



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

MCPB
Item #
10/11/07

September 27, 2007

MEMORANDUM

TO: Montgomery County Planning Board

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

Judy Daniel, Team Leader, Bethesda-Chevy Chase/North Bethesda
Community-Based Planning Division *JDD*

FROM: *HJS* N'kosi Yearwood, Senior Planner (301.495.1332)
Community-Based Planning Division

SUBJECT NO. 1: **Preliminary Forest Conservation Plan: Mandatory Referral No. 07203-MCPS-1: Luxmanor Elementary School Addition – 6201 Tilden Lane, R-200 Zone, North Bethesda Master Plan**

SUBJECT NO. 2: **Mandatory Referral No. 07203-MCPS-1: Luxmanor Elementary School Addition – 6201 Tilden Lane, R-200 Zone, North Bethesda Master Plan**

PROJECT SUMMMARY

Montgomery County Public Schools (MCPS) proposes to expand Luxmanor Elementary School to provide new classrooms for the full-day kindergarten program and additional student enrollment. A new student drop-off area, additional parking, relocated basketball courts and renovation of a classroom are also proposed.

STAFF RECOMMENDATION NO. 1: APPROVE the Preliminary Forest Conservation Plan with the following conditions:

1. Applicant must submit a Final Forest Conservation Plan (FFCP), including tree protection measures, consistent with requirements of Section 109 (B) of the Forest Conservation Regulation and these conditions to the M-NCPPC for review and approval. Approval of the FFCP must be obtained prior to Department of Permitting Service (DPS) issuance of the sediment and erosion control permit.
2. Tree protection measures must be implemented in accordance with the approved Final Forest Conservation Plan and the recommendations of a certified arborist, Pitchford Associates, in a letter dated September 13, 2007.

3. No pre-construction meeting, clearing or grading shall occur prior to approval of the Final Forest Conservation Plan.
4. Montgomery County Public Schools (MCPS) to develop, in consultation with the M-NCPPC, a Memorandum of Understanding and revisions to the standard forest conservation easement to address school-specific concerns for management of forest preservation areas. This plan shall be subject to the outcome of the consultation with the appropriate protection measures applied to all saved forest.
5. The applicant must obtain permit approval from the Parks Department for clearing on park property prior to the pre-construction meeting.
6. Required site inspections by the M-NCPPC monitoring staff (as specified in "Trees Technical Manual").

STAFF RECOMMENDATION NO. 2: APPROVAL to transmit the following comments to Montgomery County Public Schools:

1. Install crosswalk markings at all entrances along Tilden Lane and provide lead-in sidewalks from Tilden Lane along the eastern side of the new student drop-off area and extend the western sidewalk at the main entrance.
2. Provide evergreen shrubs to screen existing surface parking along Tilden Lane.
3. The applicant must obtain a sediment control permit from the Department of Permitting Services.
4. The applicant must obtain a final stormwater management approval from the Department of Permitting Services.

PROJECT BACKGROUND

The existing enrollment of approximately 333 students exceeds the building capacity, and enrollment is projected to reach 439 students by the 2012-13 school year. The proposed expansion will provide building capacity to meet existing and projected enrollment, including full day kindergarten. The FY 2008 school budget approved construction of the nine-classroom addition; a modernization has not been scheduled.

PROJECT DESCRIPTION

Neighborhood Context

Luxmanor Elementary School is located on Tilden Lane in the Old Georgetown Estates area of North Bethesda. The park-school site is surrounded by single-family residential development to the south, west and east. The Washington Science Center office park is to the immediate north. Luxmanor Local Park is at the rear of the property while the elementary school fronts onto Tilden Lane.

Project Description

The proposed two-story addition, approximately 18,001 square feet, will expand the existing building to the west. The lower level will consist of kindergarten classrooms, art and music rooms, and improved circulation. The second level will provide classrooms, bathrooms, a staff development office and a conference room.

The existing basketball courts will be relocated behind the new addition. A new student drop-off, parking area, and a new path to the local park are also proposed. The speech/language and therapy support classrooms on the first floor of the existing building will be renovated. The entire expansion will be completed in one phase.

Subject Site

The Luxmanor Elementary School site is a rectangular site that includes the Luxmanor Local Park and the school. The park is on the northern portion of the property, while the school is to the south. Softball, baseball and soccer are played on the park field. The property slopes from the eastern boundary to the northwestern portion of the property.

Surface parking, and the student and bus drop-off areas are parallel to Tilden Lane. A basketball court is west of the school, and nine portables are located behind the existing building. There are mature trees, and stormwater management facilities are located on the western portion of the site. No streams, wetlands or other environmentally sensitive areas are located on the site. An existing pedestrian, "people's choice" path runs on the western side of the property. Tilden Lane provides the only access to the site.

ANALYSIS

Master Plan Conformance

The proposed elementary school addition is consistent with recommendations of the Approved and Adopted (1992) North Bethesda Master Plan. The Master Plan identifies park/school sites as contributing to recreation and public facilities in the North Bethesda area. There are no specific recommendations in the Plan for Luxmanor Elementary School.

