, Galway Elementary School Modernization Project, 12612 Galway Drive, Silver Spring, R-90 Zone, 1997 Approved and Adopted Fairland Master Plan

**ITEM 2.** Mandatory Referral No. 07603-MCPS-1, Galway Elementary School Modernization Project, 12612 Galway Drive, Silver Spring, R-90 Zone, 1997 Approved and Adopted Fairland Master Plan

---

This staff report reviews and makes recommendations for the Galway Elementary School modernization Mandatory Referral. There are two parts to this Mandatory Referral, the review of the Preliminary Forest Conservation Plan as required by Chapter 22 A, the Forest Conservation Law, and Mandatory Referral review, pursuant to Section 7.112 of the Regional District Act. The Planning Board must first take an action regarding the Preliminary Conservation Plan followed by review of the Mandatory Referral.

**ITEM 1:** Preliminary Forest Conservation Plan for Mandatory Referral No. 07603-MCPS-1

**RECOMMENDATION:** APPROVAL of the Preliminary Forest Conservation Plan with the following condition:

1. Place a Category I Forest Conservation Easement over the 1.90-acre area credited as forest retained on the Final Forest Conservation Plan. This easement must be recorded prior to issuance of building permit.

**Mandatory Referral No. 07603-MCPS-1**

**APPROVAL** with the following comments to be transmitted to Montgomery County Public Schools:

1. Prior to any grading or construction on park property, a park permit must be obtained from the Park Development Division.
2. Grading of the slope must not exceed 3:1, and seeding or sodding must comply with park specifications.
3. Trail width will remain approximately the same as the existing path.
4. The parking lot, park field and associated park maintenance access will remain open and unaffected by school construction.
5. Any mandatory referral submission for future improvements at the school must include a Local Area Transportation Review (LATR) study if those improvements are designed to accommodate a core capacity greater than 771 students at the school or more than 20 children at the community childcare services facility.

## DISCUSSION

The applicant, the Montgomery County Public Schools (MCPS), submitted a Mandatory Referral request to modernize the Galway Elementary School. The school is located at 12612 Galway Drive approximately 300 feet south of the intersection of Galway Drive and Fairland Road. The school was constructed in 1966. Galway Elementary School feeds into the Paint Branch High School cluster, which is one of three high schools in the Northeastern Consortium.

Galway Elementary School has been expanded twice since it opened: a two-level classroom addition in 1992 and a gymnasium addition in 1996. The existing school has a one-level core and two-level classroom wing. The school originally contained 46,000 square feet. The two additions brought the total square footage to 73,395. The existing school has a program capacity for 417 students. Current enrollment is 699 students including pre-kindergarten through 5th grade.

## Subject Site

Galway Elementary School is bounded in the north and west by the Calverton-Galway Local Park, and on the south by the rear yards of single-family homes fronting on Kilkenny Street. The school is one of the original park-schools built in the 1960s. Opposite the school along Galway Drive are a church, the Galway Swim Club and single-family detached homes. The site is zoned R-90 as is most of the surrounding community. The site contains 9.009 acres, of which 2.3 acres are forested.

Existing conditions along the southern boundary include a parking lot with 37 parking spaces for staff and a smaller paved area for overflow parking and access to the custodial services area. Parking for school buses is located in the bus loop at the front of the building. There is a second parking lot on the adjoining Calverton-Galway Local Park. MCPS reconstructed this 42-space lot during a recent paving upgrade to separate the parent drop-off area from the bus circulation. The local park contains two overlapping ball fields, one baseball field, and tennis courts. There is a shared use agreement between MCPS and the M-NCPPC Parks Department for the ball fields and parking lot during the school day.

### **Description of Project**

MCPS proposes to modernize the existing school and provide teaching spaces and support functions for a core capacity of 771 students. Staff notes that enrollment was 675 students when the gymnasium Mandatory Referral was presented to the Planning Board in 1995 and there are currently 699 students enrolled for the 2006-2007 school year. Enrollment is projected to be greater than 700 students through 2013.

The modernized facility is designed to accommodate 45 teaching stations and all-day kindergarten. In addition, The Montgomery County Department of Health and Human Services (DHHS) selected Galway Elementary School for a child day care facility. The facility will have 5 staff members and up to 20 children ages 3-5. The Child Day Care program is open to the general community; the before and after care programs operated in conjunction with the day care are restricted to Galway students, however. The planned size of the school is 101,400 square feet. The outdoor kindergarten play area is designated for future relocatable classrooms if needed.

School hours are 9:15 a.m. to 3:30 p.m.; staff hours are 8:30 a.m. to 4:00 p.m. The day care facility is open from 7:00 a.m. to 6:00 p.m. After hour's activities scheduled through the Montgomery County Use of Public Facilities program generally end by 9:30 p.m.

The vehicular circulation will remain essentially as it is today with bus and staff parking circulation separated from parent drop-off for students and day care. According to MCPS the school needs about 100 parking spaces, to be provided in two areas: 57 spaces along the south side and the existing 42 spaces in the shared use parking lot. The main staff parking lot has been reconfigured and expanded. The existing staff parking lot along the southern boundary is setback 8 feet from the adjoining houses. The new parking lot has been reconfigured and setback 25 feet from the adjoining lots in response to comments from the property owners. The landscape plan shows evergreen trees and shrubs will be planted along the entire length for screening.

The bus parking area will be widened to accommodate 14 buses in a peel away formation and the area can be used as perpendicular parking for functions occurring outside of the school day. The existing parent drop-off and parking lot is completely separated from the bus and staff parking lot and will remain as currently configured. Exterior lighting fixtures will be consistent with what currently exists.

Pedestrians enter the site along Galway Drive and from paths from Kilkenny Street and from park paths. The park path on the north side will be moved a few feet to accommodate the day care area and connected to the southern path. Some of the adjustments to the path system will occur on park property. Parks Department and MCPS staff met in the field to review the grading plans and Parks staff has prepared a memorandum regarding the proposed changes on parkland (Attachment 9).

The existing school site does not have stormwater management other than modifications that were part of the additions built in the 1990s. This modernization includes a complete upgrade including on-site quality and quantity control (letter from DPS, Attachment 10).

