



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

**MCPB**  
**Item #**  
**4/3/08**

March 19, 2008

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief, Community-Based Planning Division *gk*  
Khalid Afzal, Team Leader, Georgia Avenue Corridor Team *VA*

**FROM:** Kathleen A. Reilly, AICP, Planner Coordinator (301/495-4614) *[Signature]*  
Georgia Avenue Corridor Team

**SUBJECT:** Mandatory Referral No. 07504-MCPS-1: Cashell Elementary School  
17101 Cashell Road, R-200 Zone, 2005 Olney Master Plan

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**RECOMMENDATION:** **APPROVAL** with the following comment:

1. Montgomery County Public Schools (MCPS) must provide a traffic study for any future building additions if the school's core capacity is increased above 640 students.

**Project Summary**

Montgomery County Public Schools (MCPS) has submitted the subject mandatory referral to modernize the existing Cashell Elementary School. The project will consist of demolishing the existing school and constructing a new school on the subject site which is located at 17101 Cashell Road in Olney.

**Project Description**

The proposed facility will consist of approximately 71,717 square feet and be approximately 30 feet in height. There will be a circular driveway along Cherry Valley Drive that will serve as a pick up and drop off location for school buses (see Attachment 4). A proposed parking lot located along Cashell Road will accommodate 68 vehicles. The existing athletic fields will remain under this project. The proposed school will have a core capacity for 640 students.

The existing Cashell Elementary School is located at the northeast corner of Cashell Road at its intersection with Cherry Valley Drive (Attachment 1). Access to the site is from two driveway entrances on Cashell Road which provide the primary ingress and egress for the school (Attachment 2). The property has 755 feet and 460 feet of frontage along Cashell Road and Cherry Valley Drive, respectively. The existing school was constructed in 1969. The site contains approximately 10.2 acres of R-200 zoned land and is developed with a 42,860 square foot one-story elementary school, two surface parking lots with a total of 47 parking spaces, and several athletic fields. Currently, there are five portable classrooms located on the east side of the existing school. The existing school has an enrollment of approximately 314 students in Grades Pre-K through 5 and has a core capacity for 306 students. School hours are from 8:50 a.m. to 3:05 p.m.

The surrounding neighborhood consists of single-family detached dwelling units and is zoned R-200 (Attachment 3). The only exception to the uniform R-200 zoning pattern is across Cashell Road and northwest of the site, where the property is zoned Rural Neighborhood Cluster (RNC) and developed with the Norbeck Country Club, a private golf course.

**ANALYSIS**

**Master Plan**

The Cashell Elementary School is located in the 2005 Olney Master Plan area. The master plan has a community facilities chapter which addresses the need for new schools and potential future use of vacant school sites. However, it does not have any specific comments or recommendations regarding this school, or upgrade and reconstruction of existing schools in general. The proposed reconstruction of the elementary school is consistent with the goals and objectives of the Olney Master Plan.

**Zoning Analysis**

The site is zoned R-200 and the following chart depicts the requirements of this zone. As submitted and shown on this chart, the new school will satisfy the requirements for the R-200 zone.

<b>Development Standards</b>	<b>Zoning Requirement</b>	<b>Provided</b>
Minimum Net Lot Area	20,000 square feet	453,895 square feet (10.42 acres)
Minimum Lot Width at Street Line	25 feet	770 feet
Minimum Setbacks		
Front	40 feet	116 feet
Side/Sum	12/25 feet	480 feet
Rear	30 feet	102 feet
Maximum Building Height	50 feet	30 feet
Maximum Lot Coverage	25%	13%

**Environmental Analysis**

The Environmental Planning Unit of the Countywide Planning Division recommends approval of the Mandatory Referral (Attachment 9) with the following comments.

Environmental Guidelines – The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420071990 on October 11, 2007. The site does not include any streams, wetlands, or floodplains but there are 0.12-acres of environmental buffer on the property, due to an off-site stream. There is no forest on the subject site. The site is not within a Special Protection Area or Primary Management Area.

Forest Conservation – This property is subject to the Chapter 22A Montgomery County Forest Conservation Law. A Forest Conservation Plan has been submitted for approval. The site has a 1.56-acre planting requirement. Since there are no opportunities onsite for creating or connecting to contiguous forest, the planting requirement will be met on-site with tree cover. Staff supports the use of tree cover on this property because of the land use and because the property is not large enough, or shaped in a way to lend itself to forest planting. There is environmental buffer on-site that is a priority planting area. This area would ordinarily be the focus of the tree cover planting except that it is relatively small and has steep slopes, which makes planting difficult. There is also a stormwater management outfall in the area which contributes to the complexity of the area. In order to meet forest conservation goals, a mix of native canopy trees has been concentrated in the vicinity of the environmental buffer and along the north and east property lines. The tree cover along the property lines serves as a screen to the adjacent single-family residences.

Tree Save – Seven large or specimen trees will be removed as part of this project. One of these trees, a 33” sawtooth oak, is a significant tree for that species. While it is not impacted by the footprint of the new school, it is in an area that requires several feet of fill and is on the site of a future addition to the new school. Given the future expansion plans, adequate tree protection measures would be difficult to achieve and would be temporary. As mitigation for the removal of this tree, the applicant will plant larger caliper (6”) specimen trees adjacent to the school and entrances, instead of the more standard 2 ½ - 3” DBH landscape tree.

The Preliminary Forest Conservation Plan contains tree protection measures for both on-site and off-site trees. Detailed and specific measures will be required on the Final Forest Conservation Plan.

Stormwater Management – A Stormwater Management Concept Plan was approved by the Department of Permitting Services on December 5, 2007.

Green Buildings – This project will need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law. The applicant has proposed a ground coupled (geoexchange) hydronic heat pump system and will include other green technologies to minimize energy use.

Water Quality – A portion of the subject property is located in the Cherrywood subwatershed of the Upper Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having excellent overall conditions.

The rest of the subject property is located in the Williamsburg Run subwatershed of the Upper Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having fair overall conditions. The subwatershed is designated a Watershed Restoration Area where the CSPS recommends a comprehensive watershed restoration action plan to identify and implement stormwater retrofit and stream restoration projects.

