



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 8B
4/27/10

May 21, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief ^{JAC}
Urban Design and Preservation Division

FROM: Margaret K. Rifkin, AICP RLA, ^{MKR} Urban Designer/Planner Coordinator
Urban Design and Preservation Division

SUBJECT: Mandatory Referral No. 10701-MCPS-1 Garrett Park Elementary School
Modernization Project, 4810 Oxford Street, Kensington near the Intersection of
Strathmore Avenue and Kenilworth Avenue Zone R-60, North Bethesda/Garrett
Park Master Plan.

STAFF RECOMMENDATION: **APPROVAL** to transmit to Montgomery County Public Schools, the following comments:

1. Obtain a Park Construction Permit from the Construction Unit of the Park Development Division before construction on park property.
2. Perform all facility improvements on park property consistent with the Department of Parks Construction Guidelines, details, and specifications subject to Parks Department approval.
3. Provide for ball fields to be ready to re-open April 1, 2012.
4. Provide permanent park maintenance access both during and after construction.
5. Include a traffic study for any Mandatory Referral submission for future improvements at the school that will increase the student core capacity beyond 740 students.
6. Install a fence and additional plantings along the east property line to preserve the privacy of adjacent residents and to screen views of the school and its parking lot. Preserve the mature 24 inch diameter lindens on the north side of the parking lot and the mature 34 inch diameter willow oaks on Oxford Street.

PROJECT SUMMARY

Location

Garrett Park Elementary School is located in Kensington adjacent to the Town of Garrett Park, south of Strathmore Avenue. To the south of the school is Garrett Park Estates Local Park. The existing school is on a 4.3 acre property owned by Montgomery County Public Schools. It is next to the park playing fields owned by the M-NCPPC. The school is bordered on the north and west by Holy Cross Catholic Church, School and Academy and on the east by the side yards and backyards of private residences.

Project Description

The modernization involves the replacement of most of the existing school. The modernization will increase the school capacity from 456 to 662 students. The existing school property has three buildings on site, two comprise the elementary school: a one-story building to be demolished and an existing two-story 2006 addition which is to remain. A third building will remain. It is one-story and is home to Montgomery Child Care. The project will include the installation of geothermal wells and stormwater management facilities on parkland.

ANALYSIS

Conformance with the North Bethesda/Garrett Park Master Plan (1992)

The master plan confirms the existing location of the Garrett Park Elementary School. This project is in conformance.

Conformance with Development Standards of the R-60 Zone

The school site is in the R-60 zone. The following table compares the development standards to the application and treats the park and school site as one site.

| Development Standard | Required /Allowed | Proposed |
|---------------------------|-------------------|----------------------------------|
| BUILDING | | |
| Front Setback from Street | 25 ft | No street frontage |
| Rear Setback | 20 ft | 1.5 ft. |
| Side | 8 ft | 9.5 ft. |
| Sum of Sides | 18 ft | 46.1 ft |
| Maximum Building Height | 35 ft | 39.33 ft |
| Lot Size | 6,000 sf min | 191,049.8 sf |
| Building Coverage Lot | 35% | 30.16 % school and park sites |

The rear setback of the school building is 1.5 feet instead of the 20 feet that would be required of a residential development. The smaller setback is acceptable because it is along the lot line shared with the park which will remain in open space and is coordinated with this project.

The height of the school building is 39.33 feet which is taller than the 35 feet allowed in the zone. The greater height is acceptable if a fence and plantings are added on the eastern edge of the site to filter the views of the taller school from the adjacent single family homes. These plantings may need to be in addition to the trees that MCPS is providing to replace those that will be removed from private property before they fall due to construction impacts.

The parking lot is expanding to park 69 cars instead of the 44 it parks today. On the east, the parking lot is adjacent to rear yards of existing single family homes. The proposed parking lot setback does not match the 20 foot standard in the zone for rear yard setbacks. This is a retrofit situation and is an improvement over the existing condition. If a fence and additional plantings are added to filter the views of the parking lot and reduce the impact of headlights, the setback will be adequate. The parking lot is set back is eight feet from the adjacent parking lot to the north on the Holy Cross complex. Screening should be provided by: *“a solid wall or fence, of adequate height for screening or a compact evergreen hedge with a minimum height of 3 feet at the time of original planting.”* The proposed new retaining wall will provide some of that screening.

Building Location

The building location provides for a good relationship to the surrounding community with the front oriented as though Oxford Street continues through the site. It fits the existing addition which will remain and maximizes the utility of the school-owned property.

Transportation

Pedestrian Circulation-The school is well connected to neighborhood streets by sidewalks. Sidewalks run from the school along Oxford Street on one side and switch from the northside to the southside at Kenilworth Avenue. There is also a path through the park to the south and one to the Holy Cross Campus to the north.

Parking and Circulation- Currently buses and parent vehicles circulate through the parking lot and use a drop off and pick up area in front of the school. The modernization project will create a separate loop for parents. The modernization will also increase the parking from 44 to 69 spaces and remain primarily in front of the school.

Transportation Capacity- The Mandatory Referral satisfies the Local Area Traffic Review requirements of the Adequate Public Facilities Test. It also satisfies the PAMR requirement of the APF test. The PAMR trip mitigation goal is 35 percent. MCPS is achieving 59 percent because many students ride a school bus, walk and bike.