Development Standards

The Luxmanor Elementary School property is zoned R-200 (single-family residential). Elementary schools, as publicly owned or publicly operated uses, are permitted uses in the zone, Section 59-C-1.31 (c). The proposed expansion is consistent with the standards of the zone. The height of the new addition is approximately 30 feet.

Transportation and Access

The following paragraphs summarize the analysis of transportation issues:

Local Area Transportation Review

The applicant submitted a traffic study that presented traffic-related impacts of the school addition (with core capacity for 429 students and enrollment for up to 439 students) during weekday morning and afternoon peak-periods. Transportation Planning staff reviewed the traffic study, and it complies with the requirements of the LATR Guidelines (see Transportation Planning memo for additional information).

Site Access

Tilden Lane is the only access to the property. All teacher parking, and drop-off and pick-up areas occur in the front of the school. These access points will be retained with the proposed expansion. The western access lane will be expanded to 36 feet to accommodate right and left turn movements from the new student drop-off area.

Pedestrian and Vehicular Circulation Plan

All vehicular improvements are internal to the property. The new student drop-off and parking area will improve overall parking and circulation. A pedestrian path from the basketball courts, west of the building, leads to the local park, and it will be relocated around the building addition. There are sidewalks along Tilden Lane with a pedestrian median at the intersection of Roseland Drive and Tilden Lane. The staff recommends that the existing lead-in western sidewalk at the main entrance should be extended to improve pedestrian circulation, and a new lead-in from the new student drop-off area.

Parking

Twelve new parking spaces will be added to the existing 51 spaces. Existing basketball courts will be converted into a new student drop-off with twelve parking spaces. All existing parking will remain. Staff recommends the installation of evergreen shrubs to screen existing surface parking along Tilden Lane.

Landscape and Lighting

New building mounted and parking lot lights are proposed. The submitted lighting plan illustrates that all the new lights will not impact adjacent rights-of-way or residential properties.

Environmental Guidelines

The following paragraphs summarize the environmental issues for this expansion:

Forest Conservation

The proposed addition will clear approximately 0.27 acres of forest on the property. Existing significant and specimen trees will be saved with the exception of an existing 26-inch red maple tree. Approximately 1.18 acres of forest on the property will be placed in a Category 1 easement. Additional trees will be evaluated by a certified arborist to determine the likelihood of viability after construction. Montgomery County Public Schools will submit a final Forest Conservation Plan to the M-NCPPC for approval (see attached Environmental Planning memo and Forest Conservation Plan recommendations for additional information).

Stormwater Management

Stormwater management on the property consists of an underground storage facility, with the basketball court above, and surface sand filter adjacent to the new student drop-off area. This supplements a stormwater infiltration basin in the northwestern portion of the site. The Department of Permitting Services will approve a final stormwater management plan.

Leadership in Energy and Environmental Design

This addition will not seek Leadership in Energy and Environmental Design (LEED) certification. All new County facilities must be LEED certified – silver beginning FY 08. Montgomery County Public Schools notes that a primary design factor is conservation of energy. The addition will be designed to meet ASHRAE 90.1-2001 energy requirements and IBC Basic Energy Conservation Codes as well as Montgomery County energy conservation codes.

COMMUNITY OUTREACH

The Luxmanor Elementary School addition was developed with input from a feasibility team that included parents and school staff. The feasibility team reviewed different versions including a two-level building that wraps around the existing gym. Several civic and homeowners associations received notification on the proposed expansion. No letters, emails or phone calls were received prior to this report.

CONCLUSION

Staff recommend transmittal of the proposed mandatory referral with the comments noted at the beginning of this report.