## **Transportation**

- MCPS must provide a traffic study for any future building additions if the school's core capacity is increased above 640 students (Attachment 10).

On November 13, 2007, the County Council adopted the FY 2007-09 Growth Policy which limits the Adequate Public Facilities (APF) test for this project to only the LATR (Local Area Transportation Review) test. This determination applies the requirements in place in May 2007 when the school completed its APF requirements.

Pedestrian Facilities Analysis – Cashell Elementary School is located on Cashell Road at the northeast corner of its intersection with Cherry Valley Drive. The unsignalized intersection of Cashell Road and Cherry Valley Drive is controlled with STOP signs on Cherry Valley Drive. Crosswalks are provided at the intersection across Cherry Valley Drive and the north leg of Cashell Road. An adult crossing guard is stationed at the intersection during school opening and release time periods.

Cashell Road is a north-south, two-lane primary residential street between Emory Lane to the south and Bowie Mill Road to the north. It has a posted speed limit of 35 mph that is reduced to 25 mph in the vicinity of the school. The roadway has no shoulders; a sidewalk exists on its east side (adjacent to the school) along the entire length of the school site. Posted signs, along Cashell Road in the vicinity of the school, prohibit vehicles from stopping between 7:30 a.m. and 4:30 p.m. on school days.

Cherry Valley Drive south of the school is an east-west, two-lane primary residential street. It has a posted speed limit of 25 mph in the vicinity of the school. The roadway extends east from Rock Creek Park, crosses Cashell Road, and continues east to terminate at Georgia Avenue (MD 97). A sidewalk exists along the north side of Cherry Valley Drive, adjacent to the school, between Cashell Road and Wellfleet Drive. Parking is permitted along both sides of Cherry Valley Drive to the east of Cashell Road. The extent of on-street parking does not appear to restrict two-way travel along the roadway. Adequate lead-in sidewalks currently exist to the school from both Cashell Road and Cherry Valley Drive, and the adjoining streets north of the school.

Parking, Access, and Public Transportation – The proposed school will be located in approximately the same location as the existing building. Access to the new school is proposed from both Cashell Road and Cherry Valley Drive. The student drop-off/pick-up area and the school parking area are located to the west of the new building and will be accessed from Cashell Road. This project proposes 68 parking spaces. The bus loop is located to the south of the new building and will be accessed from Cherry Valley Drive. It is designed to accommodate approximately up to six buses at the same time. The driveways will facilitate a directional (counter-clockwise) circulation of cars and school buses.

Since there are no off-site modifications proposed under this mandatory referral, pedestrian accessibility to the school will not be affected. Ride-On Bus Route 52 provides service along Cashell Road, and has a stop in front of the school.

Master Plan Roads and Bikeway Facilities – The 2005 Approved and Adopted Olney Master Plan includes the following master-planned transportation facilities in the vicinity of this site:

1. Cashell Road, as a two-lane primary road (P-25) between Hines Road to the north and Emory Lane to the south, with a minimum right-of-way width of 70 feet. To the north of Hines Road, to Bowie Mill Road, Cashell Road is classified as a two-lane arterial road (A-44) with a minimum right-of-way width of 80 feet. A shared road bikeway (B-8) is also recommended for Cashell Road.
  
2. Cherry Valley Drive, as a two-lane primary road (P-8) between Rock Creek Park to the west and Wellfleet Drive to the east and continuing (as P-3) to the east to Georgia Avenue, with a minimum right-of-way width of 70 feet. A shared road bikeway (B-10) is also recommended for Cherry Valley Drive.

Local Area Transportation Review – The applicant submitted a final traffic study that presented traffic-related impacts associated with the proposed school’s core capacity of 640 students during weekday morning and evening peak-periods. Trip generation estimates associated with the increase in capacity from the existing school were based on trip generation data collected at the existing school under its normal operating conditions. The proposed school, with a full enrollment of 640 students, was estimated to generate approximately 422 peak-hour trips during the weekday morning peak-period and 212 peak-hour trips during the weekday evening peak-period. This represents an increase of approximately 217 morning peak-hour trips and 111 evening peak-hour trips as shown in Table 1.

**TABLE 1  
SUMMARY OF SCHOOL TRIP GENERATION  
CASHELL ELEMENTARY SCHOOL MODERNIZATION PROJECT**

School Build Scenario	Trip Generation					
	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
Existing School Enrollment – 314 students	105	100	205	34	67	101
Proposed School Capacity – 640 students	211	211	422	71	141	212
Net Increase in Trips	106	111	217	37	74	111

A summary of the capacity/Critical Lane Volume (CLV) analysis results for intersections in the immediate vicinity of the school and the school driveways for the weekday morning and evening peak-hours is presented in Table 2. As shown in Table 2, capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable 2005-2007 congestion standard for the Olney Policy Area (1,475 CLV). Therefore, the mandatory referral satisfies the LATR requirements of the APF test.

**TABLE 2  
SUMMARY OF CAPACITY CALCULATIONS  
CASHELL ELEMENTARY SCHOOL MODERNIZATION PROJECT**

Intersections	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Cashell Rd and Cherry Valley Dr	385	290	385	290	477	336
Cashell Rd and School Drwy (Exit)	350	236	350	236	454	278
Cashell Rd and School Drwy (Enter)	315	229	315	229	415	268
Cashell Rd and Hines Rd	404	317	404	317	460	349
Cherry Valley Dr and Wellfleet Dr	93	56	93	56	118	70
Cherry Valley Dr and School Bus Drwy (Exit)	--	--	--	--	97	85

Source: Cashell Elementary School Modernization LATR Study. STS, Inc., May 10, 2007.  
Notes: 2005-2007 Growth Policy Intersection Congestion Standard for Olney Policy Area: 1,475  
Background conditions are the same as Existing

**Parks**

The Park Planning and Stewardship staff reviewed the proposed project and offered the following comments (Attachment 11): MCPS should notify the Interagency Coordinating Board (ICB), Community Use of Public Facilities Division, six months prior to any construction that would prohibit scheduled community use of the playing fields and parking areas. Notification should include the dates of unavailability before any permit times and dates are requested. This will allow current field users time to examine other options for ballfields.