Landscaping and Lighting

The landscaping includes native hardwood trees: primarily black gum, yellow poplar, red oak and red maple. These trees will provide color in the fall and shade in the summer. There are native dogwood and redbuds, as well as Colorado blue spruce.

The north edge of the new expanded parking lot with new retaining walls should be redesigned to preserve two mature 24 inch diameter lindens which contribute to the character of the school and shade the parking lots for both the school and the Holy Cross complex.

Two mature 34 inch diameter willow oaks on Oxford Street should be preserved. On-going MCPS and community efforts to preserve these trees are commendable. Planning staff will continue to support this effort as issues related to placement of WSSC facilities are addressed to reduce impacts on the trees.

Additional trees are recommended along the eastern edge of the school site to preserve the privacy of the adjacent residences, to replace trees being removed by MCPS and to filter views of the taller school as described earlier. Most of such trees may be best sited on the adjacent private property due to space constraints on the school site. MCPS has already requested and received permission from several property owners to remove and replace trees that will not survive the impacts of the construction on the school site.

Environment

Stormwater Management - The project has an adequate stormwater management strategy. A Stormwater Management concept plan was approved by the Department of Permitting Services (DPS) on January 28, 2010. The concept includes 27,510 square feet of vegetated roof, underground detentions vaults, underground sand filters and incorporates existing storm filters.

Water Quality - The project is adequately protecting water quality. This school has a compact, efficient design, which minimizes imperviousness and benefits water quality. The amount of imperviousness is only increasing from approximately 98,500 square feet to 103,200 square feet which is a modest amount considering the increased capacity of the school.

Environmental Guidelines - The project is consistent with the environmental guidelines. The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation on February 27, 2009. There are 1.2 acres of forest in a single stand and numerous large and specimen trees. Most of the forest is on parkland.

As the guidelines recommend, the class of the watershed and its quality have been identified. The property is within the Lower Main/Ken-Gar subwatershed of the Rock Creek watershed which is a use Class I/I-P watershed that has fair water quality.

Parkland

This is a park-school site where certain facilities such as parking and ballfields are shared. In addition, MCPS is adding geothermal well heating and cooling technology. Wells will be drilled vertically to a depth of approximately 400 feet and most will be located on parkland under a softball field. The entire park will be closed beginning in June 2010 until the softball field is ready for play in April 2012. Parks is also allowing the installation of stormwater management underground detention vaults and a stormwater outfall behind the school on Park property. It is anticipated that the Park Activity Building will be transferred to the Town of Garrett Park during

the summer of 2010. MCPS will be required to obtain a Park Construction Permit. An attached memo from the Parks Department includes in detail the conditions that MCPS is expected to meet in order to receive the permit.

CONCLUSION

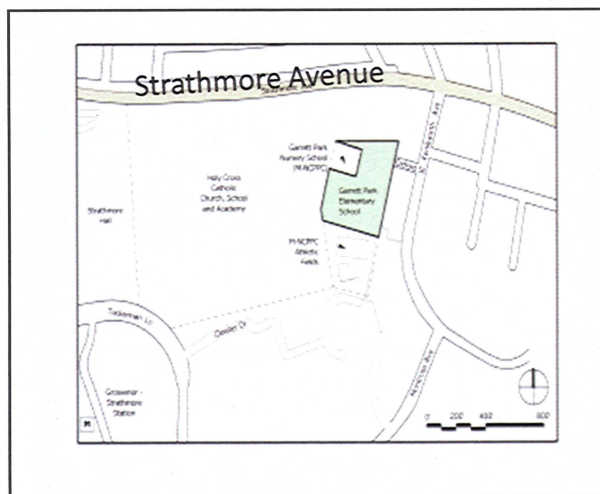
The proposed modernization represents a significant improvement over existing conditions for the school by increasing student capacity; providing a new gymnasium and multi-purpose room; improving vehicle circulation and parking spaces; expanding the stormwater management system and adding energy efficient geothermal wells.

Attachments:

1. Vicinity Map
2. Existing Conditions
3. Proposed Layout Concept
4. Proposed Landscape Plan
5. Staff Memorandum, Park Planning and Stewardship Division
6. Staff Memorandum, Green/Environmental Planning Division
7. Staff Memorandum, Move/Transportation Planning Division
8. Staff Memorandum, Vision/Community Based Planning Division

