



## Montgomery Knolls Elementary School, Mandatory Referral, MR2019017



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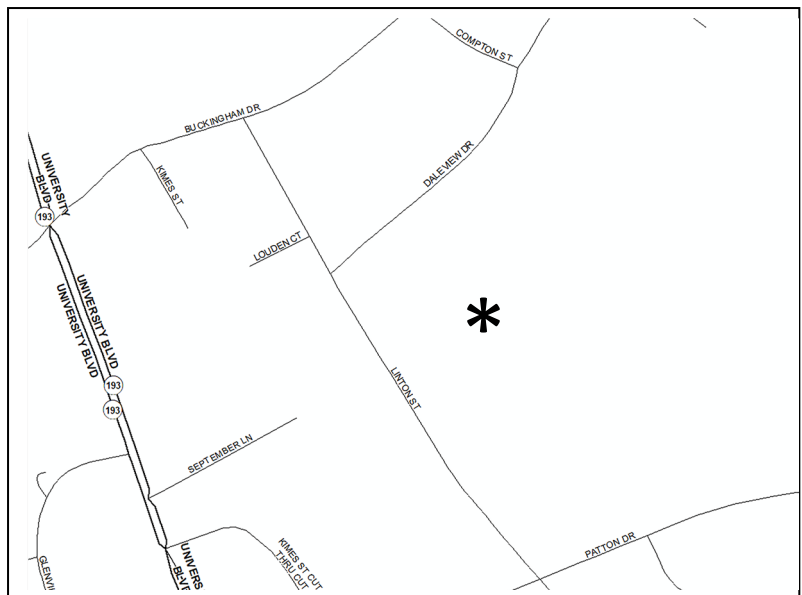


Tina Schneider, Senior Planner, Area 1 Division, [Tina.Schneider@montgomeryplanning.org](mailto:Tina.Schneider@montgomeryplanning.org)

Completed: 06/18/2019

### Description

- Mandatory Referral to construct a bus loop entrance along Daleview Drive with additional parking, modify green field and relocate hard surface play areas;
- Current use: public elementary school;
- Located at 807 Daleview Drive in Silver Spring;
- 10.33-acre site zoned R-60 in the *2000 Silver Spring East Master Plan* area;
- Applicant: Montgomery County Public Schools; and
- Acceptance Date: May 9, 2019.



### Summary

- Staff recommends **approval of the Mandatory Referral** with recommendations.
- In late January, The Planning Director administratively approved Mandatory Referral (MR2019009) for a 12,380 square foot addition to the existing school building. The approved building addition will allow student enrollment to increase from 493 to approximately 525 students by the 2020-21 school year.
- The applicant submitted a second Mandatory Referral to expand the parking capacity, provide an additional entrance point to allow for the separation between bus and car traffic and the relocation of hardscape play areas.
- The improvements requested with this Mandatory Referral require a Forest Conservation Plan amendment permanently removing of Category I Conservation Easement; a separate staff report is accompanied.

## Recommendations

Staff recommends transmittal of the following comments to Montgomery County Public Schools (MCPS):

### Transportation

1. Any mandatory referral submission for future school improvements at the subject school must include an updated traffic study if those improvements will increase the school's student core capacity beyond 640 students.
2. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated June 6, 2019, and hereby incorporates them as conditions of the Mandatory Referral approval (see Attachment A).
3. Sidewalks along the school frontage should be at least 5-feet in width. Landscape buffers between the roadway and the sidewalks should be no narrower than 6 feet, such that street trees can thrive.
4. Widen the paved trail on the school right-of-way that intersects with Linton Street such that it is at least 10-feet in width. The trail should also be improved with two ADA accessible curb ramps; one on site and one connecting to Linton Street.
5. Additional and improved short-term bicycle parking capacity is recommended on the school site. Inverted-U Racks are the preferred bicycle parking type, as per the Planning Department Bicycle Parking Guidelines.

### Parks

6. Recommend that MCPS provide proper vertical soil profile engineering and a necessary irrigation system to maintain a desirable grass condition in the remaining play area at the rear of the school.