The modernization uses all of the existing developed site and part of the forested area. There are 2.3 acres of forested area within the subject property. Approximately .4 acres of the forested area will be removed to accommodate the expansion, but 1.9 acres will remain forested.

## **ANALYSIS**

### **Relationship to the Master Plan**

The *1997 Approved and Adopted Fairland Master Plan* shows the school as part of the Calverton Community defined as the area between the county line and US 29 and bounded by Fairland Road on the North and Cherry Hill Road on the south. The Calverton Community is a residential area. The Verizon Company along US 29 is the only non-residentially zoned and developed property. Other large developments, which are residential in nature, are the Manor Care elderly housing and nursing home buildings and the Riderwood Life Care facility along Cherry Hill Road. There is a local and community park with ball fields and tennis courts accessible from Fairland Road, Galway Drive and Marlow Road, a swim club and a church. There are approximately 900 detached homes and 330 townhomes in the neighborhood. The Master Plan did not contain specific recommendations for the school or adjacent local park.

Two transportation projects recommended in the Master Plan are either complete or under construction. The grade separated interchange at Cherry Hill Road/US 29 was recently completed. The CIP project to upgrade Fairland Road is underway.

### **Development Standards in the R-90 Zone**

The Mandatory Referral is consistent with the applicable development standards of the R-90 Zone as shown in the table below.

Section No.	Development Standard	Required	Proposed
59-C-1.322.	(a) Minimum lot area	9,000 SF	9.0 acres
	(b) Minimum lot width at street	75 feet	430 feet
59-C-1.323.	Yard Requirements		
	(a) Minimum setback from street	30 feet	105 feet
	(b) Setback from adjoining lot		
	(1) Side		
	-One side	8 feet	9 feet
	-Sum of both	25 feet	33 feet
	(2) Rear	25 feet	262 feet
59-C-1.327.	Maximum Building Height	35 feet to highest point or 30 feet mean	24 feet to highest point
59-C-1.328.	Maximum building coverage	30%	17.8%
59-E-2.81	Parking Requirements		
	Parking Facility Setbacks		
	Front	30 feet	30 feet
	Side/Sum	30 feet	30 feet
	Side/Sum	8/25 feet	25 feet
	Rear	30 feet	NA
	Interior green space	5%	5.4%
	Number of Parking Spaces	NA	99

## Transportation

Staff reviewed the Mandatory Referral for Local Area Transportation Review and recommended approval with conditions. Relevant comments are excerpted below and the full staff report is attached (Attachment 7).

### Local Area Transportation Review

The consultant for the applicant submitted a traffic study (January 22, 2007) that presented traffic-related impacts of the future school (with core capacity for 771 students) and the community childcare services facility (with up to 20 children) during weekday morning and evening peak-periods. Staff requested revisions and an amended report was submitted May 10, 2007. Staff review of the revised traffic study indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by the staff.

Capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Fairland/White Oak Policy Area (1,500 CLV). Therefore, the Mandatory Referral satisfies the LATR requirements of the APF test.

## **Forest Conservation Plan**

Staff reviewed the Preliminary Forest Conservation Plan pursuant to Chapter 22 A, the Forest Conservation Law. The Planning Board must act on the Preliminary Forest Conservation Plan before review of the Mandatory Referral. Staff notes that the entire forest conservation requirement of 1.9 acres will be met on site and, therefore, recommends approval with the condition that a Category I easement be placed on the retained forested area. See Attachment 8 for the complete Environmental Planning staff report.

## **Parks Department**

The Park Planning and Stewardship and Park Development Divisions, Park Police and Park Region staff reviewed the plan with respect to possible impacts to Calverton-Galway Local Park. Staff concluded that impacts to the park were minimal and recommends approval with conditions including the requirement to obtain a park permit to work on park property. See Attachment 9 for the complete Parks Department staff report.

## **COMMUNITY OUTREACH**

MCPS developed the plans for the modernization based on specific educational specifications and conducted four work sessions beginning in July 2006 with members of the Facility Advisory Committee that included parents, neighborhood residents, Galway Elementary School officials and staff, and PTA members. A community presentation was held on October 11, 2006. On May 2, 2007, staff notified local citizen associations, adjoining and nearby property owners, and other interested parties of the mandatory referral submittal and invited comments. No comments were received at the time of the writing of this memorandum.

## **CONCLUSION**

Based on staff analysis of the environmental and transportation requirements, the potential impacts to the adjoining park property, and the land use recommendations of the *Approved and Adopted Fairland Master Plan*, staff concludes that the proposed use is consistent with the Master Plan and meets the requirements of the R-90 Zone. Staff recommends approval of the submitted Preliminary Forest Conservation Plan subject to the condition regarding the forest conservation easement. Staff recommends approval of the Mandatory Referral. MCPS must obtain a park permit for any work done on parkland and to the required park standards.

PW:ha: g:\weiss\MRGalway

**Attachments**

1. Vicinity Map – Galway Elementary School
2. Calverton Galway Local Park
3. Existing Site
4. Proposed Site Plan
5. Existing and Proposed Floor Plans
6. Existing and Proposed Elevations
7. Memorandum from Transportation Planning
8. Memorandum from Environmental Planning
9. Memorandum from Parks Department
10. February 6, 2007 letter from DPS regarding stormwater management concept
11. June 20, 2006 letter from MCPS to regarding community meetings

# ATTACHMENT 1

## GALWAY ELEM. SCHOOL MANDATORY REFERRAL 07603-MCPS-1



Map compiled on May 18, 2007 at 2:26 PM | Site located on base sheet no - 216NE03 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

### NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14,400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
6787 Georgia Avenue - Silver Spring, Maryland 20910-3768

Key Map



N



Research & Technology Center  
0 200

1 inch = 200 feet  
1 : 2400



# Calverton Galway Local Park ATTACHMENT 2

3039 Fairland Road, Fairland



M-NCPPC

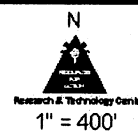
Acreage 62.0

Facility Code F03

Region S

Area ML

Date 06/10/2002



EXISTING SITE PLAN  
SCALE 1"=30'-0"