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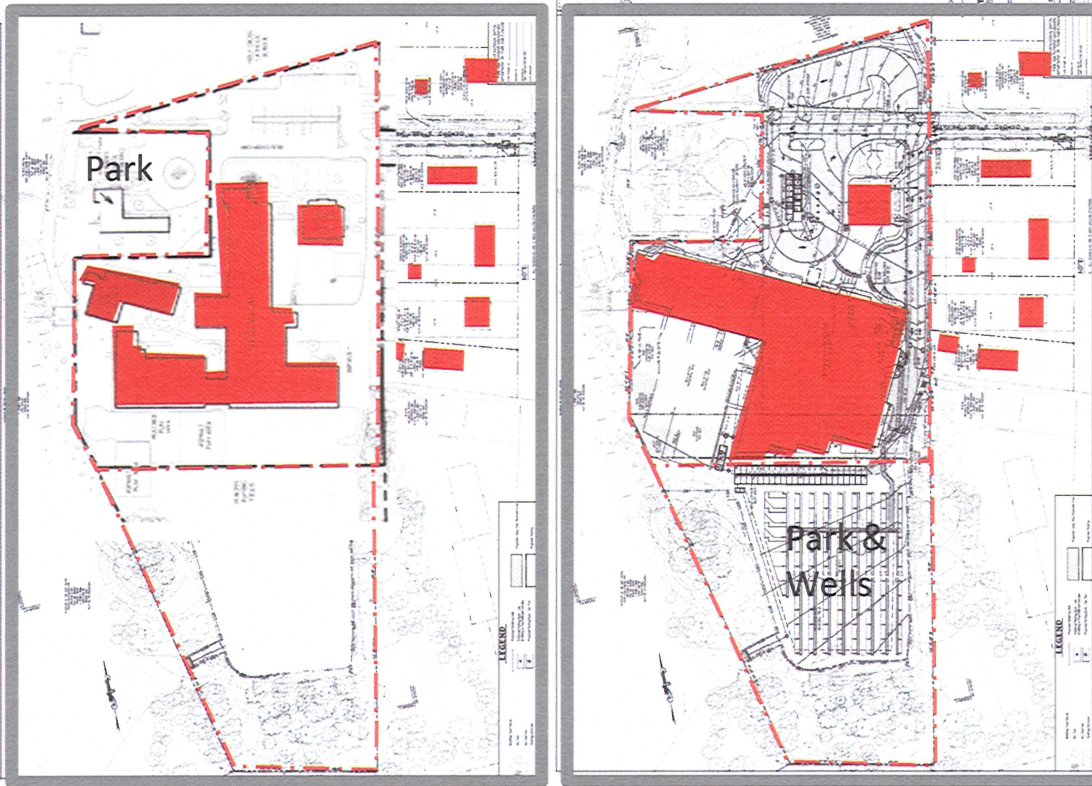
Attachment 1 – Vicinity Map



Attachment 2 – Existing Conditions



Attachment 3 – Existing and Proposed Layout Concept





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

MEMORANDUM

April 30, 2010

TO: Margaret K. Rifkin, RLA AICP Urban Designer, Design Division, Department of Planning

VIA: Dr. John E. Hench, Chief, Park Planning and Stewardship Division *Joey Langel for JEH*

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, *Brooke Farquhar*
Park Planning and Stewardship Division
Mark S. Wallis, Planner Coordinator, Park Planning and Stewardship Division *(MSW)*

RE: **Garrett Park Elementary Park/School Mandatory Referral – MR # 10701-MCPS-1**

Introduction

The Garrett Park Elementary Park/School is scheduled to be demolished and rebuilt during the period between June 2010 and December 2011. As a Park/School, certain facilities such as parking and ballfields are shared between the two sites as illustrated in Attachment A. The demolition and reconstruction of the school site must therefore be coordinated with facilities and operations at the park.

A component of the reconstruction is geothermal well heating and cooling technology. The 120 wells will be drilled vertically to a depth of approximately 400 feet and will be located underneath Softball Field Number 1 at Garrett Park Local Park (GPLP) as illustrated in Attachment B. The extent of excavation and the lack of adequate access for maintenance, public safety and policing will require the entire park to be closed during the well drilling, installation, and field restoration period.

Conditions of Approval

The following items should be added as Conditions of Approval for the Mandatory Referral. These conditions will be included in the Park Construction Permit, to be approved by the Department of Parks, Park Development Division.

General Conditions

- Montgomery County Public Schools (MCPS) must obtain a Park Construction permit from the Department of Parks (Parks) for all construction activity on Parkland. Submittal documents will include all existing recreation facilities on parkland.
- GPLP will be closed from June 30, 2010 until construction, field restoration and replacement activities are determined to be complete enough to safely re-open the park to the general

public. The school is expected to re-open December 2011 and the fields ready for permitted play by April 1, 2012.

- The following events will occur during the closure period:
 1. Demolition and construction of Garrett Park Elementary School,
 2. Geothermal Well construction underneath Softball Field Number 1,
 3. Restoration of Softball Field Number 1, and,
 4. Installation of new Backstop, benches, and player protection fencing.
- MCPS agrees not to stage any equipment on park property prior to June 30th, 2010.
- Any proposal for portable trailers on parkland will require an administrative Mandatory Referral review.

Geothermal Well Installation and Underground Detention Vaults

- Parks authorizes the installation of approximately 99 geothermal heat pumps (vertical ground loop systems) on the existing MNCPPC athletic field behind the Garrett Park Elementary School (GPES).
- Geothermal well installation will be sequenced to maximize time for field restoration.
- Parks will allow the installation of stormwater management underground detention vaults and a stormwater outfall behind the school on Park property. Plans and specifications must be approved by MCDPS.
- Parks approves the geothermal well layout as illustrated in Attachment B that minimizes impact to tree critical root zones.

Softball Field Number One – Restoration and Replacement

- MCPS will reconstruct Softball Field Number 1 to the Park's specifications.
- Backstop replacement will include benches and player protection fencing per Parks' standard detail #104 for "Player Bench Area with Fencing" or equal by approval of the Parks Ballfield Coordinator and Park Manager. Backstop replacement will include benches and player protection fencing.
- MCPS plans and documents shall eliminate all references to infield skins or outfield outlines.
- MCPS will furnish to Parks a timeline for field readiness after construction period. MCPS will determine and specify whether the fields will consist of new seeded grass or sod.

