

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

March 9, 2005

MEMORANDUM

TO: Kristin O'Connor, Senior Planner
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor → KIT
Transportation Planning

FROM: Ed Axler, Planner/Coordinator EA
Transportation Planner

SUBJECT: Mandatory Referral No. 05202-MCPS-1
Farmland Elementary School Modification
North Bethesda Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facility (APF) review of the subject school modification.

FINDINGS

Transportation Planning staff recommends the following comments as part of the subject Montgomery County Public School (MCPS) elementary school modification:

1. Limit the mandatory referral for this proposed modification to modernize the elementary school:
 - a. Meet current MCPS' guidelines by adding eight permanent classrooms, while removing seven temporary learning cottages.
 - b. Add a separate gymnasium instead of being one of the uses for the existing multi-purpose room.
 - c. Relocate the parents' drop-off and pick-up area to a separate location with a separate access point from Old Gate Road.

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DISCUSSION

Site Location, Vehicular Access Points, and Functional Designation of the Adjacent Streets

The existing elementary school site is located in the southwest quadrant of Old Gate Road and Farmland Drive. The three existing and one proposed additional site access points are from Old Gate Road. Old Gate Road is a 60-foot-wide secondary residential street. Farmland Drive is a 70-foot-wide primary residential street.

Vehicular Circulation and Parking

The vehicular circulation and parking for the elementary school are as follows:

1. School Buses: Buses enter the semi-circular driveway and drop-off and pick-up students in front of the school entrance.
2. Parents' Drop-Off and Pick-Up: The proposed modification relocates the parents' drop-off and pick-up area from its existing location to a separate area with a separate access point from Old Gate Road.
3. Parking: The proposed modification would not change the number of parking spaces that are currently available on the elementary school site.

Public Transit Service

Bus service is not available along Old Gate Road or Farmland Drive. The nearest transit service is along Montrose Road where two Ride-On routes operate.

Pedestrian Circulation and Available Sidewalks

Sidewalks exist along Farmland Drive, Old Gate Road, along the bus loop, and between the bus loop and the school entrance. As part of the school's modification, sidewalk connections are proposed between the proposed separate parents' drop-off and pick-up area and the school entrance.

APF/Local Area Transportation Review

The Local Area Transportation Review (LATR) component of the APF review for the school modification was based on adding permanent standard-sized classrooms that replace an equal number of temporary learning cottages. With no net increase in classrooms, the subject modification would not generate any additional peak-hour trips during the weekday morning peak period (7:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.). Thus, a traffic study would not be required to satisfy LATR.

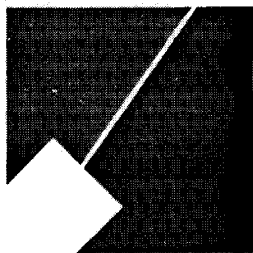
Under the current *FY 2005 Annual Growth Policy*, Policy Area Transportation Review is no longer included in the APF test (or no longer reviewing the remaining transportation staging ceilings in the North Bethesda Policy Area).

EA:gw

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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: March 3, 2005

TO: Kristin O'Connor, Community Based Planning Division

VIA: Mary Dolan, Environmental Planning Division *MD*

FROM: Marion Clark, Environmental Planning Division *(M)*

SUBJECT: Mandatory Referral No. MR-05202-MCPS-1
Farmland Elementary School

The Environmental Planning staff has reviewed the referral referenced above. Staff recommends **approval** of this mandatory referral.

Forest Conservation

A Forest Conservation Plan exemption was issued for this site, since it is a modification of existing developed property and no more than 5000 square feet of forest will be cleared; no forest clearing within a stream valley buffer or on property subject to SPA WQP requirements; and it does not require a new subdivision plan. There are four specimen trees and 10 significant trees on site. Two significant trees will be removed as a result of construction. A Tree Save Plan has been submitted as part of the forest conservation requirement. The Tree Save Plan must be approved prior to issuance of sediment and erosion control permits.

Environmental Guidelines

There are no forests, wetlands, floodplains, steep slopes, erodible soils, or other environmental encumbrances on this site.

Stormwater Management

Stormwater management concept and sediment/erosion control plans shall be submitted to the Department of Permitting Services. Full water quality and quantity control shall be expected to protect the integrity of the Old Farm Branch subwatershed in the Cabin John watershed.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

March 8, 2005

MEMORANDUM

TO: Kristin O'Connor, Planner, Community Based Planning

VIA: Mike Riley, Division Chief, Park Development
Doug Alexander, Project Management Supervisor, Park Development

FROM: Ellen Masciocchi, Planner Coordinator, Park Development
Dilip Pandya, Staff Engineer, Park Development

SUBJECT: Comments on Farmland Elementary School Mandatory Referral

The purpose of this memorandum is to provide specific comments on the mandatory referral for the addition to Farmland Elementary School.

RECOMMENDATION:

The points listed below will be included as conditions of the park permit for this project and the proposed work.

1. A fence or warning track needs to be added to prohibit players from running into the trailers while chasing foul balls. If a fence is installed, it must be located 15 feet away from the playing area.
2. A proper drainage system should be designed for the existing swale to flow under the proposed portables. The drainage system as shown on the plans looks incomplete. The proposed "V" ditch needs to be extended to the proposed storm drainage pipe and a new "V" shall be constructed from the outlet of that storm drainage pipe to meet the existing swale for continuity. Montgomery County Public Schools must maintain the proposed drainage system until the portables are removed from the park property.

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3. Storage of materials or equipment will not be allowed on park property without prior approval from the Park Manager or Inspector.

Ballfield Scheduling Coordination

During the school construction project duration, ballfield use should not be impacted.

Additional Comments

1. M-NCPPC will not be liable for any kind of damage to the portables and for any kind of harm to the school students by allowing the portables on the park property. MCPS is responsible for restoration of the park property after the portables are removed.
2. The Park Manager needs to be informed when MCPS and/or their contractor plan to move the trailers and when the job will be completed.
3. Replacement trees must be native species.
4. Adjacent neighbors must be informed that exterior lighting will be added as part of the project.
5. MCPS should mow the area at least once every two weeks or more if weeds grow from the drainage swale. The Commission's crews will mow the ballfield outfields and the soccer overlay.
6. MCPS will need to resubmit the plans for Park Development's approval before the park permit is issued.

School Addition

Farmland Elementary School is located in the Montrose Woods subdivision and is bordered to the north by Old Gate Road, which provides all vehicular access to the school. Farmland Road borders the school to the east and the MNCPPC ball fields border the school to the south. Along the western boundary are some single family homes (3 homes border the school's property line) on Hitching Post Lane. The school site is 4.83 acres with two additional softball fields located behind the school. The two softball fields are owned by Maryland National Capital Park and Planning Commission (MNCPPC). The MNCPPC/MCPS property line runs along the southern edge of asphalt play areas behind the school.

Park staff visited Farmland Elementary School to look at the site for the addition to the school and to assess potential impact on the adjacent park. The school project will affect ballfields on park property behind the school.

Staff attended two meetings on January 10, 2005, to discuss the project and the proposed work, one with Commission staff and one with MCPS and their Consultant.