0 30 60 90

N

CALVERTON-GALWAY PARK LOCAL PARK

MULCHED PLAY AREA

HARD SURFACE PLAY AREA

EXISTING RELOCATABLE CLASSROOMS

EXISTING RELOCATABLE CLASSROOMS

SERVICE

PARKING

37 PARKING SPACES

BUS DROP-OFF

GALWAY DRIVE

PARENT DROP-OFF

42 SPACES

CALVERTON-GALWAY PARK LOCAL PARK

KILKENNY STREET

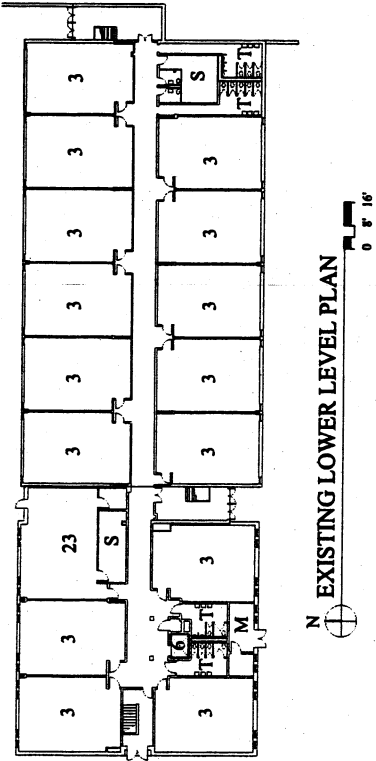
**Galway Elementary School - Modernization**  
WALTON • MADDEN • COOPER • ROBINSON • PONESS, INC

## ATTACHMENT 4



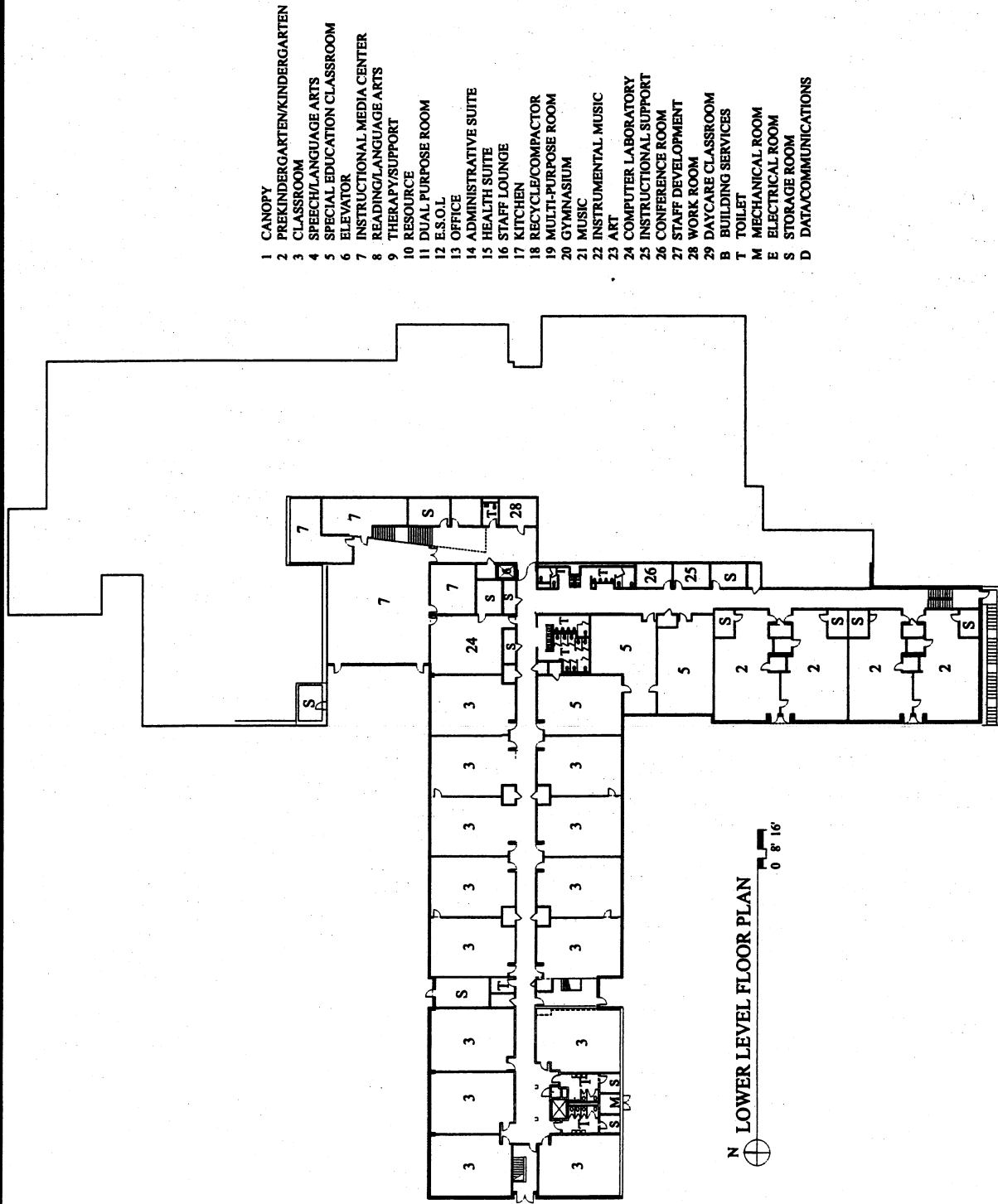
Page 5A

Existing Lower Level Floor Plan



- 1 CANOPY
- 2 PREKINDERGARTEN/KINDERGARTEN
- 3 CLASSROOM
- 4 SPEECH/LANGUAGE ARTS
- 5 SPECIAL EDUCATION CLASSROOM
- 6 ELEVATOR
- 7 INSTRUCTIONAL MEDIA CENTER
- 8 READING/LANGUAGE ARTS
- 9 THERAPY/SUPPORT
- 10 RESOURCE
- 11 DUAL PURPOSE ROOM
- 12 E.S.O.L.
- 13 OFFICE
- 14 ADMINISTRATIVE SUITE
- 15 HEALTH SUITE
- 16 STAFF LOUNGE
- 17 KITCHEN
- 18 RECYCLE/COMPACTOR
- 19 MULTI-PURPOSE ROOM
- 20 GYMNASIUM
- 21 MUSIC
- 22 INSTRUMENTAL MUSIC
- 23 ART
- 24 COMPUTER LABORATORY
- 25 INSTRUCTIONAL SUPPORT
- 26 CONFERENCE ROOM
- 27 STAFF DEVELOPMENT
- 28 WORK ROOM
- 29 DAYCARE CLASSROOM
- B BUILDING SERVICES
- T TOILET
- M MECHANICAL ROOM
- E ELECTRICAL ROOM
- S STORAGE ROOM
- D DATA/COMMUNICATIONS