Park Maintenance Access

- MCPS will provide a permanent and secured maintenance access to the Park from the south side of new Garrett Park Elementary School. MCPS will provide detailed design, signage and striping plan for Parks approval. The park maintenance entrance including striping detail shall be shown on the Park Construction Permit.

Hard Surface Path

- MCPS will overlay pave the asphalt portion of the walkway from the extreme Southeast corner of the property directly west. New width to match existing and cross-section per Parks' standard detail for asphalt hiker-biker trail, standard detail #323.

Record Plat and Utility Easements

- It is recommended that the Board of Education prepare and record among the Land Records a Plat of the Garrett Park Elementary School site so as to unify the various parcels owned by the Board Of Education into a single parcel. This plat should show all easements of record for utilities, stormwater management, access and other necessary reservations as may be required by the project. The parcels adjacent to the school site owned by the M-NCPPC and Town of Garrett Park should also be shown on the plat, with separate parcel designations. Plat should be recorded within 6 months of construction contract award.

Garrett Park - Park Activity Building

Garrett Park – Park Activity building (PAB) is located next to the Garrett Park Elementary School (GPES). Currently all utilities that provide services to the Park Activity Building are functional. At the conclusion of construction, the same condition must exist.

- MNCPPC has agreed to close the Garrett Park - Park Activity Building effective June 30, 2010. The Park Activity Building will re-open at the conclusion of the construction period (18 months) or earlier if agreed by all parties and assigns that public use can safely return. It is anticipated that the Park Activity Building will be transferred to the Town of Garrett Park during the Summer of 2010.
- MNCPPC has agreed to allow MCPS to stage materials and vehicles on the premises during the construction period, if needed, starting July 1, 2010.
- MNCPPC will allow MCPS access to the Garrett Park - Park Activity Building for the performance of utility reconstruction construction and building preservation.
- MCPS has agreed to make any repairs to the building and/or parking lot that occur during construction and as a result of construction activities.
- MCPS has agreed that in exchange for permission to install geothermal wells on the Garrett Park Estates Local Park ballfield, MCPS will preserve and/or replace existing functioning utilities to the Park Activity Building.

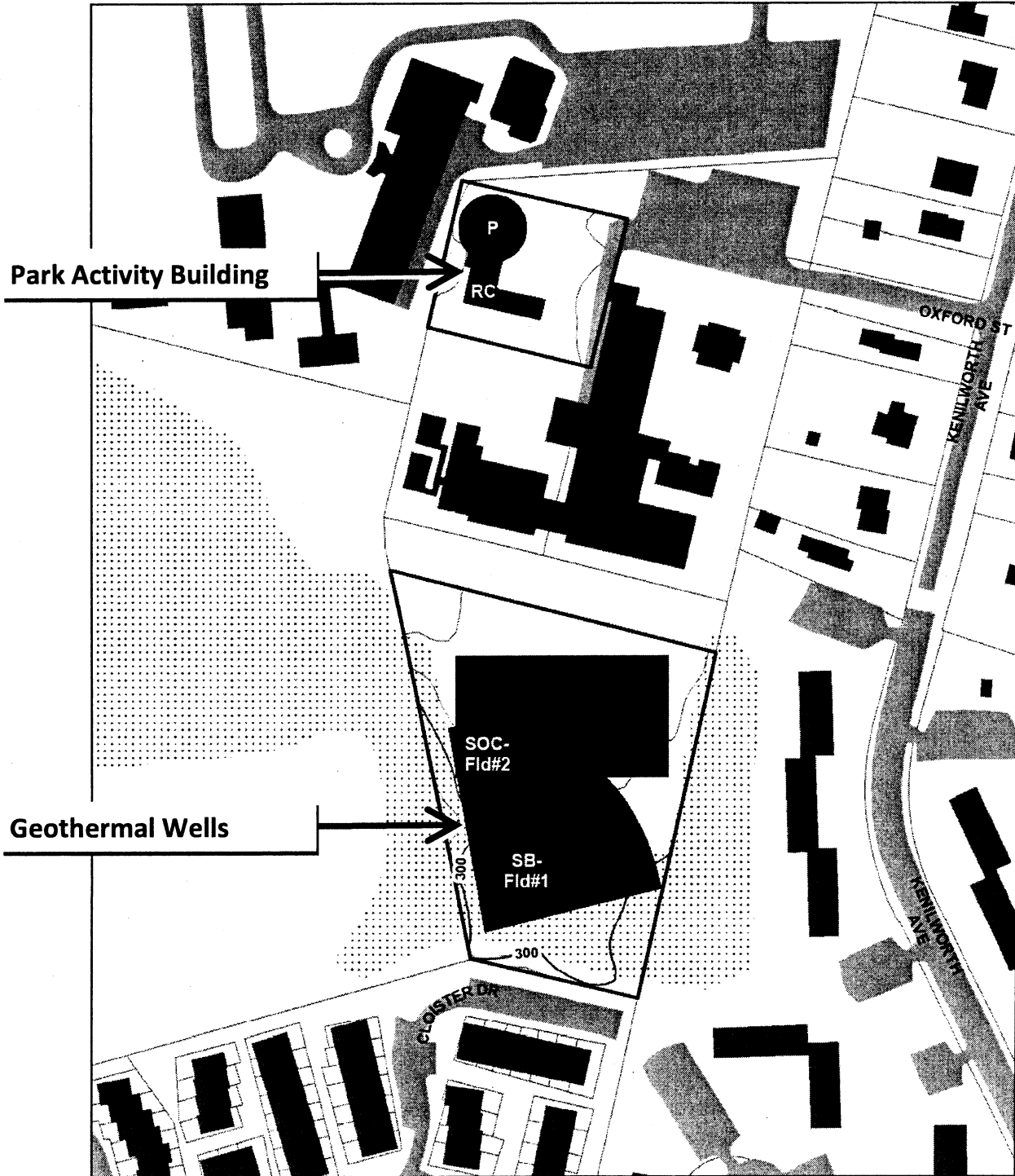
This concludes the Mandatory Referral review comments on this project.