**Community Notification**

MCPS developed and evaluated several design alternatives through a series of conferences with the Facility Advisory Committee. The committee reviewed and modified these plans and ultimately approved the plans submitted as part of the subject application. A listing of Facility Advisory Committee members is included as Attachment 12.

Community-Based Planning staff mailed notices to civic associations within a one-mile radius of the school regarding this mandatory referral hearing. To date, staff has received no comments.

## CONCLUSION

Based on information provided by the applicant and the analysis contained in this report, staff concludes that the subject mandatory referral meets the applicable standards and guidelines for the environment, the applicable guidelines for adequate public facilities as well the development standards for the R-200 zone. Staff recommends approval of the submitted Forest Conservation Plan and approval of the subject mandatory referral with comments listed at the front of this report.

KAR:ha: g:\reilly\mandatory referrals\cashell elementary report

### Attachments:

1. Vicinity Map
2. Existing Site Plan
3. Zoning Map
4. Proposed Site Plan
5. Proposed First Floor Plan
6. Proposed Second Floor Plan
7. Proposed Building Elevations
8. E-mail from Community-Based Planning
9. Memorandum from Environmental Planning
10. Memorandum from Transportation Planning
11. Memorandum from Park Planning and Stewardship
12. Facility Advisory Committee

# ATTACHMENT 1

## CASHELL ELEMENTARY SCHOOL VICINITY MAP



Map compiled on March 18, 2008 at 9:12 AM | Site located on base sheet no - 223NW04

### 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 1:144,000 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