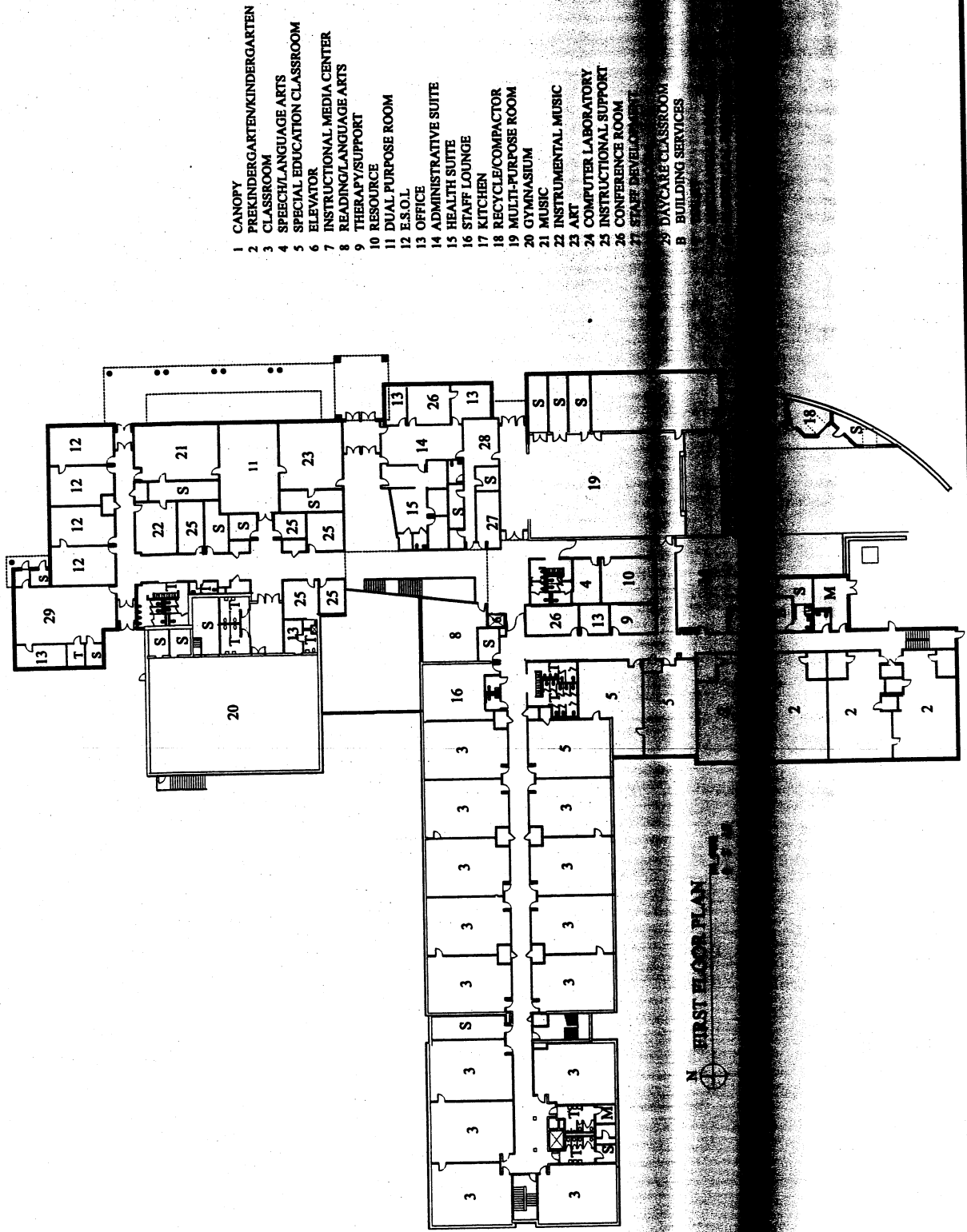
# Proposed Lower Level Floor Plan



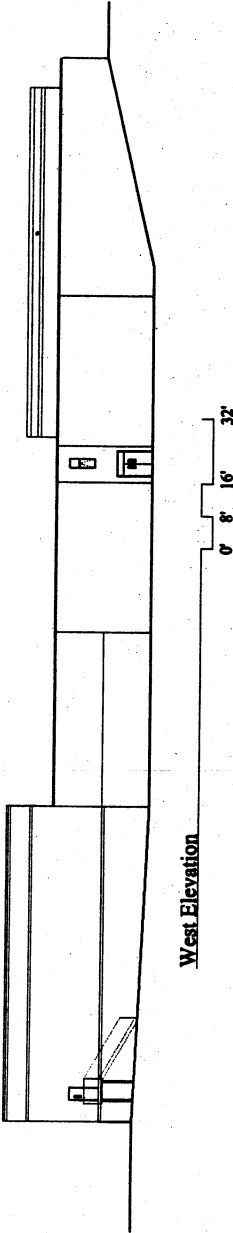
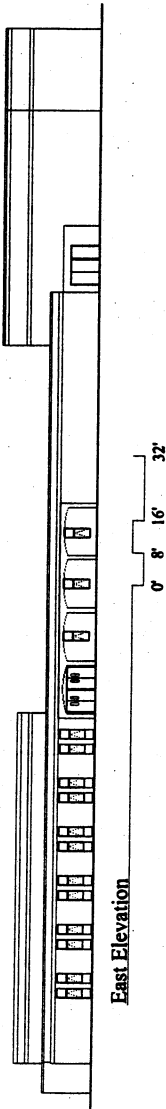
1 CANOPY  
2 PREKINDERGARTEN/KINDERGARTEN  
3 CLASSROOM  
4 SPEECH/LANGUAGE ARTS  
5 SPECIAL EDUCATION CLASSROOM  
6 ELEVATOR  
7 INSTRUCTIONAL MEDIA CENTER  
8 READING/LANGUAGE ARTS  
9 THERAPY/SUPPORT  
10 RESOURCE  
11 DUAL PURPOSE ROOM  
12 E.S.O.L.  
13 OFFICE  
14 ADMINISTRATIVE SUITE  
15 HEALTH SUITE  
16 STAFF LOUNGE  
17 KITCHEN  
18 RECYCLE/COMPACTOR  
19 MULTI-PURPOSE ROOM  
20 GYMNASIUM  
21 MUSIC  
22 INSTRUMENTAL MUSIC  
23 ART  
24 COMPUTER LABORATORY  
25 INSTRUCTIONAL SUPPORT  
26 CONFERENCE ROOM  
27 STAFF DEVELOPMENT  
28 WORK ROOM  
A DAYCARE CLASSROOM  
B BUILDING SERVICES  
T TOILET  
M MECHANICAL ROOM  
E ELECTRICAL ROOM  
S STORAGE ROOM  
D DATA/COMMUNICATIONS