cc. Mary Bradford, Director of Parks
Mike Riley, Deputy Director Administration Montgomery Parks
Gene Giddens, Acting Deputy Director for Operations
Brain Woodward, Chief, Southern Region Operations
Al Astorga, Chief, Central Maintenance Division
David Vismara, Chief, Horticultural Services
Kate Stookey, Chief, Park Information and Customer Service
Mitra Pedoeem, Chief, Park Development Division
Michael Ma, Supervisor Construction Section, Park Development Division
Darien Manley, Chief, Park Police
John Boyd, Park Manager, Meadowbrook Region
Eugene Rose, Horticultural Services

Attachment A

Garrett Park Estates LP

4812 Oxford Street, Garrett Park, MD 20896



| | | | | | | | |
|---------|---------------|-------|--------|----|------|------------|--|
| MAN:DPK | Acresage | 3.712 | Region | S | Date | 07-02-2007 |  1" = 150' |
| | Facility Code | D43 | Area | MB | | | |



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

MEMORANDUM

TO: Margaret Rifkin, Urban Design and Historic Preservation Division

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: May 13, 2010

SUBJECT: MR2010701
Garrett Park Elementary School

RECOMMENDATION:

Environmental Planning staff recommends transmittal of the Mandatory Referral.

BACKGROUND

Garrett Park Elementary School is an existing school on 4.39-acres located in the North Bethesda-Garrett Park planning area on Oxford Street. The school is part of a complex with Garrett Park Estates Local Park (2.86 ac) and Garrett Park Community Center (0.75 ac), also currently owned by MNCPPC and occupied by Garrett Park Nursery School. A historic childcare building is also present, interior to the school site and operated by Montgomery Child Care Association. The four facilities share infrastructure – the park provides recreational fields for the school and the school provides automobile access and parking for the park and nursery school. A single point of access exists at the terminus of Oxford Street. The school site is bordered to the north and west by Holy Cross Catholic Church, School and Academy and on the east by single-family residential dwellings.

The proposed plan is to replace the majority of the existing one-story school with a new two-story building, including parking lots, drop-off loops, playgrounds and stormwater management facilities and to provide for re-graded ball fields on Garrett Park Estates Local Park. A two-storey addition, completed in 2006, will be re-used and integrated into the proposed design. While the proposed school building is fully on MCPS property, the playgrounds associated with the school and the proposed geothermal wells extend onto Garrett Park Estates Local Park. The mandatory referral and forest conservation plan covers both properties, as both properties are part of the development site.

ISSUES

Sustainability

Montgomery County has a number of goals that work towards the higher goal of creating a sustainable community. These goals include reducing the carbon footprint of proposed development, promoting walkability, reducing urban heat island effect, and protecting air and water quality. In order to meet the countywide goals, individual projects will have to positively contribute to creating sustainable development. Public projects should lead the way in promoting sustainability, as the public will reap the rewards in the long term, and give example to private development and future leaders of its multiple benefits.

Carbon footprint The carbon footprint can be divided into three basic categories – embodied energy, transportation energy, and building energy emissions. Embodied energy is the emissions created in the creation and transportation of the building materials and the construction of the project. Locally-sourced and recycled material will be used to construct the new building and a construction waste management plan will divert 75% of materials from disposal.

Transportation energy is the energy associated with vehicular traffic to and from the project. This school is located in an existing neighborhood and many of the students walk to school. This school is also located close to both bus and heavy rail transit lines. There are bus stops on Strathmore Road, within easy walking distance, that facilitate the use of public transportation. The Grosvenor Metro stop is close, with a path through Garrett Park Estates Local Park to provide better access. In addition, the Garrett Park MARC station is less than ½ mile, providing workers with another transportation method. Bike racks will allow and encourage both students and staff to ride to the school.

Building energy emissions are created in the normal operation of a building including lighting, heating cooling and ventilation, operation of computers and appliances, etc. Schools tend to be a fairly intensive energy use, as the lighting requirements are generally more intensive and numerous computers are often in use. The facility orientation and design is constrained due to lot configuration but daylighting was employed as much as possible. A vegetated roof also reduces energy use due to the insulating effects of the vegetation and planting medium. A geothermal field is located under the playing fields of Garrett Park Estates LP to further minimize energy requirements. The County is pursuing a number of LEED credits related to the goal of reduced energy emissions, including enhanced commissioning and energy performance optimization. MCPS plans on using 70% Green Power to power the facility.