Key Map



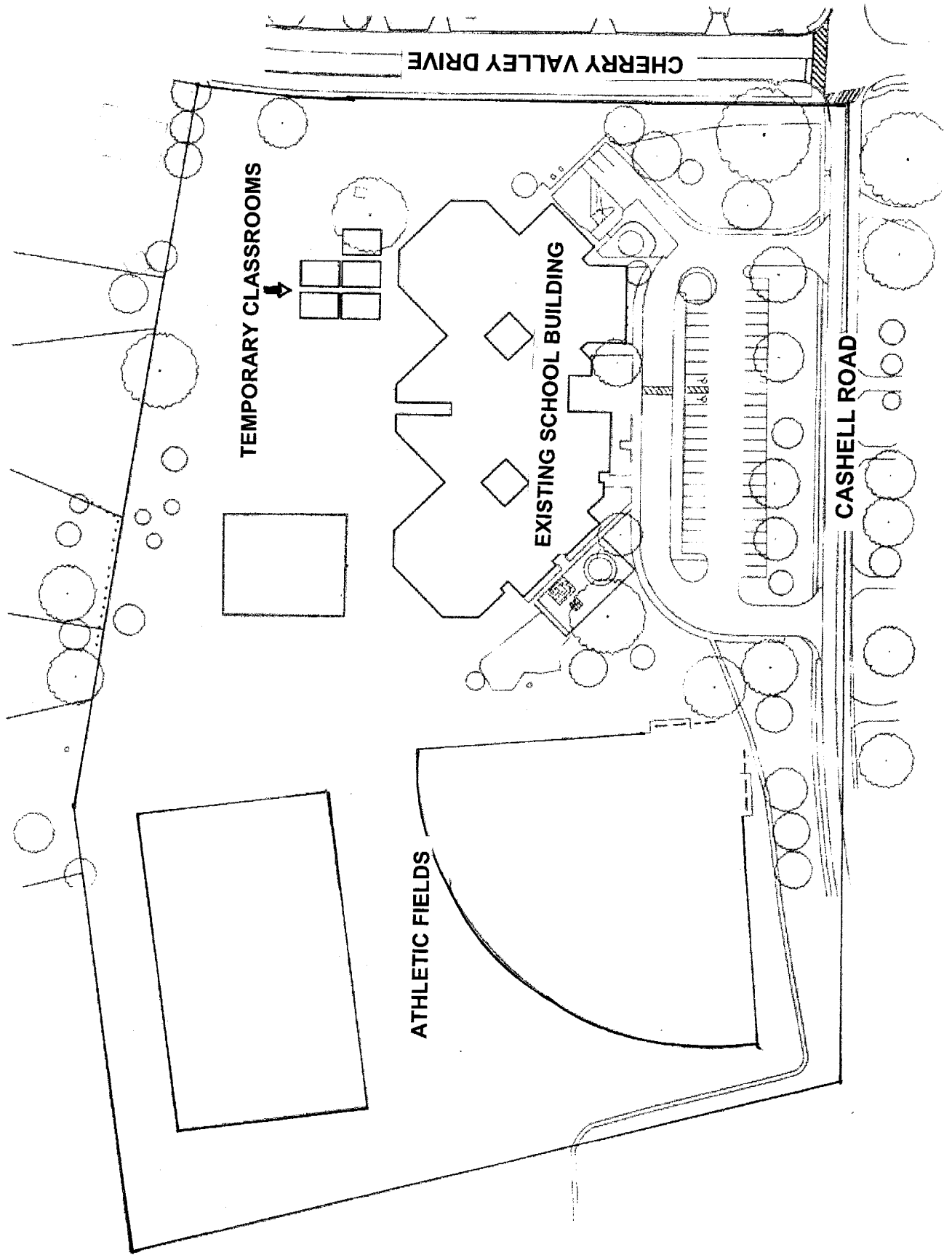
Research & Technology Center



1 inch = 400 feet  
1 : 4800



**EXISTING SITE PLAN**





ATTACHMENT 4

Cherry Valley Drive

Cashell Road

TWO STORY BUILDING

COURTYARD

ONE STORY BUILDING

GENERATOR

SERVICE

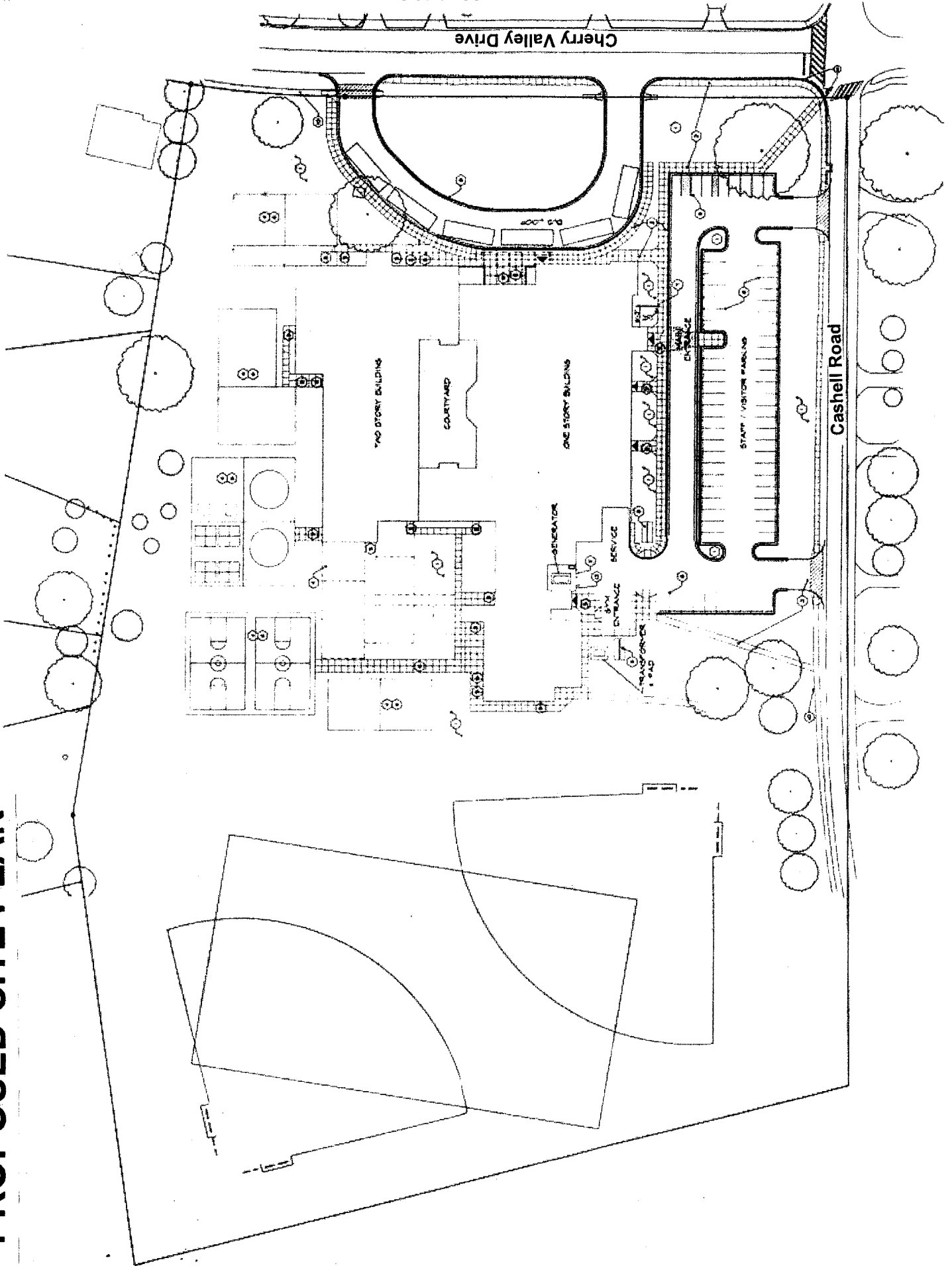
ENTRANCE

TRANSFORMER PAD

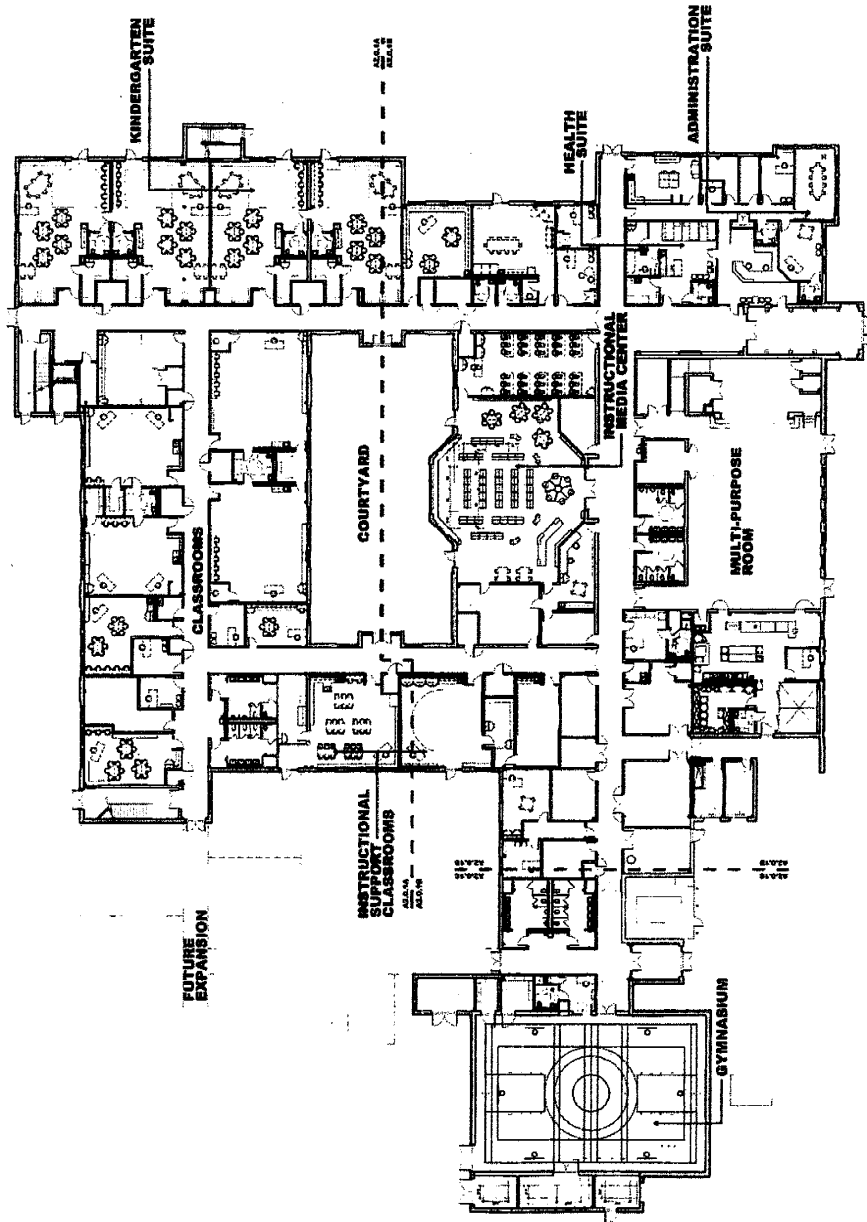
MAIN ENTRANCE

STAFF / VISITOR PARKING

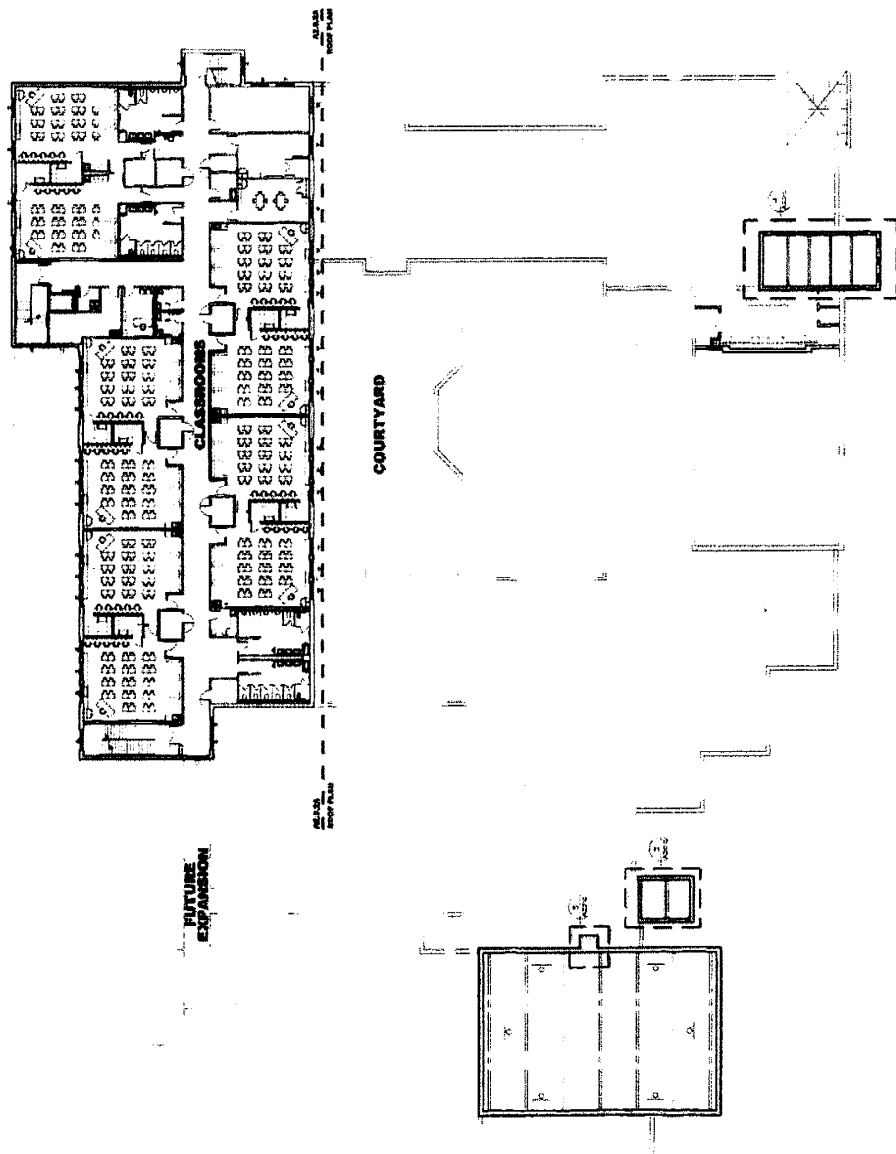
PROPOSED SITE PLAN



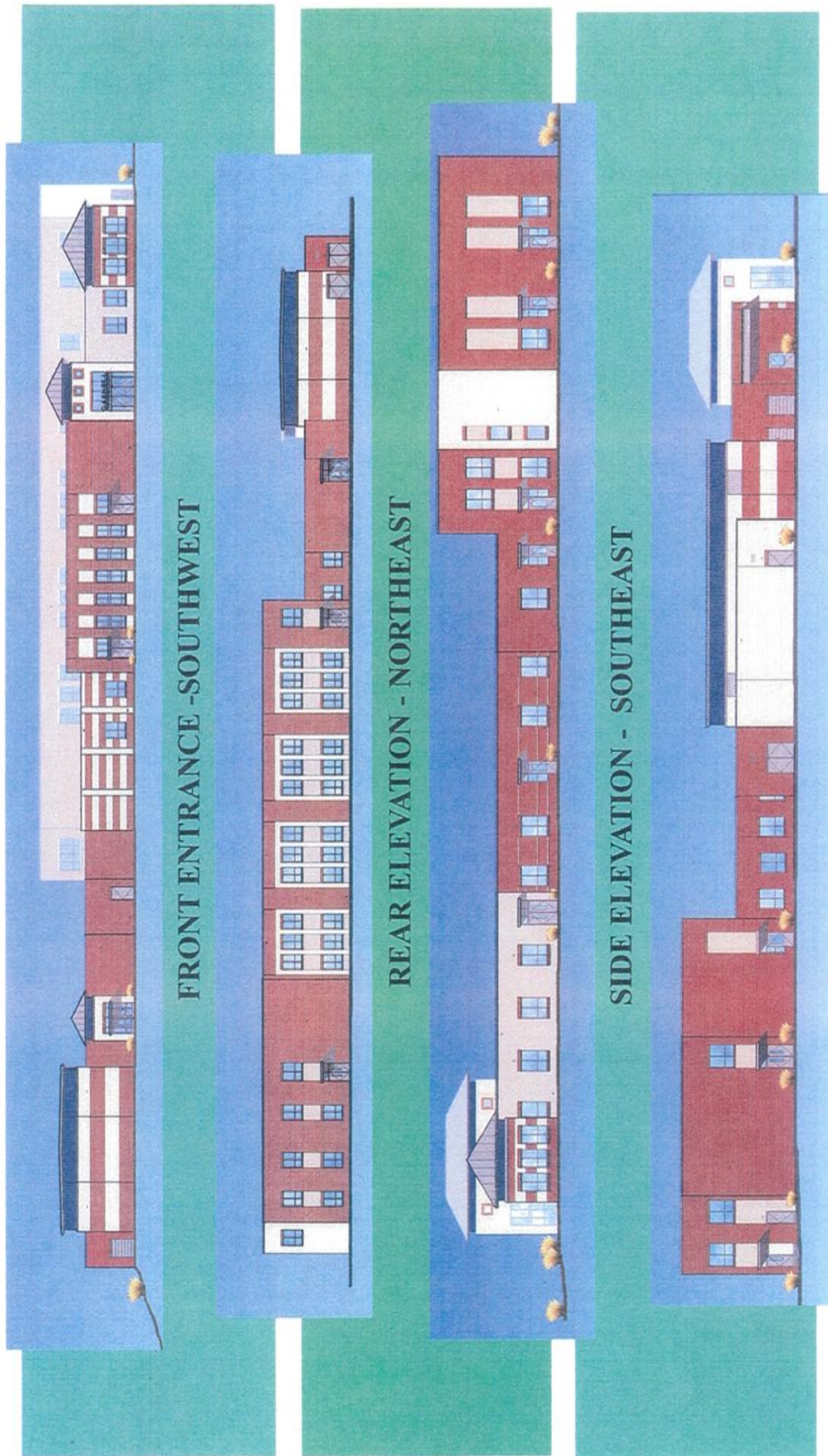
FIRST FLOOR ORIENTATION PLAN



SECOND FLOOR ORIENTATION PLAN



# PROPOSED BUILDING ELEVATIONS



FRONT ENTRANCE - SOUTHWEST

REAR ELEVATION - NORTHEAST

SIDE ELEVATION - SOUTHEAST

SIDE ELEVATION - NORTHWEST

## ATTACHMENT 8

**Reilly, Kathy**

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**From:** Afzal, Khalid  
**Sent:** Tuesday, March 04, 2008 3:52 PM  
**To:** Reilly, Kathy  
**Subject:** FW: Cashell elementary School mandatory referral

Hi Kathy,

The Cashell Elementary School is located in the 2005 Olney Master Plan area. The master plan has a community facilities chapter which addresses the need for new schools and potential future use of unbuilt school sites. But it does not have any specific comment or recommendation regarding this school or upgrade and reconstruction of existing schools in general. The proposed reconstruction of the elementary school is consistent with the goals and objectives of the Olney Master Plan.

Khalid Afzal  
Montgomery County Department of Planning  
Community-Based Planning Division  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-495-4650  
[khalid.afzal@mncppc-mc.org](mailto:khalid.afzal@mncppc-mc.org)