## Background

The original school was built in 1952, with additions in 1957, 1961, 1969, 1972 and modernized in 1989. In 2010, the school added 15 classrooms and a programming space. Montgomery County Public Schools received a favorable recommendation from the Planning Department in February of 2019 to add a two-story addition containing 8 new classrooms space. This construction is scheduled for completion in 2020. Montgomery Knolls currently has a student body of approximately 493 with a future enrollment expected to reach 525 by the 2020-21 school year. The recently approved addition will increase the core capacity of the school to 640 students.

The recently approved two-story classroom addition is located at the rear of the existing building, adjacent to the play area, ball fields, and surrounding forest. The existing school is presently 97,213 square feet and the new construction will add 12,380 square feet resulting in a new gross floor area total of 109,593 square feet. To accommodate the building addition, Montgomery County Public Schools is submitting another mandatory referral to reconfigure the parking lot to include a separate bus loop with additional parking and the relocation of existing hardscape play areas. These improvements were not included in the February 2019 approval.

## Site Description

Montgomery Knolls Elementary School is located on Daleview Drive, approximately 200 feet east of Linton Street, in Silver Spring, Maryland. In addition to the Montgomery Knolls Elementary School, the Daleview Pool is located on Daleview Drive, to the east of the school. The school site is bounded to the north, south, and west by private residences. The school site is bounded to the east by the Northwest Branch Park, which is owned and maintained by Maryland-National Capital Park and Planning Commission (M-NCPPC).

The school site is located approximately three blocks east of the signalized University Boulevard (MD-193) at Buckingham Drive/East Wayne Avenue intersection. MD-193 is a Major Highway that serves as the principal east-west connection between Kensington, Wheaton, eastern Silver Spring, and portions of Prince George's County. Access to the site is provided by a network of residential streets, including Buckingham Drive, Linton Street, Compton Street, and Daleview Drive. Figure 1 shows the site location on an area map.

The total tract area is 10.34 acres with a Category 1 Conservation Easement on site. Majority of the site is relatively flat with existing trees and forest along the eastern portion of the property. There are no streams or environmentally sensitive features on the property. However, the conservation easement does include steep slopes. Most of the open space is used as a soccer field, a basketball court and three play areas. A Forest Conservation Plan (MR2009743) was approved in 2009 and the conservation easements were recorded in the Land Records in August 2010, located at Book 39762 Page 63.

Montgomery Knolls Elementary School offers Kindergarten, 1<sup>st</sup> and 2<sup>nd</sup> Grade, in addition to operating a Preschool Education Program for preschool children with special needs during the normal school hours. The school day begins at 9:00 AM and ends at 3:25 PM. The school houses a separate day care program, called Kids Care, for approximately 15 children, starting at 6:30 AM and ending at 6:30 PM on school days. The school also operates an after-school program for one hour on one day per week from late October through early April.



Figure 1: Aerial View





*Figure 2: View of school's main entrance from Daleview Drive*

## **Proposal**

The existing Montgomery Knolls Elementary School building measures 97,213 square feet of gross floor area. The building currently holds a student enrollment of 493 students for 2018-19 and contains a core capacity of 537 students. Upon completion of the recently approved two-story addition, the school will have a gross floor area of 109,593 square feet, with a student enrollment of 525 students and a core capacity of 640 students. As part of this application, Montgomery County Public Schools (MCPS) plans to construct a bus loop entrance along Daleview Drive with additional parking, modify green field and relocate hard surface play areas. Figure 3 shows the existing configuration of the school.

The proposed parking lot configuration (Figure 5) will include a separate bus loop entrance and will accommodate queuing for up to 15 buses on site. The bus loop will also include 13 visitor parking spaces and 2 ADA accessible parking spaces. Staff and visitors will use the existing entrance on Daleview Drive. The application proposes expanding the surface parking lot to accommodate both parking and a new pick-up and drop-off loop to be used exclusively by parents. The parking capacity will increase from 91 to 119 spaces, including 7 additional ADA accessible parking spaces.

The changes to the parking lots requires the relocation of play areas south of the building addition. The relocation will move the play areas to an area that is currently open field. The new play areas will include 2 mulched play areas and a hard surface play area. As a result of this relocation, the natural surface athletic field will be reduced by almost half to accommodate a curriculum requirement of MCPS to include hard surface play areas. See Figure 6 for proposed play areas.