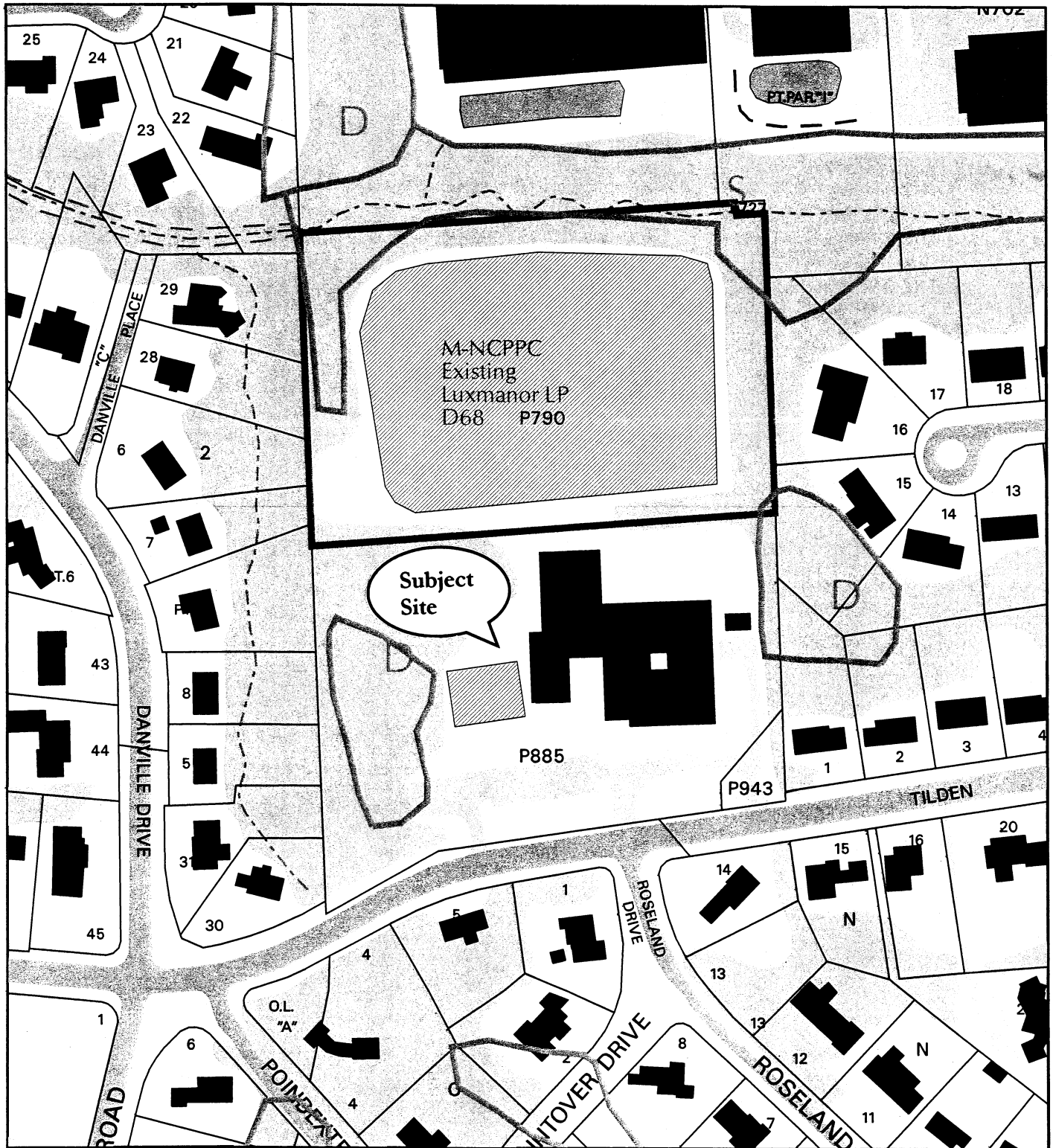
NY:ha: g:\yearwood\luxmanor elementary school to mcpb

Attachments

1. Vicinity Map
2. Proposed Site Plan
3. Proposed First and Second Floor Plans
4. Proposed Elevations
5. Transportation Planning Memorandum
6. Environmental Planning Forest Conservation Plan Memorandums

ATTACHMENT 1

LUXMANOR ELEMENTARY



Map compiled on June 04, 2007 at 2:20 PM | Site located on base sheet no. -215NW06

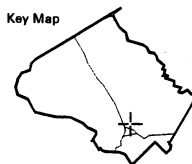
NOTICE

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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