## ATTACHMENT 9



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

#### **MEMORANDUM**

TO: Kathy Reilly, Community Based Planning

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: March 6, 2008

SUBJECT: Mandatory Referral No. 07504-MCPS-1  
Cashell Elementary School

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#### **RECOMMENDATION:**

**Environmental Planning staff recommends transmittal of the Mandatory Referral.**

#### **BACKGROUND**

Cashell Elementary School is a 10.42-acre existing school located in the Olney planning area at the intersection of Cherry Valley Drive and Cashell Road. There is no forest onsite and numerous large and specimen trees. While there are no streams, wetlands or floodplains on the subject property, an area of environmental buffer does extend onto the site from an intermittent stream on adjacent home owner association property. The property is within the Upper Rock Creek watershed. The proposed plan is to replace the existing school with a new school.

#### **DISCUSSION**

##### **Environmental Guidelines**

The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420071990 on October 11, 2007. The site does not include any streams, wetlands, or floodplains but there are 0.12-acres of environmental buffer on the property, due to an off-site stream. There is no forest on the subject site. The site is not within a Special Protection Area or Primary Management Area.

##### **Forest Conservation**

This property is subject to the Chapter 22A Montgomery County Forest Conservation Law and a Forest Conservation Plan has been submitted for approval. The site has a 1.56-acre planting requirement. Since there are no opportunities onsite for creating or connecting to contiguous forest, the planting requirement will be met on-site with tree



cover. Staff supports the use of tree cover on this property because of the land use and the site is not large enough nor shaped in a way to lend itself better to forest planting. However, there is environmental buffer on-site that is a priority planting area. This area would ordinarily be the focus of the tree cover planting except it is relatively small and has steep slopes, which makes planting difficult. There is also a stormwater management outfall in the area which contributes to the complexity of the area. In order to meet forest conservation goals, a mix of native canopy trees has been concentrated in the vicinity of the environmental buffer and along the north and east property lines. The tree cover along the property lines serves as a screen to the adjacent single-family residences.

### **Tree Save**

Seven large or specimen trees will be removed as part of the demolition and construction of the new school. One of these trees, a 33" sawtooth oak, is a significant tree for that species. While it is not covered by the footprint of the new school, it is in an area that requires several feet of fill and is on the site of a planned addition to the new school. Adequate tree protection measures would be difficult to achieve and only temporary, given the future expansion plans. As mitigation for the removal of this tree, the applicant will plant larger caliper (6") specimen trees adjacent to the school and entrances, instead of the more standard 2 ½ - 3" DBH landscape tree.

