



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 6, 2002

MEMORANDUM

TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division JAC
FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader JK
Don Downing, Planner Coordinator (495-4564) DD
Community-Based Planning Division

REVIEW TYPE: Mandatory Referral
PROJECT NAME: Broad Acres Elementary School, Alterations and Additions
APPLICANT: Montgomery County Public Schools (MCPS)
CASE NUMBER: 02102-MCPS-1
REVIEW BASIS: Article 28, Chapter 7-112 of the Regional District Act

ZONE: R-60
MASTER PLAN: East Silver Spring Master Plan
FILING DATE: March 20, 2002

STAFF RECOMMENDATION: APPROVAL to transmit comments to Montgomery County Public Schools (MCPS).

1. Provide two additional paved paths to the school from the neighborhood to the south where there are currently popular informal paths (see Attachment 3).
2. Provide room for a path to the park from Beacon Drive. To do this, shift the location of the proposed stormwater management infiltration trench further away from the parking lot edge (see Attachment 3).
3. Provide additional trees, one tree for each 40 feet of perimeter, to meet the green area and tree requirements for parking lots.
4. Provide directional and entry signs for the park and school along Beacon Drive to clarify where people are to go. Coordinate the location and design of the signs with the park and school facility managers.
5. Modify the proposed grading to prevent intrusion on the root zone of major trees.
6. Submit a new Mandatory Referral, if there is future building expansion or an increase of students above current enrollment levels.

As conditions for use of Broad Acres Local Park, MCPS should be required to:

7. Prior to beginning of construction, finalize the conveyance of 4,175 square feet (0.1 acre), more or less, of parkland at Broad Acres Local Park from M-NCPPC to the Board of Education, which conveyance is hereby approved by the Montgomery County Planning Board. The area to be conveyed is shown on Attachment 4. This conveyance will eliminate the need for any building construction occurring on parkland.
8. Prior to beginning of construction, document an agreement with Parks management concerning the temporary use of 29,300 square feet of M-NCPPC land during construction on the school property. The agreement shall assure maintenance of a 250-foot left field line for the park play field and will provide for temporary fencing to separate the park from the construction area.
9. Provide for full soil and grass restoration of the staging area in the agreement concerning temporary use of park area, in accordance with the Montgomery County Department of Permitting Services standards for site restoration.
10. Revise the plans to include a minimum 10-foot permanent entrance to Broad Acres Local Park for maintenance and emergency vehicles. Such entrance is proposed in the extreme southeast corner of the parking lot with "No Parking" striping going directly west 55 feet long by 10 feet wide along the southern curb line (see Attachment 3).
11. Immediately notify M-NCPPC if the construction schedule will change from what is currently proposed in order for the M-NCPPC Permit Office to adequately plan for ballfield users to be accommodated at other sites.
12. Obtain a construction permit for any construction or temporary use on M-NCPPC park property, including submittal of an NR\FSD for Broad Acres Local Park.

EXISTING CONDITIONS: NEIGHBORHOOD AND SITE

The site is approximately 6.2 acres. The site is bounded on the north by Broad Acres Local Park, on the west by Northwest Branch Stream Valley Park, on the south by garden apartments along Northhampton Drive, and on the east by apartments along Beacon Road and by St. Camillus Church and School. The neighborhood is also composed of a large area of garden apartments and some single-family houses. See the vicinity map, Attachment 2, the existing land use map, Attachment 7, and the zoning map, Attachment 8.

A portion of the school parking lot extends into Broad Acres Local Park. The parking lot is owned by both M-NCPPC and MCPS. A small play area at the rear of the school extends into Northwest Branch Stream Valley Park. Broad Acres Local Park also

contains a playground and playfields that are used by the school. The existing site plan is shown on Attachment 3.

SUMMARY OF PROJECT AND PROCESS

Overall Project:

The proposed site plan is shown on Attachment 3. The alterations and additions seek to provide improvements to the educational environment to serve project enrollment needs and to address administrative, circulation, safety, restroom, and ADA needs. The current number of students is 570, with 210 located in ten portable classrooms on the site.

Three additions to the building are proposed, which will increase the gross floor area by approximately 11,580 square feet to 78,080 square feet. Building additions include:

- One, the addition of six classrooms at the southeast corner of the building.
- Two, the addition of a new kitchen and multi-purpose room adjacent to the existing gymnasium along the northern portion of the building.
- Three, the relocation and enlargement of the administration area that requires three small additions to the front of the building.