Key Map



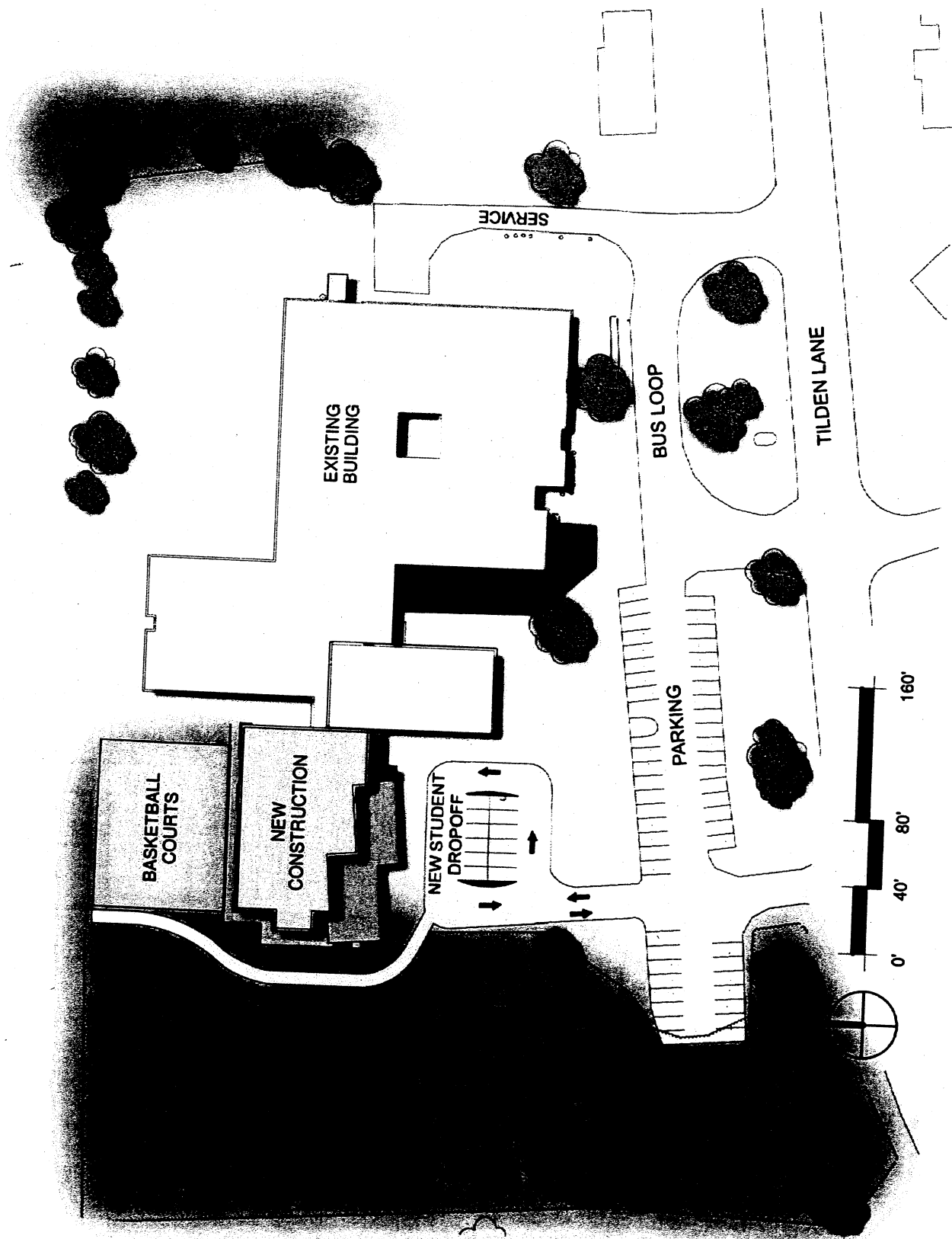
Research & Technology Center



1 inch = 200 feet
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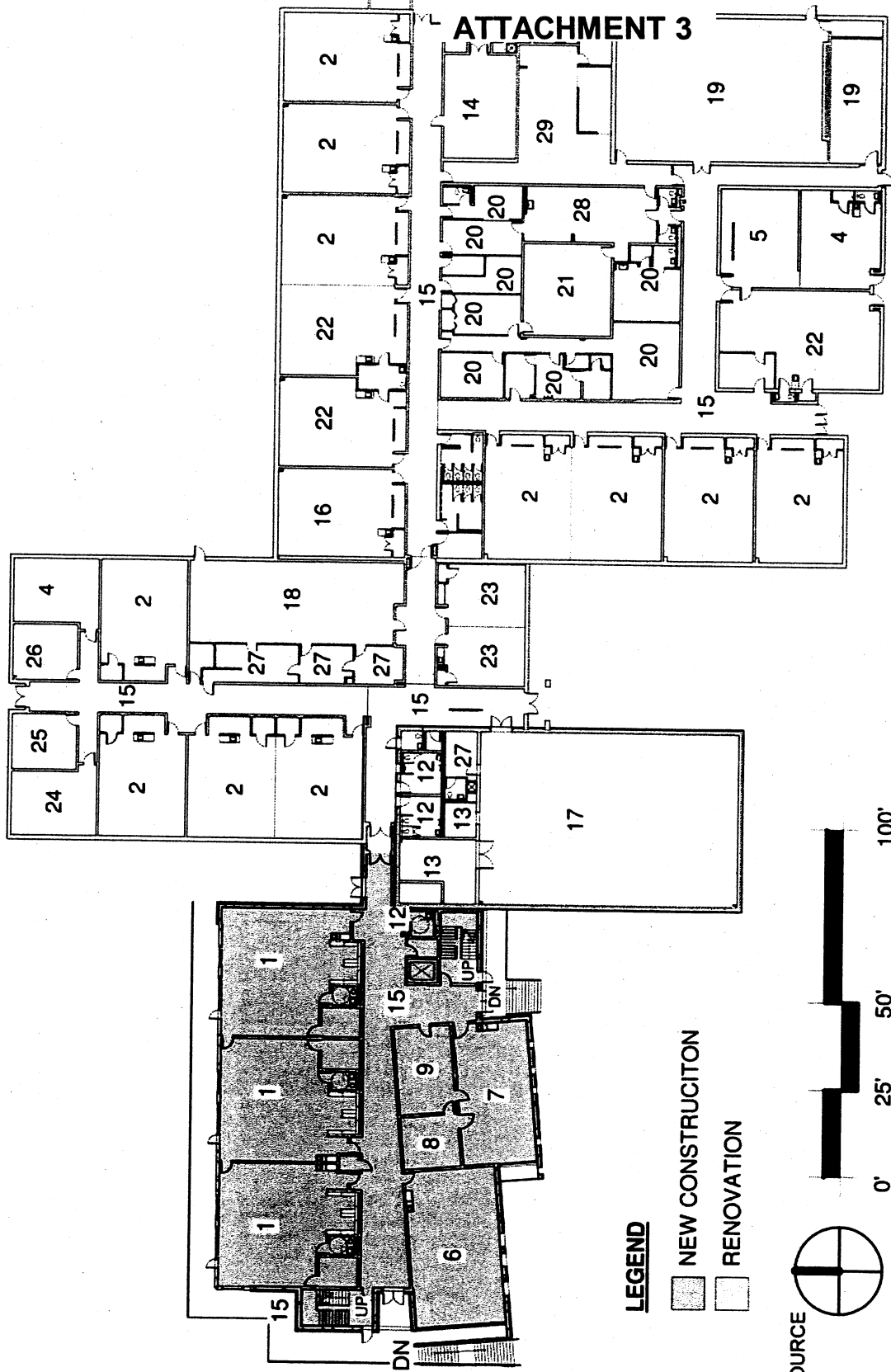
Proposed Site Plan