Walkability This project is located within an existing neighborhood with excellent pedestrian access. While not all parts of the surrounding neighborhoods have sidewalks connecting to the school property, vehicular speeds are generally low enough to allow for pedestrian use of roadways. A crossing guard allows children and other pedestrians to safely cross Strathmore Avenue in the mornings and afternoons. There is also a path across Garrett Park Estates LP that connects the school to the townhouse community to the south.

Urban heat island effect Heat island effect is an urban and suburban problem that results from the large quantity of impervious surfaces radiating appreciably more heat into the atmosphere than natural surfaces. It can significantly affect air quality, water quality and livability in developed areas. Tree cover, green walls, and vegetated and reflective roofs can diminish a projects contribution to the overall heat island. While the total tree cover over the parking lot is considerably less than 30%, this is due to the compact design and small median areas. The median areas are also shared with utilities, further reducing the amount of area available for planting. The school is using a vegetated roof, so that will contribute to the urban heat island reduction. Areas of the roof that cannot be vegetated will be covered with a light colored membrane, to prevent build up of heat on the roof.

Air quality A discussion of air quality substantially overlaps with the carbon footprint section as air quality is affected by emissions from buildings, transportation and tree cover. The vegetated roof traps particulate matter, as well as removing other pollutants from the air. 43 trees will be planted on-site as landscaping, which will also promote air quality.

Water quality Water quality in urban and suburban areas is largely determined by the amount of impervious surfaces and amount of stormwater management provided. The amount of tree cover also influences water quality, as it intercepts rainfall and allows for evapotranspiration. This school has a compact, efficient design, which minimizes imperviousness. While the student capacity will increase from the current 456 students to 662, the amount of imperviousness is only increasing from ~98,500 sqft to ~103,200 sqft. The proposed layout is significantly more efficient than the existing facility.

REGULATORY FRAMEWORK

Environmental Guidelines

The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420090690 on February 27, 2009. There are 1.20 acres of forest, in a single stand and numerous large and specimen trees. Most of the forest is on Garrett Park Estates LP, with only ~1600 square feet of forest on MCPS property. There are small pockets of steep slopes on both properties.

The property is within the Lower Main/Ken-Gar subwatershed of the Rock Creek watershed: a Use Class I/I-P watershed. The *Countywide Stream Protection Strategy* (CSPS) identifies this subwatershed as having fair water quality.

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. There are 1.20 acres of forest in a single stand on the subject property. The forest is considered high priority for retention, due to steep slopes and specimen trees.

Through the redevelopment of this school, 0.26 acres of forest will be cleared and 0.94 acres of forest will be retained. An additional 0.23 acres of forest will be retained but credited as landscape due to the width of the area. The remaining 0.46 acres of reforestation will be met off-site.

The applicant proposes to impact 36 trees requiring a variance under Section 1607(c) of the Natural Resources Article, MD Ann. Code. Staff recommends approval of the variance as part of the forest conservation plan. A more detailed discussion on the variance is included in the Environmental Planning report to the Planning Board.

Stormwater Management

A Stormwater Management concept plan was approved by the Department of Permitting Services (DPS) on January 28, 2010. The concept includes 27,510 sqft of vegetated roof, underground detention vaults, and underground sand filters, as well as the use of existing storm filters.

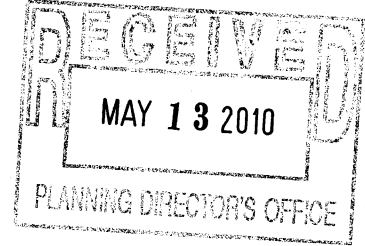
Green Building

This project will need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law. MCPS is seeking LEED (Leadership in Energy and Environmental Design) Silver Certification for this project, though may be able to attain Gold Certification..



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

May 13, 2010



MEMORANDUM

TO: Margaret Rifkin, Urban Designer
Urban Design Division

VIA: Shahriar Etemadi, Supervisor *DKH*
Move/Transportation Planning Division *A*

FROM: Cherian Eapen, Planner/Coordinator *CB*
Move/Transportation Planning Division
301-495-4525

SUBJECT: Mandatory Referral 10701-MCPS-1
Garrett Park Elementary School Modernization Project
4810 Oxford Street, Kensington
Montgomery County Public Schools
North Bethesda Policy Area

This memorandum presents Transportation Planning staff's review of the subject mandatory referral for the Garrett Park Elementary School modernization project. The school is located at 4810 Oxford Street in Kensington and is within the North Bethesda Policy Area.

RECOMMENDATIONS

Based on our review of the materials submitted for the subject mandatory referral, we 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 traffic study if those improvements will increase the school's student core capacity beyond 740 students.

DISCUSSION

School Location, Surrounding Land Uses, Area Transportation Facilities, and Public Transit

Garrett Park Elementary School is located at the western terminus of Oxford Street, within the southwest quadrant of Strathmore Avenue (MD 547)/Kenilworth Avenue intersection in Kensington. The existing Garrett Park Elementary School consists of two buildings: the original school building and a standalone addition built in 2006. As part of the current modernization project, MCPS will demolish the original school building and construct a new building at its location. The 2006 addition will be retained and integrated into the new building.