Other improvements to the site include:

- Relocation of existing stormwater lines around the proposed additions.
- Installation of a new underground stormwater quantity and quality control facility at the southeast corner of the site.
- The addition of new sidewalks to connect pedestrians to the school entrance and better direct them to the adjacent park area.
- The addition of two parking spaces for a total of 72 spaces.
- revisions to vehicle circulation to separate school bus from parent parking areas.

The project will also dedicate 5,892 square feet (an additional 29.4 feet) to the public right-of-way, which extends Beacon Road (as a 60 foot right-of-way) to the private driveway to the St. Camillus Church.

The project is planned to accommodate the current enrollment of students, including the 210 students who are currently served by ten portable classrooms. MCPS anticipates that building improvements will provide additional core capacity that will allow for a future expansion. The school master plan shows a location for the addition of four classrooms, which are shown on Attachment 3. However, the increased capacity and additional classrooms are not part of this application.

Project Phases:

The project consists of three (3) phases that will take one year to complete, beginning in summer 2004 and ending summer 2005. Site work and paving will begin and end summer 2004. The new classroom and multi-purpose/kitchen additions will begin summer 2004 and complete spring 2005. Interior alterations will begin spring 2005 and end summer 2005. Budget revisions affecting MCPS may cause this schedule to be revised by one or more years.

Design Review:

The applicant submitted a detailed Site Development – Grading Plan. The plan shows additional crosswalks, existing trees, and a stormwater management area, as well as the detailed layout of parking lots and on-site circulation. Staff evaluated the adequacy, safety, and efficiency of the plan.

We believe that additional land surface paths are needed to provide for adequate connections between the community, and the school and park. Recommended paths include:

- Connect adjacent apartments by formalizing an existing path at the southwest corner of the site to the playground area at the rear of the site;
- Connect adjacent apartments by formalizing an existing path around the LINK office at the southeast corner of the site to the front entrance to the school; and
- Provide a path to the park from Beacon Drive, through the grass area adjacent to the school driveway and parking lot, and through the grove of trees in the park. To provide space for the path, the proposed stormwater management infiltration trench should be shifted toward the St. Camillus private driveway.

Staff evaluated the zoning requirements for the site, including parking lot landscaping requirements. The redesign of the bus circulation area and the parking lot removes some of the existing grass area. Additional tree planting is required to meet green area and tree requirements for parking lots.

Ballfield Coordination:

The construction will impact park operations at Broad Acres Local Park. Montgomery County Public School (MCPS) staff has coordinated with M-NCPPC Parks staff and acknowledges that an agreement with M-NCPPC will be required.

Rebuilding of the school parking lot is currently scheduled for July 1, 2004, through August 2004, and so will be unavailable to serve park field users during this time. The three softball fields, which have been permitted for regular use, will be unavailable during this period. A second parking lot closing, during the summer 2005, should be adjusted to avoid ballfield scheduling.

A ballfield will be impacted during construction by the placement of portable classrooms and by a construction staging area. MCPS has agreed to maintain a 250-foot left field line. MCPS should provide a permanent 10-foot entrance from the existing parking lot for park police and maintenance vehicles. The staging area will be returned to their current condition, including topsoil, seeding, and strawing.

Parks staff is proposing renovation of Broad Acres Local Park following completion of the school project, including: an asphalt path around the perimeter for bikes, walkers, and park police vehicles; new playground equipment; and, a multiple use court. This renovation will be particularly important due to the loss of valuable park facilities at the nearby Brookview Local Park due to the construction of a new school. Reimbursement from the Board of Education for the facilities lost at Brookview Local Park could potentially be used to fund the Broad Acres park renovation. These improvements should be coordinated with improvements to the school.

Environmental Review:

Exemption of the Forest Conservation law is provided since this is an existing development that is disturbing less than 5,000 square feet of forested area. The plan is still subject to the requirement of a tree save plan for specimen trees. This site is located in the Lower Mainstem subwatershed of the Northwest Branch watershed. The County Stream Protection Strategy lists stream conditions as fair with good overall habitat conditions. Full water quality and quantity control shall be expected to protect the integrity of the Lower Mainstem subwatershed.

Previous Planning Board Actions:

The Broad Acres Elementary School was built in the early 1950's, with additions in 1968 and 1974. The most recent additions included classrooms, a Media Center, and internal improvements in 1990. A Linkages for Learning addition and Health Center was added in 1997. Staff could not identify any previous mandatory referrals.

Future Reviews:

There will be no future Planning Board review for specific phases of this project. However, M-NCPPC Park Planning staff should review any changes that affect the adjacent Broad Acres Local Park, including the playground, the ball fields, or the parking lot. If enrollment is increased beyond the current 570 students or if additional classroom capacity is added, the new proposals should be submitted for mandatory referral.