ATTACHMENT 2



Proposed First Floor Plan

ATTACHMENT 3

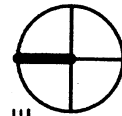


KEYS

- 1 - KINDERGARTEN
- 2 - CLASSROOM
- 3 - ESOL CLASSROOM
- 4 - SPEECH / LANGUAGE
- 5 - THERAPY / SUPPORT
- 6 - ART
- 7 - MUSIC
- 8 - MUSIC STORAGE
- 9 - INSTRUMENTAL MUSIC
- 10 - STAFF DEVELOPMENT
- 11 - CONFERENCE
- 12 - TOILET ROOM
- 13 - STORAGE
- 14 - MECHANICAL
- 15 - CIRCULATION
- 16 - COMPUTER LAB
- 17 - GYMNASIUM
- 18 - RESOURCE ROOM
- 19 - MULTI PURPOSE ROOM
- 20 - MAIN OFFICE
- 21 - COURTYARD
- 22 - SCB CLASSROOM
- 23 - READING / RESOURCE
- 24 - READING INITIATIVE
- 25 - SPECIAL EDUCATION RESOURCE
- 26 - COUNSELOR
- 27 - OFFICE
- 28 - STAFF LOUNGE
- 29 - KITCHEN

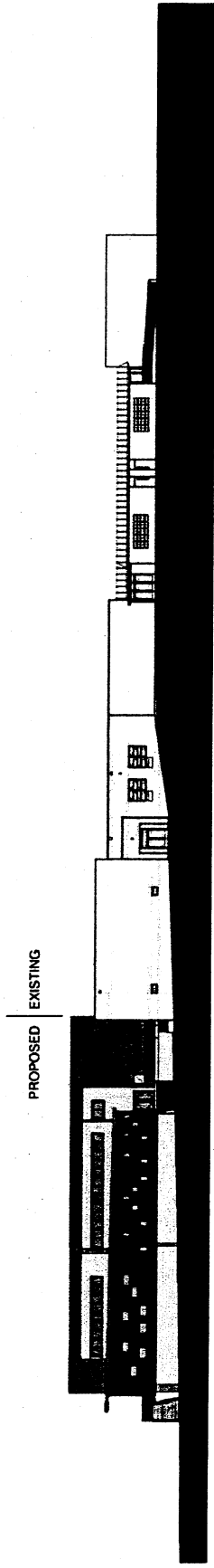
LEGEND

-  NEW CONSTRUCTION
-  RENOVATION

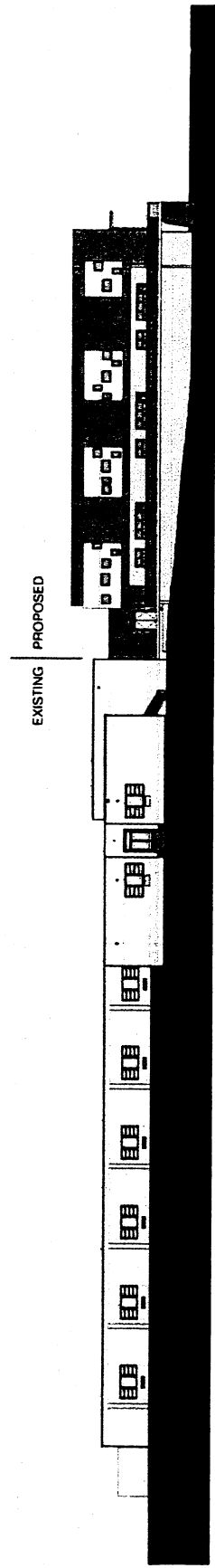


Proposed Elevations

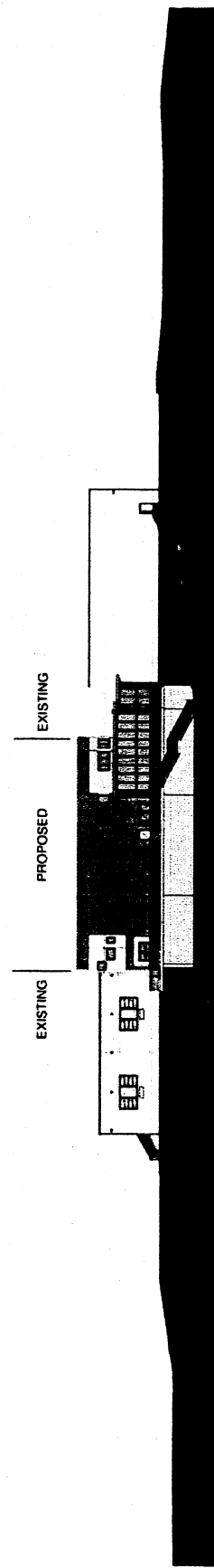
ATTACHMENT 4



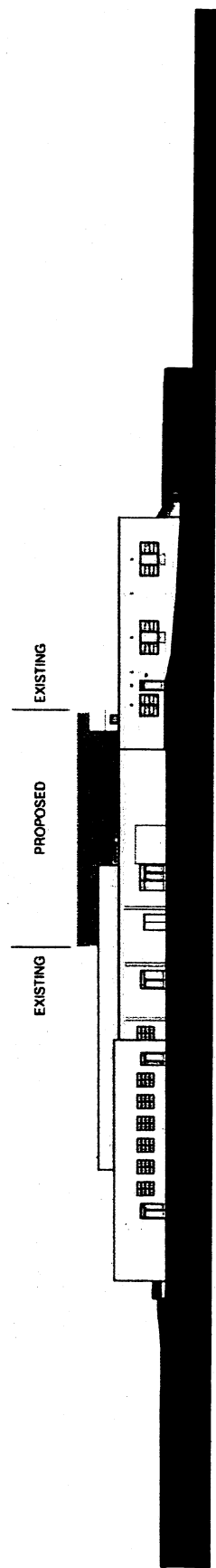
SOUTH ELEVATION



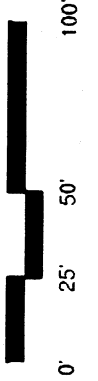
NORTH ELEVATION



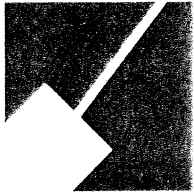
WEST ELEVATION



EAST ELEVATION



ATTACHMENT 5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Planning Department, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: N'kosi Yearwood, Community Based Planning

VIA: Stephen Federline, Supervisor, Environmental Planning *SF*

FROM: Mary Jo Kishter, Environmental Planning *MJK*

DATE: September 10, 2007

SUBJECT: Mandatory Referral No. 07203 –MCPS-1
Preliminary Forest Conservation Plan
Luxmanor Elementary School

Staff recommends approval of the Preliminary Forest Conservation Plan subject to the following conditions:

- 1) Applicant shall submit a Final Forest Conservation Plan consistent with Section 109-B of the Forest Conservation Regulation and these conditions to Environmental Planning for review and approval.
- 2) The Final Forest Conservation Plan shall include an evaluation of Trees T-1 (34" dbh white oak), T-15 (twin 28", 25" dbh pignut hickory), and T-37 (26" dbh white oak) by a certified arborist to determine additional tree protection measures necessary to increase the likelihood of the survivability of these trees.
- 3) No pre-construction meeting, clearing or grading shall occur prior to approval of the Final Forest Conservation Plan.