Students at Garrett Park Elementary School are enrolled in Grades K through 5 and the school hours are 8:50 a.m. to 3:05 p.m. The school has an enrollment of approximately 475 students. The proposed school modernization project will increase the school's program capacity from 478 students to 662 students. The traffic study, however, was completed for a core capacity of 740 students identified for the school and thus considers impact from 265 additional students at the school.

The Holy Cross Catholic Church, School, and Academy are located to the north and west of the school and the Garrett Park Estates Park is located to the south of the school building. Single-family residences are located to the east of the school with access to Kensington Avenue. The school site includes two private institutions as well, which are adjacent to the school building. These institutions, Montgomery Child Care (to the north of the school building) and Garrett Park Nursery School (to the northwest of the school building on M-NCPPC property), share the school access driveway and parking. Neither of these buildings will be renovated/altered as part of the school modernization project. Montgomery Child Care is open from 7:00 a.m. to 6:00 p.m. and offers a before and after care program (for K-6 students from 7:00 a.m. to 9:00 am and from 3:00 p.m. to 6:00 pm) and a preschool program (for children aged 4 and 5 from 9:00 a.m. to 3:00 p.m.). Approximately 120 students were enrolled in the before and after care program and 20 children were enrolled in the preschool program in 2008-2009. Garrett Park Nursery School serves up to 30 children at any one time and is open from 9:00 a.m. to 12:00 noon.

Oxford Street, within the Town of Garrett Park, is the single vehicular access for Garrett Park Elementary School. The Oxford Street eastbound (from the school) and westbound (from Montrose Avenue) approaches to Kenilworth Avenue are off-set approximately 100 feet and are STOP sign controlled. Kenilworth Avenue has a posted speed limit of 20 mph between Strathmore Avenue and Oxford Street. Northbound traffic movement towards Strathmore Avenue (i.e., to the north of Oxford Street) is prohibited on Kenilworth Avenue between 8:30 a.m. and 9:30 a.m. and between 2:45 p.m. and 3:45 p.m., with the exception of school buses. The above restriction is to safely accommodate in/out school bus traffic to/from the school along this section of Kenilworth Avenue, which is a narrow street with parking permitted on one side. During the above hours, local vehicles and those vehicles exiting the school gain access to Strathmore Avenue from Kenilworth Avenue via Oxford Street (east section) and Montrose Avenue. In addition to the northbound travel restrictions during school opening and closing hours, Kenilworth Avenue is physically closed to through traffic to the south of Oxford Street at

the Town of Garrett Park boundary. Strathmore Avenue becomes Knowles Avenue in Kensington; the roadway providing an east-west connection between Rockville Pike (MD 355) and Connecticut Avenue (MD 185).

Strathmore Avenue is served by RideOn routes 5 and 37 and has stops in the vicinity of Kensington Avenue. Route 5 runs between Silver Spring Metro Station and Twinbrook Metro Station via (near) Kensington MARC Station and White Flint Metro Station. Route 37 runs between Potomac Community Center on Falls Road and Wheaton Metro Station via Grosvenor/Strathmore Metro Station and (near) Kensington MARC Station. Montrose Avenue/Weymouth Street to the south of the school is served by RideOn route 6, which runs between Parkside Condominiums and Montgomery Mall Transit Center via Grosvenor/Strathmore Metro Station.

School Access, Circulation, and Parking

Vehicular access to the school is exclusively via Oxford Street. The school is also well connected to the neighborhood streets via sidewalks. Sidewalks exist along Oxford Street (along the north side to the west of Kenilworth Avenue to the school and along the south side to the east of Kenilworth Avenue to Montrose Avenue), along Kenilworth Avenue (along the west side between Oxford Street and Strathmore Avenue within the Town of Garrett Park and along both sides of the street outside the town boundary, with a lead-in to the school), and along Strathmore Avenue (along both sides to the east of Rockville Pike to Knowles Avenue except for sections with sidewalk to only the north side between Kenilworth Avenue and Stillwater Avenue). A path also exists through the Garrett Park Estates Park that connects the school to the residential communities to the south of the school along Cloister Drive, Weymouth Street, and Montrose Avenue, and to the Grosvenor/Strathmore Metro Station.

Currently, buses and parent vehicles circulate through the parking lot and a drop-off/pick-up area in front of the school to drop-off and pick-up students. After the modernization project, buses and parent vehicles will use separate loops to drop-off and pick-up students.

Currently, parking at the school is primarily to the front of the school building. A total of 44 parking spaces, including two handicapped spaces are currently provided at the school. The modernization project will increase parking by 25 spaces and will provide a total of 69 parking spaces at the school, including four handicapped spaces.

Master Plan Roadway/Bikeway Facilities

The 1992 Approved and Adopted *North Bethesda/Garrett Park Sector Plan* includes the following nearby roadway and bikeway facilities:

- Strathmore Avenue, as a two-lane arterial (A-272) with a recommended minimum right-of-way width of 80 feet between Rockville Pike to the west and Beach Drive to the east. The 2005 Approved and Adopted *Countywide Bikeways Functional Master Plan* includes a signed shared roadway bikeway for Strathmore Avenue (SR-18), between Rockville Pike to the west and Knowles Avenue to the east.