Community Outreach and Community Concerns:

Montgomery County Public Schools (MCPS) project advisory meetings were held to address feasibility, design, and detailed plans. Those who participated included staff from Broad Acres Elementary School and parents who live in the community. The first meeting occurred in June 2000. This committee met approximately 14 times. Nearby property owners and apartment residents were invited. A Broad Acres Elementary

School PTA meeting was held on October 11, 2002, to allow for many parents and community residents to hear about the plans and to provide comments.

M-NCPPC staff has notified a nearby civic association and St. Camillus Church that a mandatory referral has been submitted. No community concerns have been identified at this time.

PROJECT ANALYSIS/FINDINGS

1. **FINDING: This project is consistent with the East Silver Spring Master Plan, 2000.**
2. **FINDING: In order for the project to be consistent with general development standards of the zone, which is R-60, the applicant should:**

Show modifications to the Site Development Plan, as described in #4 below, to provide for adequate trees to meet parking lot landscaping requirements.

3. **FINDING: The project is compatible with existing and proposed adjacent uses and structures in terms of nature and size, shape, scale, height, arrangement and design of structures.**

The application shows proposed elevations for additions and alterations that are visible from all four sides of the building. The entry to the school is modernized and a canopy is added. The additional size and mass of the additions are compatible with existing structures on-site and in the neighborhood.

4. **FINDING: In order for the location of the building and structures, open space, landscaping, recreation facilities, and pedestrian and vehicular circulation to be adequate, safe, and efficient, the applicant should do the following:**

- a. Provide two additional paved paths to the school from the neighborhood to the south where there are currently popular informal paths (see Attachment 3).
- b. Provide room for a path to the park from Beacon Drive. To do this, shift the location of the proposed stormwater management infiltration trench further away from the parking lot edge.
- c. Provide additional trees, one tree for each 40 feet of perimeter, to meet the green area and tree requirements for parking lots.
- d. Provide directional and entry signs for the park and school along Beacon Drive to clarify where people are to go. Coordinate the location and design of the signs with the park and school facility managers.

5. FINDING: In order for the project to be consistent with requirements for use of M-NCPPC Park property, the applicant should do the following:

- a. Prior to beginning of construction, finalize the conveyance of 4,175 square feet (0.1 acre), more or less, of parkland at Broad Acres Local Park from M-NCPPC to the Board of Education, which conveyance is hereby approved by the Montgomery County Planning Board. The area to be conveyed is shown on Attachment 4. This conveyance will eliminate the need for any building construction occurring on parkland.
- b. Prior to beginning of construction, document an agreement with Parks management concerning the temporary use of 29,300 square feet of M-NCPPC land during construction on the school property. The agreement shall assure maintenance of a 250-foot left field line for the park play field and will provide for temporary fencing to separate the park from the construction area.
- c. The agreement concerning temporary use of park area will also provide for full soil and grass restoration of the staging area in accordance with the Montgomery County Department of Permitting Services standards for site restoration.
- d. Revise the plans to include a minimum 10-foot permanent entrance to Broad Acres Local Park for maintenance and emergency vehicles. Such entrance is proposed in the extreme southeast corner of the parking lot with "No Parking" striping going directly west 55 feet long by 10 feet wide along the southern curb line (see Attachment 3).
- e. The applicant will immediately notify M-NCPPC if the construction schedule will change from what is currently proposed in order for the M-NCPPC Permit Office to adequately plan for ballfield users to be accommodated at other sites.

6. FINDING: In order for the project to be consistent with environmental policies and plans, the applicant should do the following:

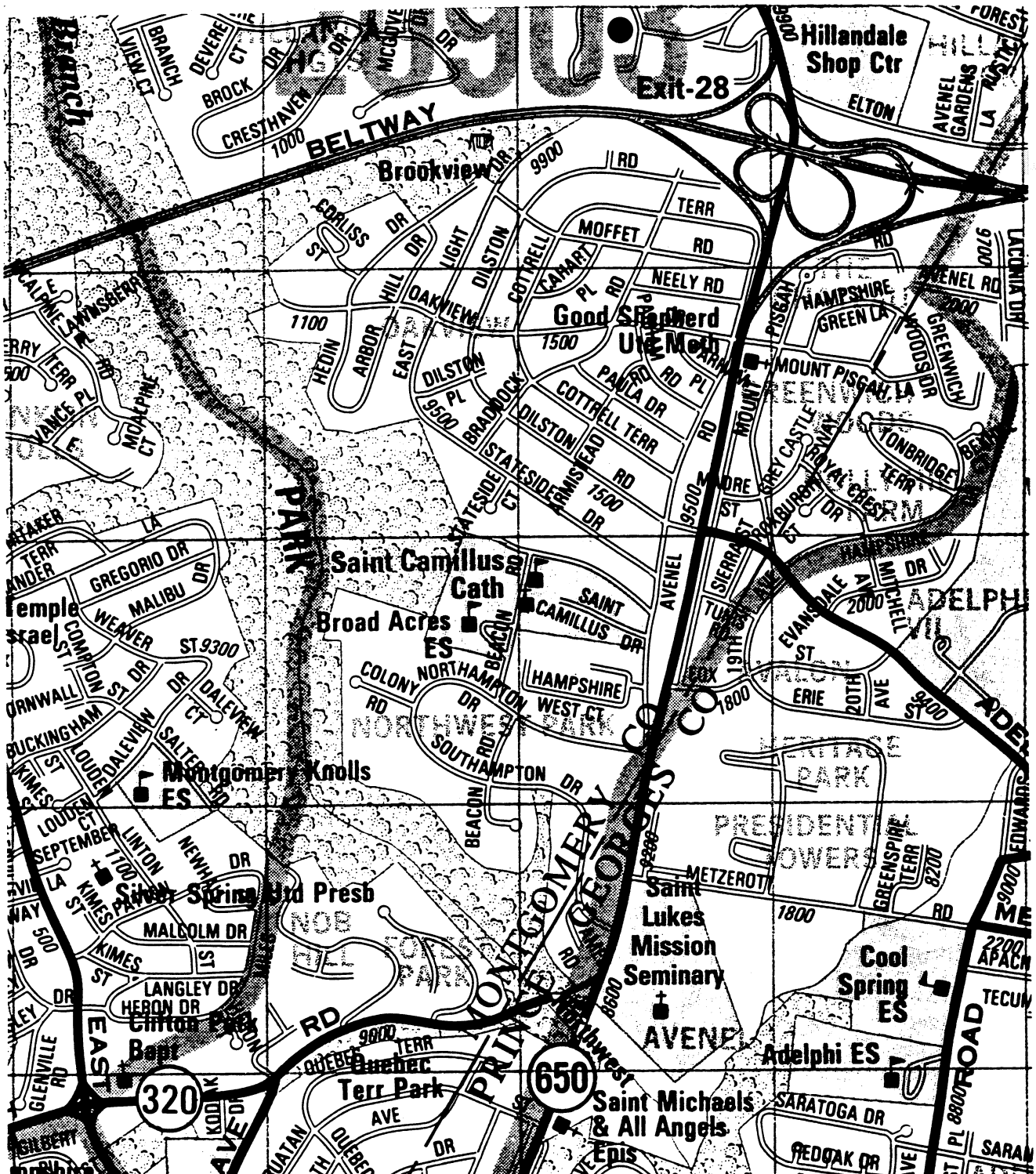
- a. Obtain a construction permit for any construction or temporary use on M-NCPPC park property, including submittal of an NRI\FSD for Broad Acres Local Park.
- b. Modify the proposed grading to prevent intrusion on the root zone of major trees.

7. FINDING: The project is consistent with transportation policies and plans.

The current student population uses some temporary classrooms that are being replaced by the expansion. There will be no increase in student population. Therefore, the vehicular traffic is not expected to increase as a result of this project.