- 4) MCPS to develop, in consultation with MNCPPC, a Memorandum of Understanding and/or revisions to our standard forest conservation easement to address school-specific concerns for management of forest preservation areas. This plan shall be subject to the outcome, with the appropriate protection measures applied to all saved forest.
- 5) The applicant must obtain permit approval from MNCP&PC Parks Department for clearing on their property prior to the pre-construction meeting.

Discussion

The Luxmanor Elementary School property is an existing 12.99 acre school and park located on Tilden Lane in Rockville. Part of the property is owned by MNCP&PC. The property is located in the Cabin John Creek (Use I/I-P) watershed. Streams and wetlands are located off-

site; however, a stream buffer and 100-year floodplain exist on the property. Approximately 3.90 acres of forest is on the property. There is additional on-site forest located within an existing stormwater management facility. The plan proposes a building addition, a student drop-off lane, and relocated basketball courts.

Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 4-20072760 for this site was approved on July 12, 2007. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. The property contains stream buffer, 100-year floodplain and 3.90 acres of regulated forest. The property is not within a Primary Management Area or Special Protection Area.

Forest Conservation

The applicant submitted a forest conservation plan as part of the Mandatory Referral. The applicant proposes to clear 0.27 acres of forest. There is no planting requirement for this project. All of the significant/specimen trees are proposed to be saved with the exception of tree T-39, a 26" dbh red maple. Trees T-1, T-15, and T-37 must be evaluated by a certified arborist to determine the likelihood of them surviving the proposed activities. Additional tree protection measures recommended by the arborist should be followed to increase the likelihood of saving these trees.

All saved forest will be protected in a conservation easement, with customized language developed in a cooperative effort between MCPS and MNCPPC designed to address concerns specific to schools for management of forest preservation areas.

The Forest Conservation plan complies with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guidelines.

Stormwater Management

A Stormwater Management Concept Plan was approved by the Department of Permitting Services in March 2006.