N  
EXISTING FIRST FLOOR PLAN  
0 8' 16'

# Proposed First Floor Plan



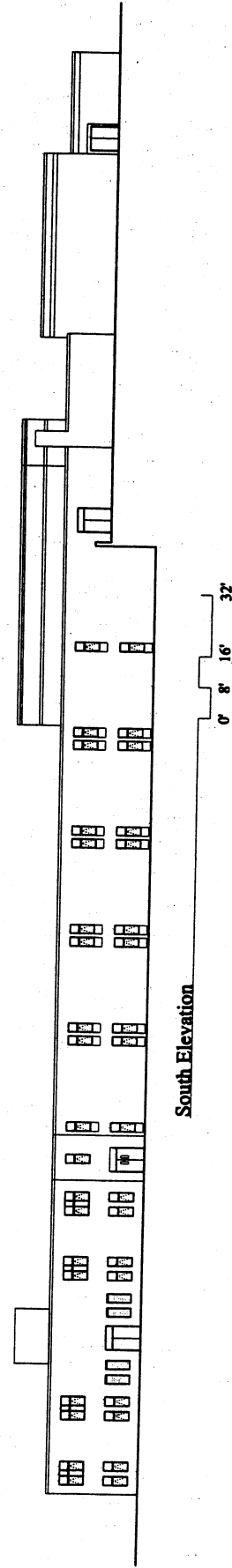
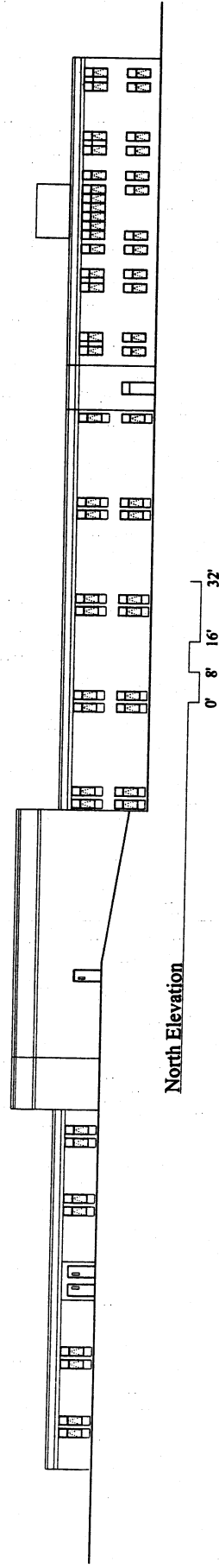
Existing East and West Elevations