DD:ha: a:\downing1\eastss\mr broad acres.doc
Attachments

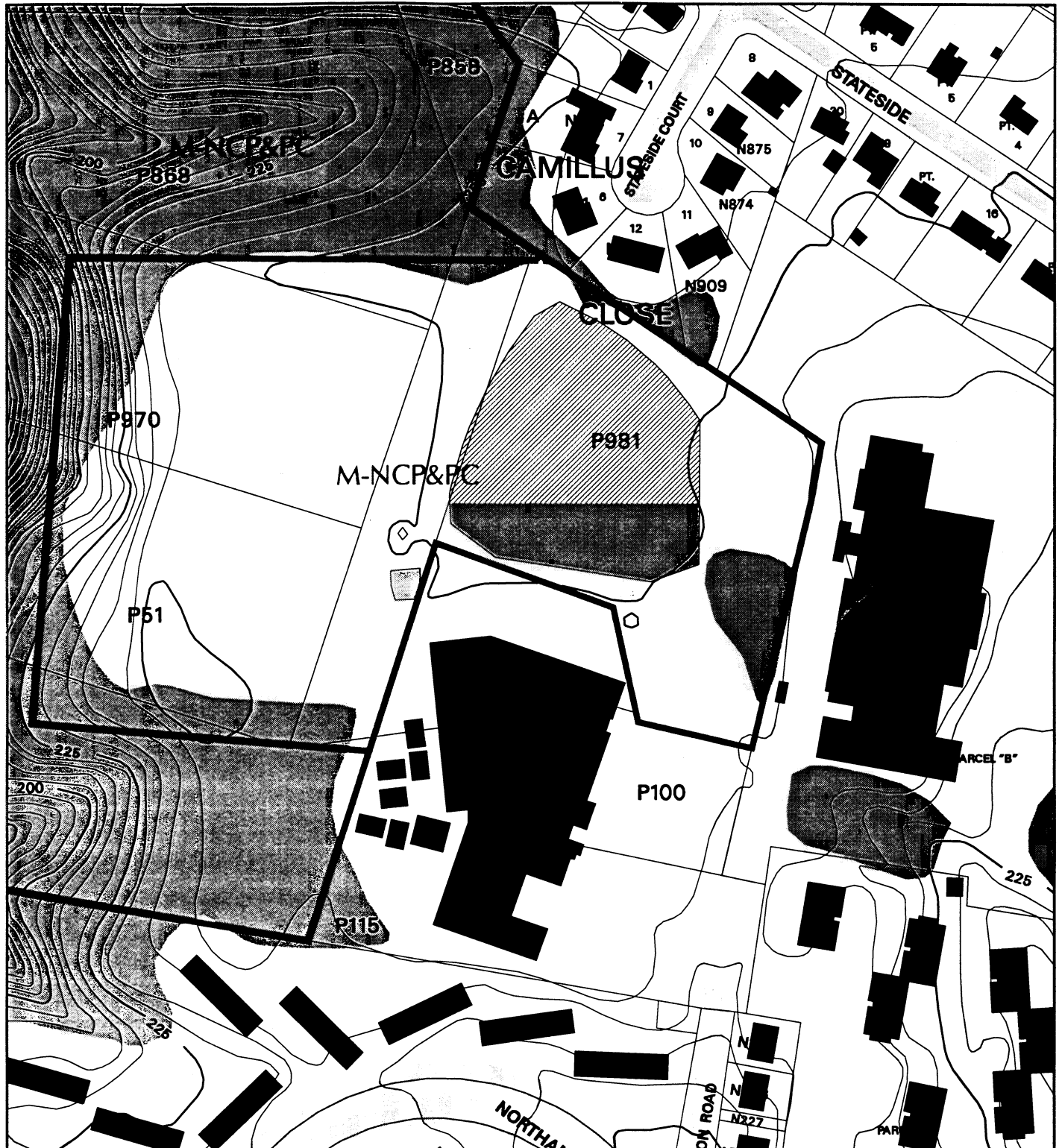
Location Map for Broad Acres Elementary School



ATTACHMENT 2

VICINITY MAP FOR

BROADACRES ELEMENTARY SCHOOL



Map compiled on September 04, 2001 at 10:35 AM | Site located on base sheet no. - 211NE02