The Preliminary Forest Conservation Plan contains tree protection measures for both on-site and off-site trees. Detailed and specific measures will be required on the Final Forest Conservation Plan.

### **Stormwater Management**

A Stormwater Management Concept Plan was approved by the Department of Permitting Services on 12/05/2007.

### **Green Building**

This project will need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law. The applicant has proposed a ground coupled (geoexchange) hydronic heat pump system and will include other green technologies to minimize energy use.

### **Water Quality**

A portion of the subject property is located in the Cherrywood subwatershed of the Upper Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having excellent overall conditions. The subwatershed is designated a Watershed Protection Area with a special level of protection. The CSPS recommends special protection tools for many of the headwater areas to protect the sensitive resources in these streams where projections of imperviousness indicate the highest levels of subwatershed land use change may occur.

The rest of the subject property is located in the Williamsburg Run subwatershed of the Upper Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS)

assesses this tributary as having fair overall conditions. The subwatershed is designated a Watershed Restoration Area where the CSPA recommends a comprehensive watershed restoration action plan to identify and implement stormwater retrofit and stream restoration projects.



## ATTACHMENT 10

# MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 30, 2008

### MEMORANDUM

TO: Kathleen A. Reilly, Planner  
Community-Based Planning Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

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

SUBJECT: Mandatory Referral 07504-MCPS-1  
Proposed Cashell Elementary School Modernization Project  
(Replacement of existing school)  
Montgomery County Public Schools  
17101 Cashell Road  
Olney Policy Area

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This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral for Cashell Elementary School modernization/replacement project. The school is located at 17101 Cashell Road in Olney, within the Olney Policy Area. The existing school has an enrollment of approximately 314 students in Grades Pre-K through 5 and has a core capacity for 306 students. The school hours are 8:50 a.m. to 3:05 p.m. The new school is proposed with a core capacity for 640 students.

On November 13, 2007, the County Council adopted the FY 2007-09 Growth Policy that is applicable to completed subdivision applications filed on or after January 1, 2007. The new Growth Policy requires each subdivision application to pass a Policy Area Mobility Review (PAMR) test in addition to the previously required Local Area Transportation Review (LATR) test. For the purposes of this advisory mandatory referral review, the APF test for the new Cashell Elementary School was limited to only the LATR test based on the requirements that were in place in May 2007 when the school completed its APF requirements.

## RECOMMENDATIONS

Based on our review of the subject mandatory referral, we recommend that the following be incorporated into Planning Board's comments to Montgomery County Public Schools (MCPS) regarding this mandatory referral's APF test:

- MCPS must provide a traffic study in the event any future building addition at the school would result in an increase in school's core capacity, which with the proposed modernization project will increase to 640 students.

## DISCUSSION

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

Cashell Elementary School is located along Cashell Road in Olney to the northeast corner of Cashell Road and Cherry Valley Drive. The Norbeck Country Club is located to the northwest, across from the school. The unsignalized intersection of Cashell Road and Cherry Valley Drive is controlled with STOP signs on Cherry Valley Drive. Additionally, crosswalks are provided at the intersection across Cherry Valley Drive and the north leg of Cashell Road. An adult crossing guard is stationed at the intersection during school opening and release time periods.

Cashell Road is a north-south two-lane primary residential street (to the west of the school) between Emory Lane to the south and Bowie Mill Road to the north. It has a posted speed limit of 35 mph that is reduced to 25 mph in the vicinity of the school. The roadway has no shoulders; a sidewalk exists to its east side (the school side) along its entire length. Vehicles are prohibited from stopping (by signage) along Cashell Road in the vicinity of the school between 7:30 a.m. and 4:30 p.m. on school days. Land use along Cashell Road is primarily residential.

Cherry Valley Drive, to the south side of the school, is an east-west two-lane primary residential street. It has a posted speed limit of 25 mph in the vicinity of the school. The roadway extends east from Rock Creek Park, cross Cashell Road, and turns east at Wellfleet Drive to terminate at Georgia Avenue (MD 97). A sidewalk exists along the north side (the school side) of Cherry Valley Drive between Cashell Road and Wellfleet Drive. Parking is permitted along both sides of Cherry Valley Drive to the east of Cashell Road. The extent of on-street parking did not appear to restrict two-way travel along the roadway. Adequate lead-in sidewalks currently exist to the school from both Cashell Road and Cherry Valley Drive, and the adjoining streets to the north of the school.

The new school will be located in approximately the same location as the existing building. Access to the new school is proposed from both Cashell Road and Cherry Valley Drive. The student drop-off/pick-up area and the school parking area are located to the west of the new building and will be accessed from Cashell Road. The new school is proposed with a total of 69 parking spaces. As noted above, parking is permitted along Cherry Valley Drive to the south of the school. The bus loop is located to the south of the new building and will be accessed from Cherry Valley Drive. It is designed to accommodate approximately up to six buses at the

same time. The driveways will facilitate a directional (counter-clockwise) circulation of cars and school buses.

Since no off-site modifications are being proposed as part of this mandatory referral, pedestrian accessibility to the school will not be affected.

RideOn Route 52 provides service along Cashell Road, and has a stop in front of the school.

#### Master Plan Roads and Bikeway Facilities

The 2005 Approved and Adopted *Olney Master Plan* includes the following nearby master-planned transportation facilities:

1. Cashell Road, as a two-lane primary road (P-25) between Hines Road to the north and Emory Lane to the south, with a minimum right-of-way width of 70 feet. To the north of Hines Road, to Bowie Mill Road, Cashell Road is classified as a two-lane arterial road (A-44) with a minimum right-of-way width of 80 feet. A shared road bikeway (B-8) is also recommended for Cashell Road.
2. Cherry Valley Drive, as a two-lane primary road (P-8) between Rock Creek Park to the west and Wellfleet Drive to the east and continuing (as P-3) to the east to Georgia Avenue, with a minimum right-of-way width of 70 feet. A shared road bikeway (B-10) is also recommended for Cherry Valley Drive.