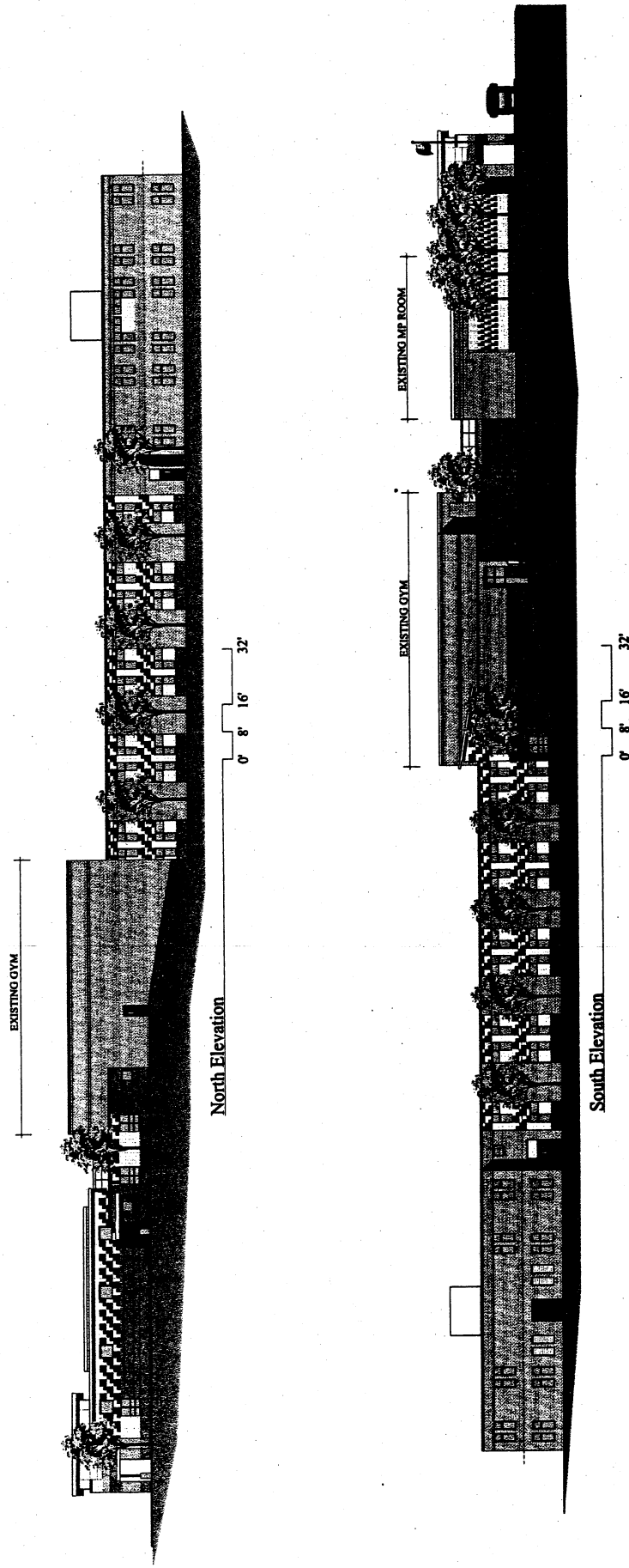


# Existing North and South Elevations

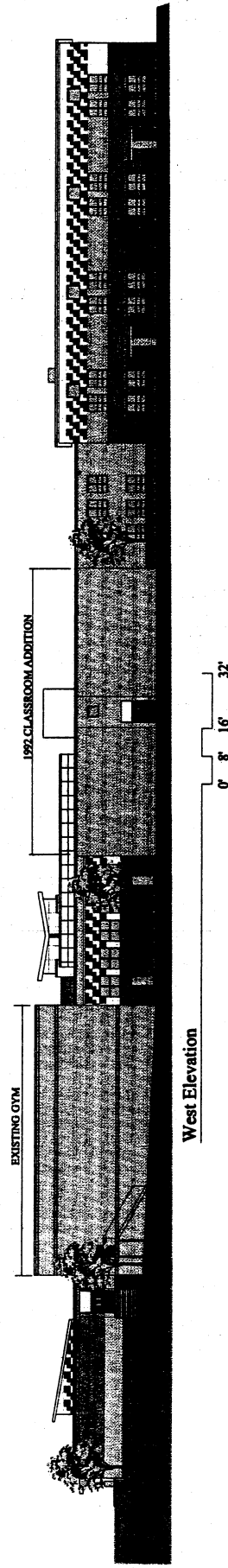
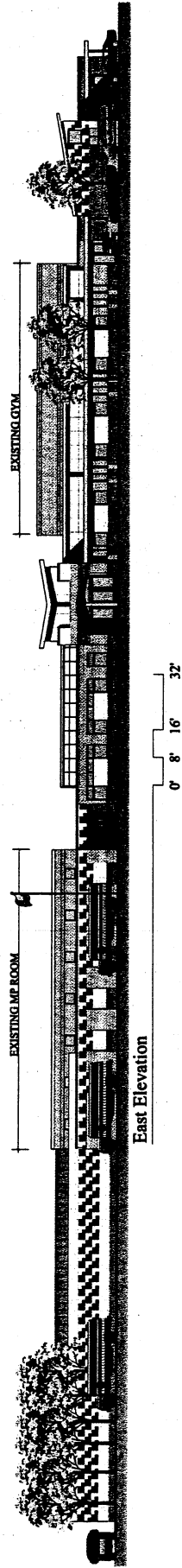
---



# Proposed North and South Elevations



# Proposed East and West Elevations





**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 21, 2007

**MEMORANDUM**

TO: Piera Weiss, Planner – Eastern County Team  
Community-Based Planning Division

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

FROM: Cherian Eapen, Planner/Coordinator *CE*  
Transportation Planning  
301-495-4525

SUBJECT: Mandatory Referral 07603-MCPS-1  
Galway Elementary School Modernization Project  
Montgomery County Public Schools  
12612 Galway Drive  
Fairland/White Oak Policy Area

---

This memorandum presents Transportation Planning staff's review of the mandatory referral for Galway Elementary School modernization project. The school is located at 12612 Galway Drive in Fairland, within the Fairland/White Oak Policy Area. The modernized school will have core capacity for 771 students, and will accommodate a full-day kindergarten program. It will also have a gymnasium and a community childcare services facility for up to 20 children.

**RECOMMENDATIONS**

We have completed our review of the materials submitted for the subject mandatory referral and recommend that the Planning Board transmit the following comment to Montgomery County Public Schools (MCPS):

- Any mandatory referral submission for future improvements at the school must include a Local Area Transportation Review (LATR) study if those improvements are designed to accommodate a core capacity greater than 771 students at the school or more than 20 children at the community childcare services facility.

A traffic study was required for the mandatory referral since the school generated **30** or more total peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The traffic consultant for MCPS initially submitted a Local Area Transportation Review (LATR) study dated January 22, 2007. Staff review of the study indicated that the study required revisions. After making the requested changes, the consultant resubmitted the study (dated May 10, 2007), which was determined complete. On May 14, 2007, copies of the above traffic study were forwarded to both Maryland State Highway Administration (SHA) and Montgomery County Department of Public Works and Transportation (DPWT) for their review and comments. Since comments on the traffic study from SHA or DPWT are still pending, we recommend that the following additional comment be incorporated into Planning Board's comments to MCPS regarding this mandatory referral's APF test:

- Continue to coordinate with M-NCPPC, SHA, and DPWT staff on an administrative review of the LATR study. If the administrative review confirms that changes to site design or offsite improvements based on the increase in core capacity at the school are not needed, then this mandatory referral will be completed by a staff memo to that effect with a copy provided to Planning Board members. However, if the administrative review results in new technical comments by SHA and/or DPWT staff, then MCPS must resubmit a revised mandatory referral application for the school reflecting those changes.

## **DISCUSSION**

### Site Location, Access, Pedestrian Facilities, Parking, and Public Transportation

Galway Elementary School is located along the west side of Galway Drive between Fairland Road to the north and Kilkenny Street to the south, and is open between 9:15 a.m. and 3:30 p.m. The school is adjacent to the Calverton-Galway Park. Across Galway Drive from the school are the private Forcey Christian Middle School (at the Calverton Baptist Church) and the Calverton Swim Club.

Access to the school is currently facilitated through three driveways off Galway Drive. The northern driveway that leads to a parking lot is on Department of Parks property. Student drop-offs and pick-ups are facilitated on this parking lot in a counter-clockwise direction. The middle driveway is inbound only, and is used by school buses for entering the school site and by staff to gain access to a staff parking lot to the south side of the school. The southern driveway facilitates exit movements from the school to Galway Drive.