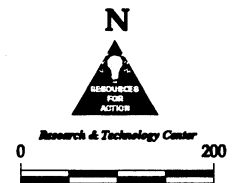
NOTICE

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

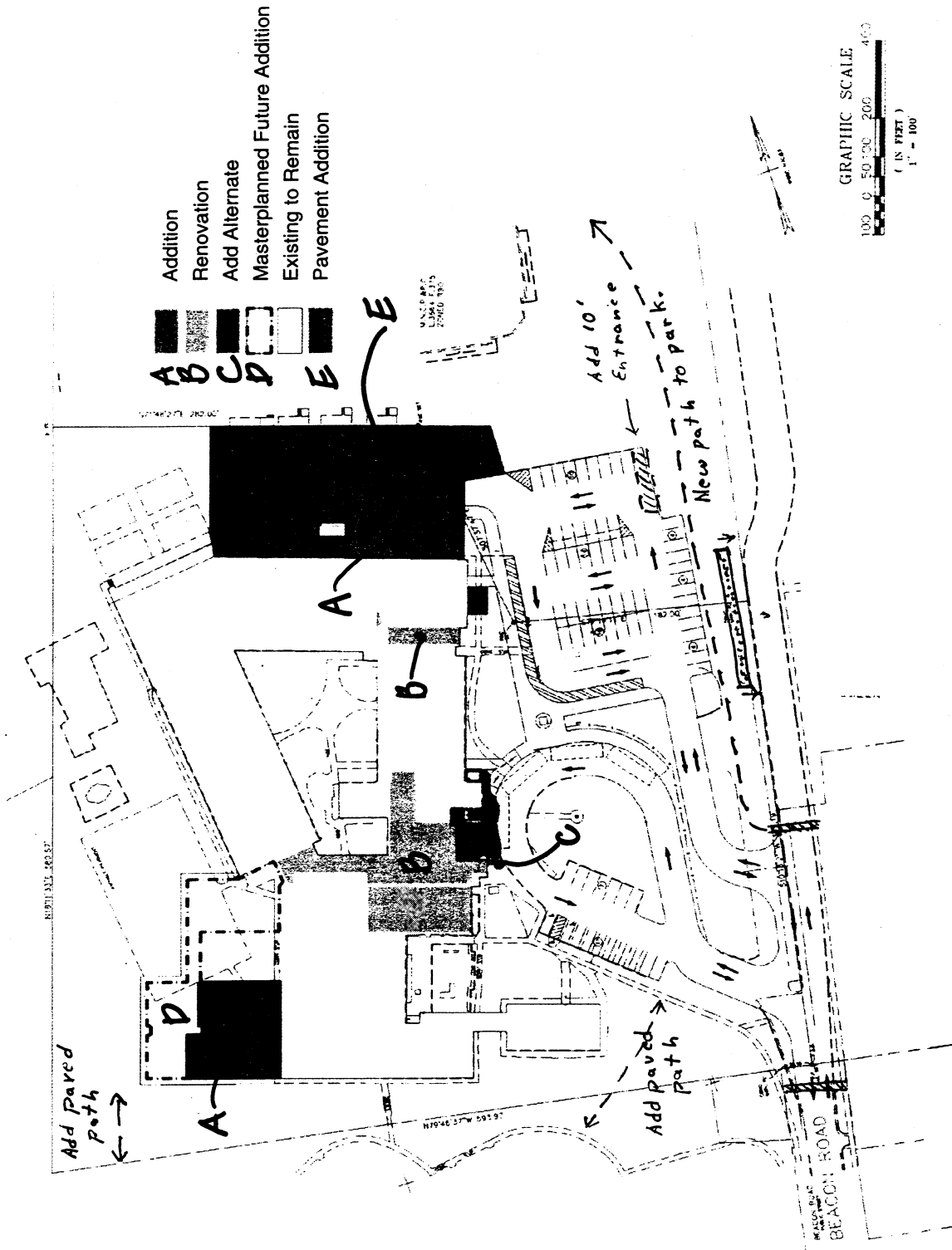
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