#### Local Area Transportation Review

The consultant for the applicant submitted a final traffic study (dated May 10, 2007) that presented traffic-related impacts associated with the future school (with core capacity for 640 students) during weekday morning and evening peak-periods.

Trip generation estimates associated with the increase in capacity at the school were based on trip generation data collected at the existing school under its normal operating conditions. The proposed school, with a full enrollment of 640 students, was estimated to generate approximately 422 peak-hour trips during the weekday morning peak-period and 212 peak-hour trips during the weekday evening peak-period. This represented an increase of approximately 217 peak-hour trips and 111 peak-hour trips during the respective morning and evening peak-periods. A summary of the above is presented in Table 1.

**TABLE 1**  
**SUMMARY OF SCHOOL TRIP GENERATION**  
**CASHELL ELEMENTARY SCHOOL MODERNIZATION PROJECT**

School Build Scenario	Trip Generation					
	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
Existing School Enrollment – 314 students	105	100	205	34	67	101
Proposed School Capacity – 640 students	211	211	422	71	141	212
Net Increase in Trips	106	111	217	37	74	111

A summary of the capacity/Critical Lane Volume (CLV) analysis results for intersections in the immediate vicinity of the school and the school driveways for the weekday morning and evening peak-hours within the respective peak-periods is presented in Table 2. As shown in Table 2, capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable 2005-2007 congestion standard for Olney Policy Area (1,475 CLV). Therefore the mandatory referral satisfies the LATR requirements of the APF test.

**TABLE 2**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**CASHELL ELEMENTARY SCHOOL MODERNIZATION PROJECT**

Intersections	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Cashell Rd and Cherry Valley Dr	385	290	385	290	477	336
Cashell Rd and School Drwy (Exit)	350	236	350	236	454	278
Cashell Rd and School Drwy (Enter)	315	229	315	229	415	268
Cashell Rd and Hines Rd	404	317	404	317	460	349
Cherry Valley Dr and Wellfleet Dr	93	56	93	56	118	70
Cherry Valley Dr and School Bus Drwy (Exit)	--	--	--	--	97	85

Source: Cashell Elementary School Modernization LATR Study. STS, Inc., May 10, 2007.  
Notes: 2005-2007 Growth Policy Intersection Congestion Standard for Olney Policy Area: 1,475  
Background conditions are the same as Existing

SE:CE:tc  
cc: Barbara Kearney  
Khalid Afzal

mmo to KR re Cashell ES 07504-MCPS-1.doc

## ATTACHMENT 11



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

TO: Kathy Reilly, Community Based Planning  
FROM: Mark S. Wallis, Senior Park Planner, Park Planning and Stewardship  
DATE: February 28, 2008  
SUBJECT: Cashell Elementary School Mandatory Referral

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Park Planning staff has reviewed the above subject Mandatory Referral and offer the following comments.

Montgomery County Public Schools (MCPS) should notify Community Use of Public Facilities (CUPF) six months in advance of any construction that will prohibit scheduled community use of the playing fields. Such construction could include unavailability of parking areas and/or the fields themselves. Notification shall include the dates of unavailability such that the ballfields web site can be updated before any ballfield permit times and dates are requested. This will allow current field users time to examine other options for ballfields.

# FACILITY ADVISORY COMMITTEE

## Involvement

The preliminary plans presentation for the Cashell Elementary School modernization was developed based on the educational specifications prepared by Montgomery County Public Schools (MCPS). The proposed plans went through a series of design reviews with members of the Facility Advisory Committee. As a result of those meetings, the proposed plans presented herein were modified and evaluated in accordance with the suggestions and recommendations of the committee.

## Membership of Committee

Ms. Maureen Ahern-Stamoulis	Chair/Principal	Cashell Elementary School
Mr. Harry Adams	Parent	Cashell Elementary School
Mr. Greg Atkinson	Parent	Cashell Elementary School
Mrs. Terrie Baker	Staff	Cashell Elementary School
Mrs. Andrea Baylin	Staff	Cashell Elementary School
Mr. George Bidinger	Neighbor	Community
Mrs. Kay Bidinger	Neighbor	Community
Ms. Julie Cole	Parent	Cashell Elementary School
Mr. Dennis Cross	Project Manager	Division of Construction, MCPS
Mrs. Aldona Debold	Staff	Cashell Elementary School
Mrs. Nancy Delalio	Parent	Cashell Elementary School
Mrs. Marta Duarte	Staff	Cashell Elementary School
Mrs. Judy Durham	Staff	Cashell Elementary School
Mrs. Debra Eisenberg	Staff	Cashell Elementary School
Mrs. Gail Fanelli	Staff	Cashell Elementary School
Mrs. Christine Homon	Staff	Cashell Elementary School
Ms. Adrienne Karamihas	Planner	Division of Construction, MCPS
Mrs. Lori Leber	Staff	Cashell Elementary School
Miss Katarina Letina	Staff	Cashell Elementary School



# FACILITY ADVISORY COMMITTEE

## Membership of Committee (continued)

Ms. Catherine Lyon	Neighbor	Community
Ms. Angie McFadden	Parent	Cashell Elementary School
Ms. Alanna McGarry	Staff	Cashell Elementary School
Mrs. Susan McLean	Staff	Cashell Elementary School
Mr. Al Meyers	Neighbor	Community
Mrs. Jackie Meyers	Neighbor	Community
Ms. Pam Neidhart	Parent	Cashell Elementary School
Mr. R. Kevin Payne	Intern Principal	Cashell Elementary School
Ms. Maria Prawirodihardjo	School Facilities Architect	Maryland State Department of Education
Mr. Damon Riley	Parent	Cashell Elementary School
Mr. Michael Shpur	Architect	Division of Construction, MCPS
Mrs. Toni Skladany	Staff	Cashell Elementary School
Ms. Laurie Smith	Neighbor	Community
Mr. James Song	Director	Division of Construction, MCPS
Mr. Doug Steel	Field Security Coordinator	Department of School Safety and Security, MCPS
Mrs. Lucy Vigil-Gurton	Staff	Cashell Elementary School