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: James Song/MCPS

SUBJECT: Preliminary Forest Conservation Plan # MR-07203-MCPS-1
Property Name: Luxmanor Elementary School

SENT VIA FAX TO: James Song, MCPS (240) 314-4707
Norman Haines, Haines Land Design (301) 216-9649

The subject Forest Conservation Plan has been reviewed by Environmental Planning 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:

Approve subject to the following conditions:

1. Applicant shall submit a Final Forest Conservation Plan (FFCP), including tree protection measures, consistent with Section 109-B of the Forest Conservation Regulation and these conditions to M-NCPPC staff for review and approval. Approval of the FFCP shall be obtained prior to DPS issuance of the sediment and erosion control permit.
2. Tree protection measures shall be implemented in accordance with the approved Final Forest Conservation Plan and the recommendations of a certified arborist, Pitchford Associates, in a letter dated September 13, 2007.
3. No pre-construction meeting, clearing and grading shall occur prior to approval of the Final Forest Conservation Plan.
4. MCPS to develop, in consultation with M-NCPPC, a Memorandum of Understanding and/or revisions to our standard forest conservation easement to address school-specific concerns for management of forest preservation areas. This plan shall be subject to the outcome, with the appropriate protection measures applied to all saved forest.
5. The applicant must obtain permit approval from M-NCPPC, Parks Department for clearing on their property prior to the pre-construction meeting.
6. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual").

SIGNATURE: Mary Jo Kishter (301) 495-4701

Mary Jo Kishter
Environmental Planning Division

DATE: September 19, 2007

X Cc: N'kosi Yearwood, M-NCPPC



ATTACHMENT 6

MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 27, 2007

MEMORANDUM

TO: Nkosi Yearwood
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 07203-MCPS-1
Proposed Classroom Addition and Renovation at Luxmanor Elementary School
Montgomery County Public Schools
6201 Tilden Lane
North Bethesda Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral for the classroom addition and renovation project at Luxmanor Elementary School. The school is located at 6201 Tilden Lane in Rockville, within the North Bethesda Policy Area.

RECOMMENDATIONS

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

1. MCPS must provide a Local Area Transportation Review (LATR) study if future improvements at the school would increase school's core capacity, which will be at 429 students with the current additions/renovations.
2. MCPS must investigate the feasibility of constructing the following additional lead-in sidewalks to Tilden Lane as part of this mandatory referral to enhance pedestrian accessibility to the school:

- a. Along the east side of the westernmost driveway, and
 - b. Along the west side of the center driveway.
3. MCPS must address the following items in the next facility planning study for the school:
- a. Prohibition of parent drop-off and pick-up of students along Tilden Lane and other neighboring streets, and provision for adequate accommodation of all parent vehicles and student buses on campus.
 - b. Construction of the section of the master-planned Tilden Lane-Executive Boulevard Bikeway Connector along the eastern edge of the school property and the park property as a paved Class I shared use path, working in coordination with M-NCPPC Department of Parks.

Comment No. 2 above consist of requirements that must be incorporated into the current mandatory referral and Comment No. 3 above consist of concepts that must be addressed in the Year 2011 facility planning study for the Luxmanor Elementary School modernization, as included in the FY 2007-2012 MCPS Capital Improvements Program (CIP).

DISCUSSION

School Location, Public Facilities, Access, Parking, and Pedestrian Facilities

Luxmanor Elementary School is located along the north side of Tilden Lane in Rockville across from Roseland Drive, approximately 800 feet east of Tilden Center. The school hours are 8:50 a.m. to 3:05 p.m. The existing school has an enrollment of approximately 345 students. With the proposed classroom additions/renovations, the school's core capacity will increase to 429 students. It is expected that enrollment at the school will be approximately 439 students in 2012.

Tilden Lane is an east-west primary residential street that extends west from Old Georgetown Road (MD 187) to a point 200 feet east of I-270, where it ends as a cul-de-sac. The roadway has a posted speed limit of 25 mph in the vicinity of the school. The Tilden Lane intersection with Danville Drive and Marcliff Road (to the west of the school) is All-Way STOP sign controlled. Both Danville Drive and Marcliff Road are north-south primary residential streets and have a posted speed limit of 25 mph. There is no public transportation along Tilden Lane. The nearest transit service is along Old Georgetown Road, which is served by RideOn Route 26 (approximately 1,800 feet from Luxmanor Elementary School).

On-street parking is permitted along Tilden Lane on both sides, except in the vicinity of the school. However, parent drop-off and pick-up of students currently occurs along Tilden Lane in front of the school and on other neighboring streets.

Vehicular access to the school is currently provided via three driveways off Tilden Lane. Buses enter the school via the east driveway, which is inbound only, and is approximately 200

feet east of the school's center driveway. A total of four regular buses and four special education buses currently service the school. The school's center driveway is across from Roseland Drive, and is outbound only. Both the school's center driveway and Roseland Drive approaches to Tilden Lane are STOP sign controlled. The west driveway is currently inbound only and provides access to the school parking area, which currently accommodates an on-site limited parent drop-off/pick-up loop approximately 260 feet in length on the parking lot aisle, away from the bus drop-off/pick-up area. The drop-off/pick-up vehicles currently circulate within the parking lot in a clockwise direction. As part of current renovations, a new parking lot and a new parent drop-off/pick-up loop are proposed over the existing basketball court to the west of the existing school building. Additionally, the west driveway will be improved for two-way access.