PROPOSED



Broad Acres Local Park

710 Beacon Road, Silver Spring



MANCPCPC

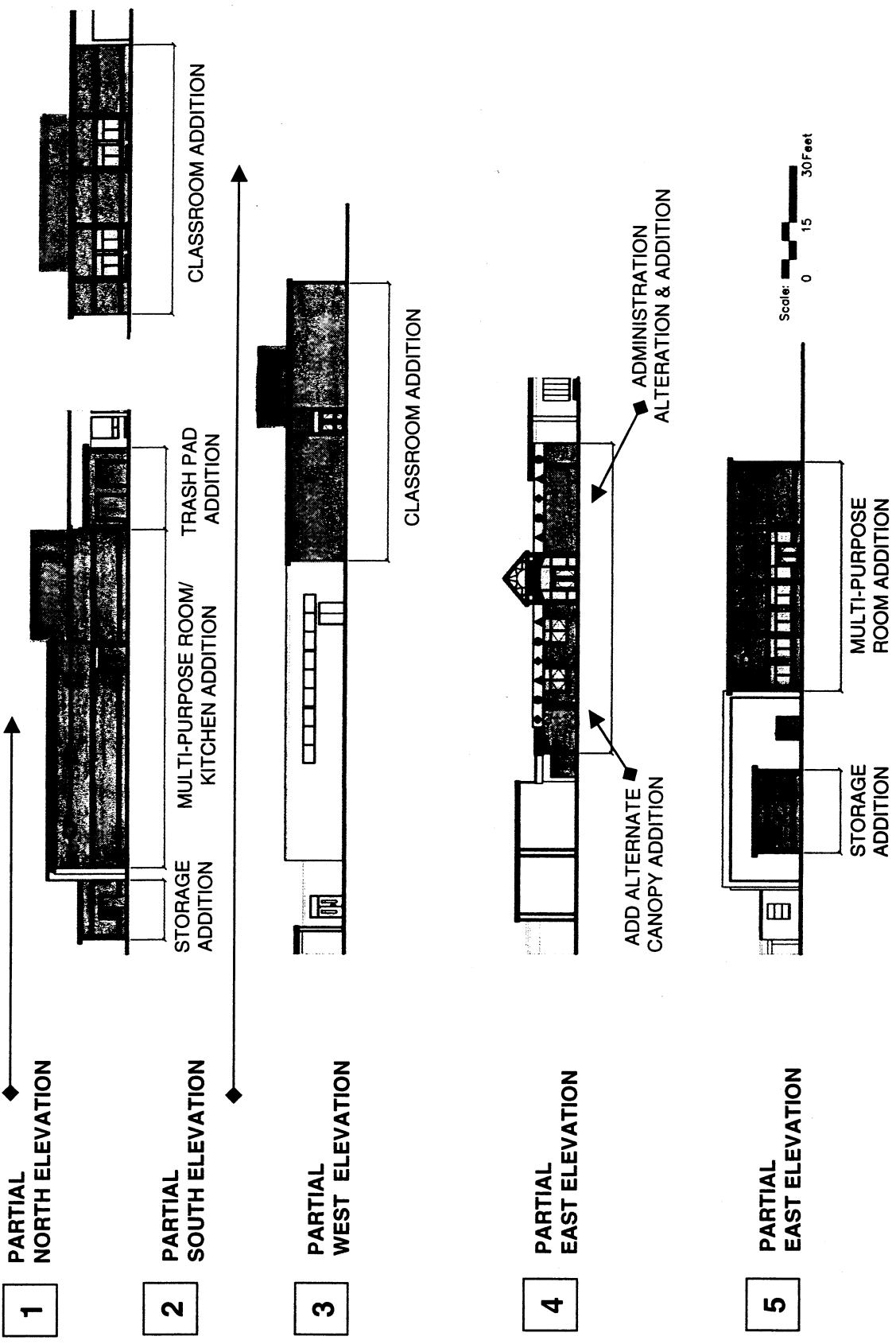
Acreage 10.8
 Facility Code D14

Region S
 Area MI

Date 8/1/2000



PROPOSED ELEVATIONS



Site Tabulation

Broad Acres Elementary School

710 Beacon Road, Silver Spring, Maryland

14-May-02

AMT Job No. 100-0197.01

	Required	Existing	Provided
Area of School Site (Sq. Ft.)	<i>n/a</i>	269,195	267,515
Area of M-NCP&PC (Sq. Ft.)	<i>n/a</i>	19,679	19,266
Area Acquired from M-NCP&PC (Sq. Ft.)	4,175	<i>n/a</i>	4,175
Area Dedicated to MCDPW&T (Sq. Ft.)	5,855	<i>n/a</i>	5,855
Total Area of Site (Sq. Ft.)	286,781	288,874	286,781
MCPS School Site - Zoning	(-)	R-60	R-60
M-NCP&PC - Zoning	(-)	R-90	R-90
Front Parking Lot Setback	10'	87.69'	80.13'
Parking Compound Area (Sq. Ft.)	58,054	50,432	58,054
Internal landscaping, 5% min, (Sq. Ft.)	2,903	20,547	14,988
Front Yard Setback	25'	156.43'	127.29'
Side Yard Setback	8'	26.19' and 11.44'	26.19' and 12.0'
Rear Yard Setback	20'	46.18'	46.18'
Building Height, max. (ft)	40'	21'	24'
Density (Floor Area Ratio) max.	0.35	0.25	0.29

Note - MCPS has reached an agreement with M-NCP&PC to expand/build portion of parking lot on their land.









Prepared By:

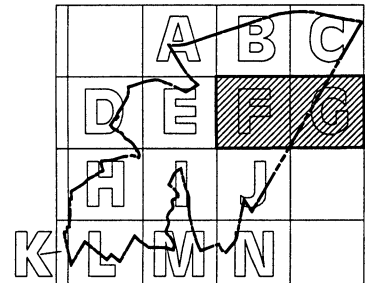
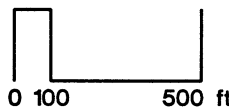
A. Morton Thomas and Assoc. Inc.
 12750 Twinbrook Parkway, Suite 200
 Rockville, Maryland 20852-1700
 Tel. # 301.881.2545 - Fax # 301.881.0814
 Email: AMT1@AMTEngineering.com