Adequate Public Facilities Review

A traffic study was required for the subject mandatory referral since Garrett Park Elementary 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 consultant for MCPS submitted a traffic study (dated September 21, 2009) that presented traffic-related impacts for a school with core capacity for 740 students (i.e., 265 additional students over the current enrollment of 475 students) during the weekday morning and afternoon peak periods. Staff review of the traffic study indicated that the study complied with the requirements of the *LATR/PAMR Guidelines* and the traffic study scope provided by the staff.

Based on trip generation data collected at the existing school, the study estimated that increase in school enrollment to the 740 student maximum would generate 102 additional peak-hour trips during the morning peak period and 74 additional peak-hour trips during the evening peak period. The trip generation summary for the school is presented in Table 1.

**TABLE 1
SUMMARY OF TRIP GENERATION
GARRETT PARK ELEMENTARY SCHOOL
SCHOOL MODERNIZATION PROJECT**

| Trip Generation | Morning School Peak-Hour | | | Evening School Peak-Hour | | |
|---|--------------------------|------|-------|--------------------------|------|-------|
| | In | Out | Total | In | Out | Total |
| Trip Generation – Current Enrollment (475 students) | 102 | 80 | 182 | 66 | 66 | 132 |
| Per Student Trip Rate | 0.21 | 0.17 | 0.38 | 0.14 | 0.14 | 0.28 |
| Trip Increase (265 students) | 57 | 45 | 102 | 37 | 37 | 74 |
| Trip Generation – Proposed Core Capacity (740 students) | 159 | 125 | 284 | 103 | 103 | 206 |

Source: Garrett Park Elementary School Traffic Impact Assessment. VHB, Inc., September 21, 2009.

- **Local Area Transportation Review**

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and afternoon school peak hours as presented in the traffic study is provided in Table 2.

As shown in Table 2, the capacity analysis presented in the traffic study indicated that under Total Traffic (i.e., Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the North Bethesda Policy Area (1,550 CLV). The mandatory referral therefore satisfies the LATR requirement of the APF test.

**TABLE 2
SUMMARY OF CAPACITY CALCULATIONS
GARRETT PARK ELEMENTARY SCHOOL
SCHOOL MODERNIZATION PROJECT**

| Intersection | Traffic Conditions | | | | | |
|-----------------------------------|--------------------|-----|------------|-----|-------|-----|
| | Existing | | Background | | Total | |
| | AM | PM | AM | PM | AM | PM |
| Oxford St and Kenilworth Ave | 221 | 146 | 221 | 146 | 322 | 214 |
| Strathmore Ave and Kenilworth Ave | 781 | 775 | 791 | 779 | 841 | 817 |

Source: Garrett Park Elementary School Traffic Impact Assessment. VHB, Inc., September 21, 2009.

Note: Analysis based on morning and evening school peak-hours of 8:15 a.m. – 9:15 a.m. and 2:45 p.m. – 3:45 p.m.
Congestion Standard for North Bethesda Policy Area: 1,550 CLV

- Policy Area Mobility Review

Currently, to satisfy the PAMR requirements of the APF test, developments within the North Bethesda Policy Area are required to mitigate 35 percent of “new” trips generated by the development. Therefore, as a mandatory referral filed in March 2010, the PAMR mitigation goal for this mandatory referral is 35 percent.

Trip generation data collected at Garrett Park Elementary School as part of the traffic study indicated that the morning peak-hour trip generation rate at the school (0.38 trips per student) is approximately 59 percent lower than the trip generation rate included in the *LATR/PAMR Guidelines* for private schools with Grades K through 8 (0.92 trips per student). Staff therefore finds MCPS to be achieving 59 percent trip mitigation at the school, primarily through bussing of students to the school. A high number of students also walk or bike to the school. The mandatory referral therefore satisfies the PAMR requirement of the APF test.

SE:CE:tc

cc: Ray Marmahati
Daniel Lovas
Greg Leck
Sarah Navid
Jean Gries
Corren Giles

April 30, 2010

Memorandum

To: Margaret Rifkin
Urban Design Division

From: N’kosi Yearwood
Vision/Community Planning Division

Subject: Garrett Park Elementary School
Mandatory Referral

Staff Recommendation: Approval with the following comments:

- Provide additional landscaping along the eastern property line that is adjacent to single-family dwellings.

The proposed Garrett Park Elementary School modernization is consistent with the *Approved and Adopted 1992 North Bethesda Garrett Park Master Plan*. The Master Plan notes that public schools are “an essential component of community life and should be an integral part of community structure” (p.239). The Plan also notes that the Board of Education manages modernizations of schools that improve their overall quality. This proposed modernization will improve the elementary school with increased student capacity; provision of a gymnasium and multi-purpose room; improved vehicle circulation and parking spaces; and expanded stormwater management system.

Garrett Park Estates Local Park is a public park, which is immediately south of the elementary school. The Master Plan makes no specific recommendations for this park but recognizes that “parkland enhances quality of life by providing visual relief from the built environment” and “open space contributes to the natural environment” (p.229).

Community Planning recommends the approval of Garrett Park Elementary School modernization with the comments noted above.