The new parking area is planned with 12 new parking spaces for a total of approximately 63 parking spaces at the school once the additions/renovations are completed. The new parent drop-off/pick-up loop will operate in a counter-clockwise direction and will be approximately 380 feet in length compared to the existing length of 260 feet. We find that the proposed mandatory referral improvements, such as the relocated queuing area with the additional vehicle queuing length, and the improved west driveway with two-way movement (in/out) will enhance pedestrian/vehicle safety at the school. However, to address safety concerns noted above, we recommend that MCPS consider prohibiting off-site drop-offs/pick-ups of students by parents and consider providing an adequate queuing area on-site for all parent vehicles and student buses in the next facility planning study for the school.

Sidewalks currently exist along both sides of Tilden Lane to the west of Old Georgetown Road. Marked crosswalks are provided at the Tilden Lane intersections with Danville Drive/Marcliff Road and school's center driveway/Roseland Drive. An adult crossing guard is present at the school's center driveway/Roseland Drive crosswalk during the morning school opening and afternoon school closing periods. Walk trips and Tilden Lane drop-offs/pick-ups observed as part of the traffic study indicated significant pedestrian activity along Tilden Lane and at the school driveways (primarily at the center driveway where a lead-in sidewalk currently exist into the school along the east side of the driveway and where the crossing-guard is present). Given the high pedestrian activity along Tilden Lane school frontage, we recommend that MCPS extend the proposed new sidewalk along the east side of the new parking area to Tilden Lane to provide improved pedestrian connectivity to the school. Additionally, MCPS should also explore the feasibility of a lead-in sidewalk along the west side of the center driveway.

As part of this mandatory referral, MCPS is also planning to formalize an existing unpaved people's choice trail along the western boundary of the school property within a Category 1 Forest Conservation Easement using wood chips. This improvement will be within the school property. The improved trail will provide access for M-NCPPC Department of Parks vehicles to the Luxmanor Park athletic fields (owned by the Department of Parks) to the rear of the school for maintenance purposes. The informal path currently extends to the Washington Science Center property along Executive Boulevard to the north of the school site.

The southern section of the master-planned Tilden-Executive Connector shared use path also traverses through the school property. The shared use path does not exist today. We recommend that MCPS develop plans to construct the Connector along the eastern edge of the

school property and the park property as a paved Class I shared use path, working in coordination with M-NCPPC Department of Parks, in the next facility planning study for the school.

Master Plan Roadways and Bikeways

The 1992 Approved and Adopted *North Bethesda-Garrett Park Master Plan* describes the following nearby master-planned roadways and bikeways:

1. Tilden Lane, as a two-lane primary residential street (P-10) with a recommended minimum right-of-way width of 70-feet, between Old Georgetown Road (MD 187) and its terminus 200 feet east of I-270. Bike lanes (BL-24) are recommended for Tilden Lane along its entire length in the *2005 Countywide Bikeways Functional Master Plan*.
2. Tilden Lane-Executive Boulevard Connector, as a local off-road shared use path between Tilden Lane and Executive Boulevard (as an alternative to Rockville Pike) through the school property.
3. Danville Drive, as a two-lane primary residential street (P-12) with a recommended minimum right-of-way width of 70-feet, between Tilden Lane to the south and Ibsen Drive to the north.
4. Marcliff Road, as a two-lane primary residential street (P-13) with a recommended minimum right-of-way width of 70-feet, between Tuckerman Lane to the south and Tilden Lane to the north.

Local Area Transportation Review

The consultant for the applicant submitted a traffic study that presented traffic-related impacts of the modernized school (with core capacity for 429 students and enrollment for up to 439 students) during weekday morning and afternoon 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 afternoon peak-hours 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 North Bethesda Policy Area (1,550 CLV). Therefore the mandatory referral satisfies the LATR requirements of the APF test.

TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
LUXMANOR ELEMENTARY SCHOOL CLASSROOM ADDITION PROJECT

Intersection	Traffic Conditions					
	Existing		Background		Total	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
Old Georgetown Rd/Tilden Ln	1,186	1,176	1,193	1,199	1,212	1,207
Tilden Ln/East School Drwy	452	386	452	387	469	396
Tilden Ln/Middle School Drwy/ Roseland Dr	546	359	546	360	566	378
Tilden Ln/West School Drwy	506	409	506	410	522	430
Tilden Ln/Danville Dr/Marcliff Rd	625	534	625	535	642	546

Source: Luxmanor Elementary School LATR Study. STS, Inc., June 13, 2007.
 Congestion Standard for North Bethesda Policy Area: 1,550

DKH:CE:tc

cc: Barbara Kearney
 Kristin O'Connor
 Steven Reeves
 Ed Axler
 Chuck Kines
 Greg Leck
 Ray Burns
 Matthew Willems

mmo to NY re LES 07203-MCPS-1