The school currently has approximately 679 students, 86 professional/support staff members, and a total of 84 parking spaces. Twelve fixed route buses and two special education buses will transport students' to/from the school.

Galway Drive is a primary residential street with speed humps, and has a posted speed limit of 25 mph. It has sidewalks on both sides of the roadway. Adequate lead-in sidewalks are provided to/from the school from/to Galway Drive and the neighborhood/Park. Marked crosswalks are provided at the Galway Drive/Kilkenny Street intersection immediately south of

the school. Pedestrian and school warning signs currently exist along Galway Drive on its approaches to the school. Galway Drive is also served by Metrobus Route Z6, which has stops near the school.

#### Nearby Transportation Improvement Projects

The Montgomery County DPWT Capital Improvement Program (CIP) includes the following nearby project:

- Fairland Road: This DPWT project involves reconstruction of Fairland Road from US 29 to Prince George's County line, and includes widening the roadway to 3 lanes with a sidewalk to its north side and a shared-use path to its south side, and a single lane roundabout at Fairland Road/Galway Drive intersection. The project is currently under construction.

#### Master Plan Roads, Bikeways, and Pedestrian Facilities

The 1997 Approved and Adopted *Fairland Master Plan* describes the nearby master-planned roadways, bikeway and pedestrian facilities as follows:

- Galway Drive, as a two-lane primary road (P-35) with a 70-foot right-of-way and a Class III bikeway (PB-59), between Fairland Road to the north and Calverton Boulevard to the south. The roadway is currently built to Master Plan recommendations with sidewalks and tree panels on both sides.

#### Local Area Transportation Review

The consultant for the applicant submitted a traffic study that presented traffic-related impacts of the future school (with core capacity for 771 students) and the community childcare services facility (with up to 20 children) during weekday morning and evening peak-periods. Staff review of the above traffic study indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by the staff.

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and evening peak-hours within the respective peak-periods is presented in Table 1.

As shown in Table 1, capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Fairland/White Oak Policy Area (1,500 CLV). Therefore the mandatory referral satisfies the LATR requirements of the APF test.

**TABLE 1**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**GALWAY ELEMENTARY SCHOOL MODERNIZATION PROJECT**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Fairland Rd and Galway Dr	903	833	912	844	939	867
Galway Dr and North Entrance Driveway	591	450	595	455	622	471
Galway Dr and Middle Entrance Driveway	444	284	448	289	461	297
Galway Dr and South Entrance Driveway	413	298	417	303	428	311
Calverton Blvd and Galway Dr	1,302	830	1,307	833	1,319	837

Source: Galway Elementary School Modernization LATR Study, STS, Inc., May 10, 2007.  
Congestion Standard for Fairland/White Oak Policy Area: 1,500

DKH:CE:tc

cc: Barbara Kearney  
Jim Tokar

mmo to PW re Galway ES 07603-MCPS-1



## ATTACHMENT 8

### MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

#### **MEMORANDUM**

**DATE:** May 15, 2007

**TO:** Piera Weiss, Community Based Planning Division

**VIA:** Jorge Valladares, P.E., Countywide Planning Division, Environmental

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

**SUBJECT:** Mandatory Referral No. MR-07603-MCPS-1  
Galway Elementary School Modernization

---

**Recommendation: Approval of the Preliminary Forest Conservation Plan with the following condition:**

- A forest conservation easement must be placed on the 1.90acre area designated and credited as forest retained.

#### **Discussion**

A Forest Conservation Plan and approved Natural Resource Inventory/Forest Stand Delineation are part of the submittal package. The entire forest conservation requirement of 1.90 acres will be met on site. The submitted forest conservation plan has a note indicating that the Planning Board and developer have an agreement to preserve the 1.90-acre area during construction and this will be referenced on the record plat. Since schools are not platted, a forest conservation easement must be provided separately by deed. There are no issues for tree save.

#### **Environmental Guidelines**

The site is not in a Special Protection Area or Primary Management Area. A stream and associated forested stream valley buffer on the west side of the site is not impacted by construction activities. The stream is within the 1.90 acres designated to meet Forest Conservation requirements.

#### **Stormwater Management**

Stormwater Management quality and quantity will be provided for the additional school expansion and the enlarged parking lot outside of the forest conservation easement.



**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS**

**TO:** Piera Weiss, Community Based Planning  
**SUBJECT:** Mandatory Referral Number: MR-007603-MCPS-1  
**Galway Elementary School Modernization**  
Date Received: May 10, 2007

NRI/FSD # 4-07216

The subject Tree Save Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

**SUBMISSION ADEQUACY**

☒ Adequate as submitted

**RECOMMENDATIONS**

☒ Revise according to the comments specified below.

☒ Comments:

1. Remove Tree Save note. Indicate that a Category I Forest Conservation Easement will be recorded by deed prior to issuance of sediment and erosion control permits.

APPROVED BY: Marion Clark  
Marion Clark, Environmental Planning

DATE: May 16, 2007

cc: Eric Vangrin, Human and Rohde, for the applicant by email ([eric@humanandrohde.com](mailto:eric@humanandrohde.com)) and fax (410-825-3887)

## ATTACHMENT 9



### MONTGOMERY COUNTY DEPARTMENT OF PARKS THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 16, 2007

#### MEMORANDUM

**TO:** Piera Weiss, Planning Coordinator, Community Based Planning Division

**VIA:** John Hench, Acting Division Chief, Park Planning and Stewardship Division *John Hench*

**FROM:** Tanya Schmieler, Master Planning Supervisor, PPS Division *TKS*  
Dilip Pandya, Park Manager, Park Development Division

**SUBJECT: PARK COMMENTS/CONDITIONS RELATED TO THE GALWAY SCHOOL  
MANDATORY REFERRAL SUBMISSION**

---

#### SUMMARY

The Department of Parks supports this project to provide school renovation, a day care center and associated accessible access trail with the conditions noted below. Impacts to the park will be extremely minimal and consist of grading a small area behind the softball backstop to raise and repave an existing path so that it meets ADA Standards. Park Police and Park Region Staff are in accord with the project.