Land Use Map for Broad Acres Elementary School



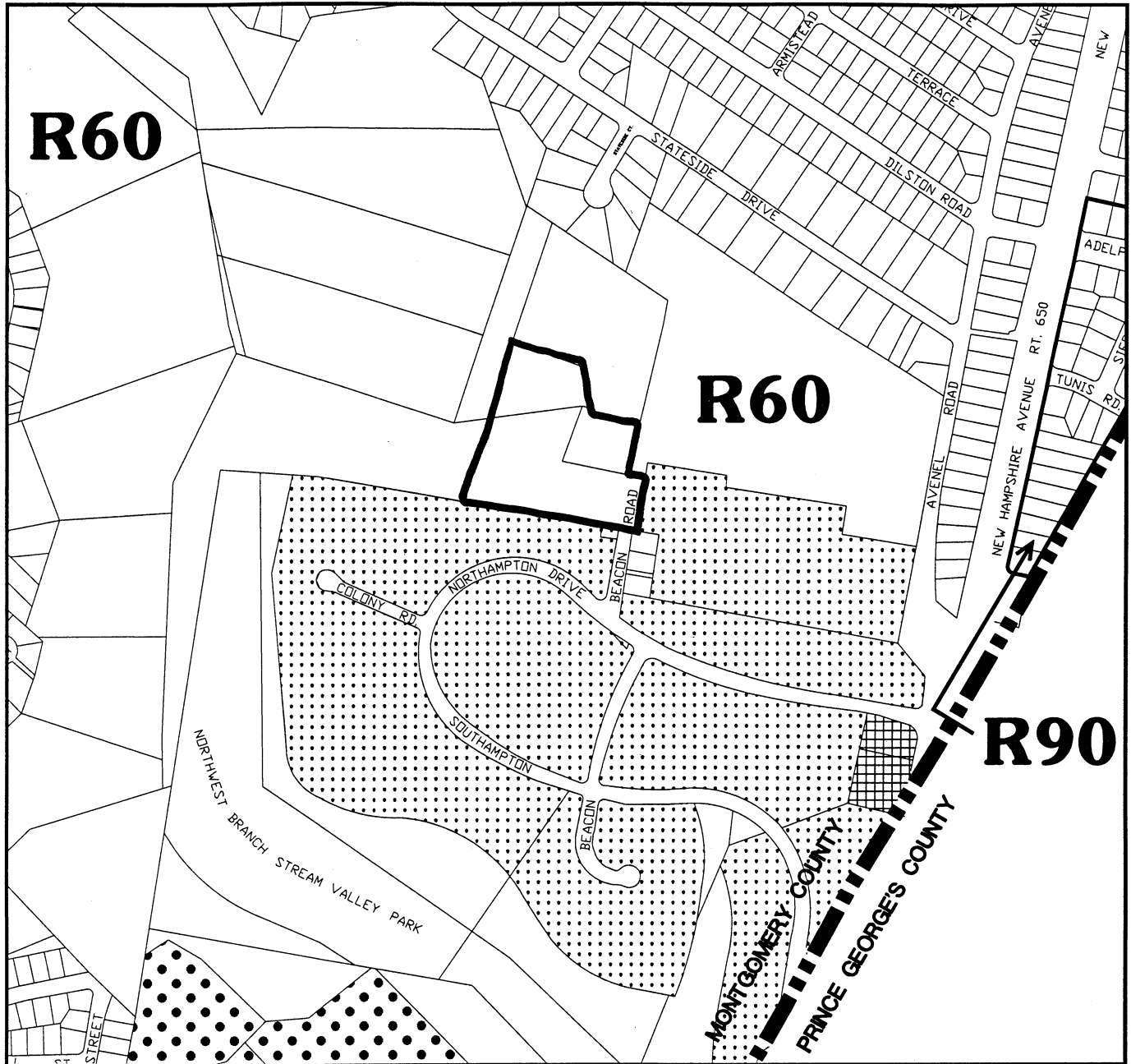
LEGEND

-  Master Plan Boundary
-  Single Family Detached Residential
-  Garden Apartments
-  Elevator Apartments
-  Retail
-  Cultural and Institutional
-  Parks
-  Vacant



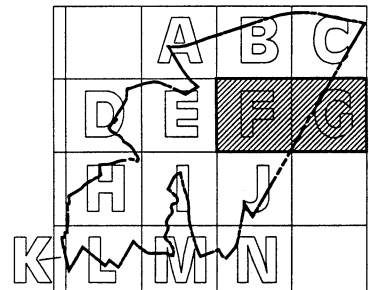
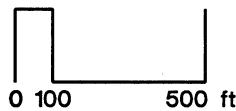
East Silver Spring Master Plan

Zoning Map for Broad Acres Elementary School



LEGEND

- ▬▬▬▬ Master Plan Boundary
- ▣ C-1 - Local Commercial
- ▣ R-20 - Multi-Family Medium Density Residential
- ▣ R-30 - Multi-Family Low Density Residential
- ▣ R-90 , R-60 - Single Family Residential



East Silver Spring Master Plan