Conditions are as follows:

- Prior to any grading or construction on park property, a park permit must be obtained from the Park Development Division.
- Grading of the slope must not exceed 3:1, and seeding or sodding must comply to the attached park specifications.
- Trail width will remain approximately the same as existing path.
- The Parking lot, park field and associated maintenance access will remain open and unaffected by school construction

#### DISCUSSION

Galway Elementary School is adjacent to the Galway portion of the Calverton-Galway Local Park. Existing facilities at the park include 2 tennis courts, a parking area and a softball field with a cricket field overlay. The school site is going to be renovated beginning this summer to eliminate the need for portable classrooms and add a day care facility.

The impact on the adjacent Galway Park is minimal. It consists of re-grading a path that runs along an approximately 200 ft portion of the park property line. The current path is 8' wide.

Only about 20 ft X 100 ft of the park property adjacent to and behind the backstop will require regrading and an adjacent retaining wall will be installed on school property. It will be 4' high at the highest point next to parkland. MCPS will maintain the path, which will become ADA accessible as a result of the re-grading work.

There will be no disruption to the use of the park facilities, which will remain open and not be impacted by the construction. The permitting of the field area adjacent to the school has been transferred to Community Use of Schools. The Commission will continue to maintain the field.

Park Permit - A park permit is required from the Park Development Division prior to any grading on parkland. Grading will not exceed a 3:1 slope and seeding or sodding must comply with the attached conditions.

cc: R. Gathers  
G. Harman  
S. Chandlee  
W. Gillette  
M. Young  
D. Pandya

TS:cg

G:\Mandatory Referrals\Galway Mandatory Referral.doc

# GALWAY PARK SCHOOL SITE



Map compiled on May 14, 2007 at 12:00 PM | Site located on base sheet no - 216NE03 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

## NOTICE

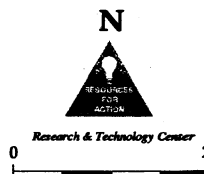
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

Key Map





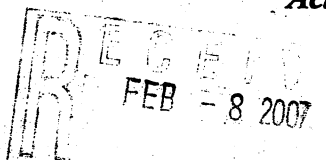
## DEPARTMENT OF PERMITTING SERVICES

**Isiah Leggett**  
County Executive

February 6, 2007

**Reginald Jetter**  
Acting Director

Mr. Robert G. Bathurst  
Century Engineering, Inc.  
10710 Gilroy Road  
Hunt Valley, MD 21031



Re: Stormwater Management **CONCEPT** Request  
for Galway Elementary School  
Preliminary Plan #: N/A  
SM File #: 230720  
Tract Size/Zone: 9.009 acres / R-90  
Total Concept Area: 9.009 acres  
Lots/Block: N/A  
Parcel(s): P138  
Watershed: Little Paint Branch

Dear Mr. Bathurst:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via construction of underground detention storage; and on-site water quality control via construction of three Separator Sand Filters and re-use of an existing structural sand filter. Onsite recharge is not required for redevelopment projects.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The redevelopment project requires the removal of one existing structural sand filter and one existing Baysaver unit.
5. The conceptual Separator Sand Filter computations assumed a storage depth (H) of 4-feet. This is probably not achievable and may result in an increase in the size of the final facilities at the time of detailed design. Since the site layout will likely accommodate larger facilities, this does not effect approval of the stormwater concept.
6. Adequate maintenance and inspection access must be provided to all stormwater management facilities.
7. The conceptual channel protection computations used an assumed available storage depth of 5 feet. This much elevation above a 2-inch orifice would exceed the required channel protection release rate. It will likely be necessary to either add additional pipe storage, or employ an approved flow restriction device such as the Reg-U-Flow Vortex Valve.



This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is/is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way, unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm mce

cc: C. Conlon  
S. Federline  
SM File # 230720

QN -ON; Acres: 9  
QL - ON; Acres: 9  
Recharge is not provided

# ATTACHMENT 11



## DIVISION OF CONSTRUCTION

Festival Center, 283 Muddy Branch Rd, Gaithersburg, MD 20878 - (301) 548-7490 (301) 548-7274 Fax

June 20, 2006

«FirstName» «LastName»  
«Address1»  
Or Current Resident  
«City»  
«State» «PostalCode»

Dear «FirstName» «LastName»:

Subject: Galway Elementary School Modernization Project

Montgomery County Public Schools (MCPS) is planning a modernization of the Galway Elementary School located at 12612 Galway Drive Silver Spring, MD. This letter is to inform you of the schematic design phase meetings for this project. I would like to extend my invitation to you to participate in this process. While all are invited, the community is encouraged to send representatives from their respective streets, areas, and associations. The first meeting of the Facility Advisory Committee (FAC) is scheduled for July 27, 2006, at 7:00 p.m. All meetings will take place at the Galway Elementary School. The following is the complete schedule for the work sessions and final community presentation meeting.

Work Session Meeting #1	Thursday, July 27, 2006	7:00 p.m.
Work Session Meeting #2	Thursday, August 17, 2006	3:30 p.m.
Work Session Meeting #3	Monday, September 11, 2006	7:00 p.m.
Work Session Meeting #4	Wednesday September 27, 2006	4:00 p.m.
Community Presentation Meeting #5	Wednesday October 11, 2006	7:00 p.m.

Since the meeting dates and times may be revised, please confirm the meeting prior to your attendance. The meeting will include participants from school faculty, PTSA, community neighbors, the project architect, and staff from MCPS, Division of Construction. Everyone present will have the opportunity to hear about the design process, the project timetable, and plans for keeping the community informed. For the betterment of the community and school, please plan to attend.

Should you have any questions regarding this project, please contact me at 301.548.7542 or e.mail to [james\\_r\\_tokar@mcpsmd.org](mailto:james_r_tokar@mcpsmd.org)

Respectfully,

A handwritten signature in cursive script that reads "James R. Tokar".

James R. Tokar,  
Project Manager  
Division of Construction

JRT/jrt

Copy to: Mr. Song Mr. Shpur Mrs. Adler Mr. Muhammad  
Ms. Argue Ms. Doherty Ms. Prawirodihardjo Mr. Barron  
Walton, Madden, Cooper, Robinson & Poness