No changes to the school's schedule, student composition, or typical operations are recently approved.

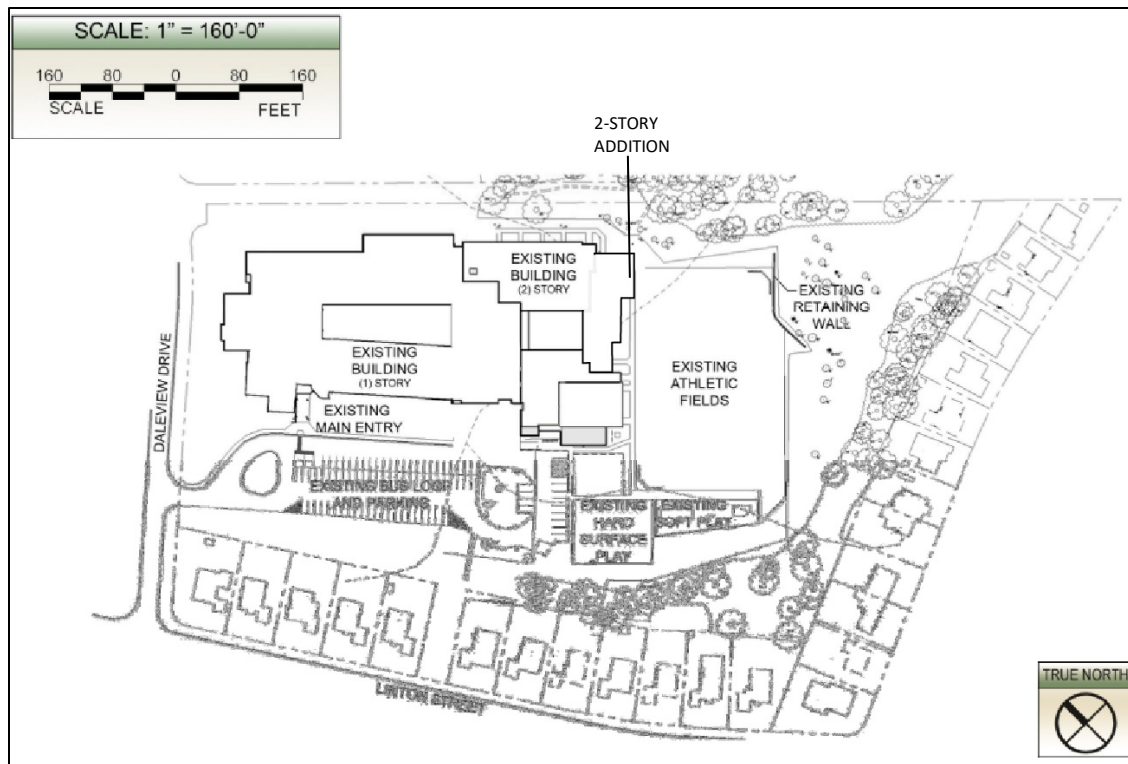


Figure 3: Existing Site Plan

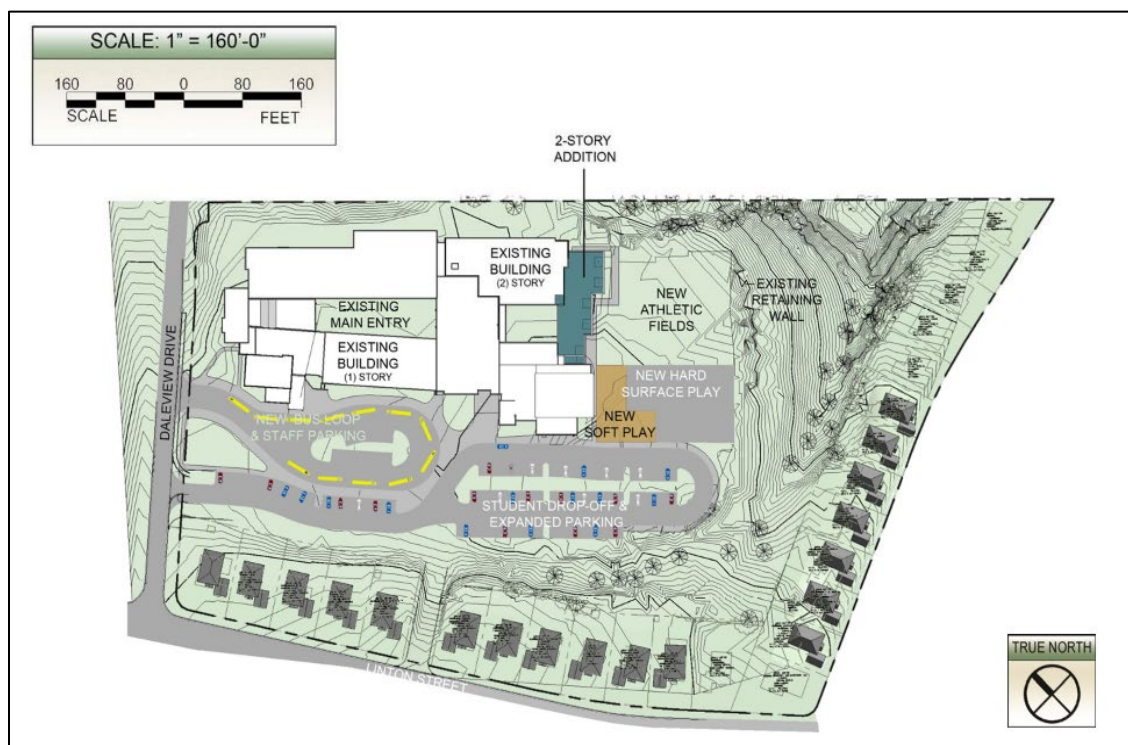


Figure 4: Site Plan Proposal

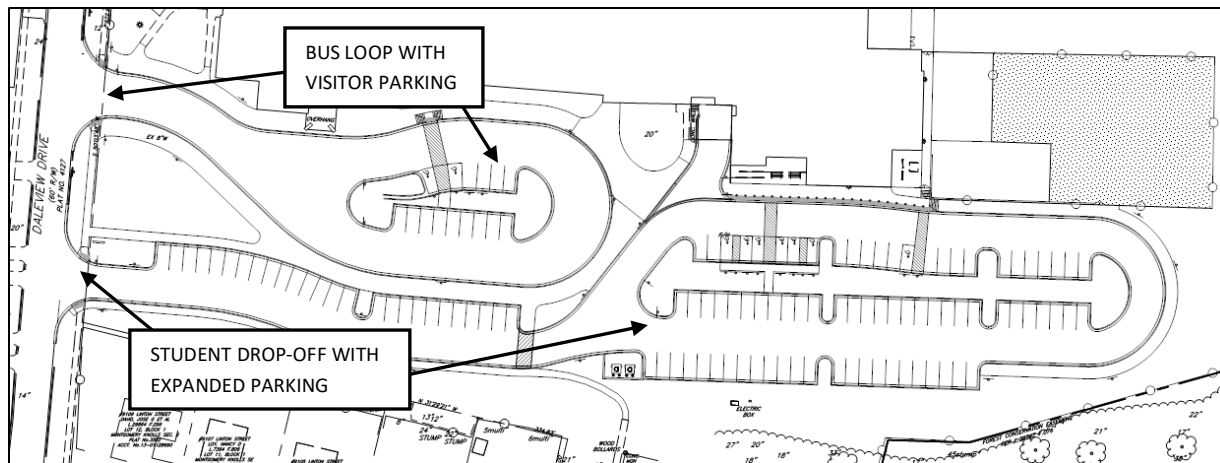


Figure 5: Proposed Parking Lot Configuration with Added Entrance

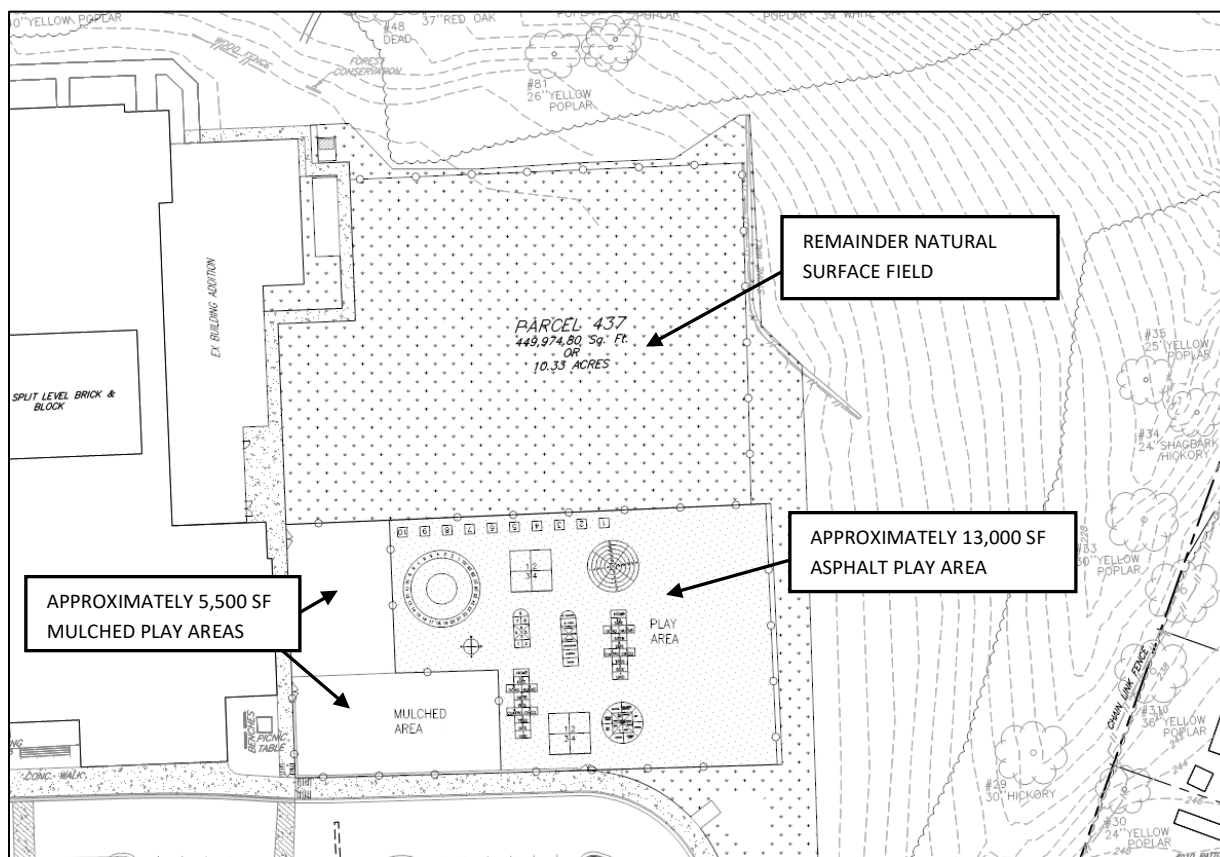


Figure 6: Proposed Play Areas

## Community Outreach

MCPS conducted four schematic design meetings with parents, neighbors and staff of Montgomery Knolls Elementary School on May 30, June 14, September 18, October 4 and December 6 of 2018. The proposed parking lot configuration raised the following concerns from within the neighborhood:

- Crossing of bus and car traffic directly in front of the school;
- Neighborhood traffic as a whole;

- Probability of making the intersection of Linton Street and Daleview Drive into a 3-way stop;
- Adding speed bumps to minimize speeding; and
- The increase of vehicle fumes due to new bus and car que.

Planning Staff notified adjoining and confronting properties as well as homeowner and civic associations within a half-mile radius of the proposal that a mandatory referral was submitted for consideration. At the time of this report, Staff had not received any correspondence regarding the recently approved addition.

## Analysis

### Master Plan Conformance

In accordance with the *2000 East Silver Spring Master Plan*, the *2018 Bicycle Master Plan*, and the *2018 Master Plan of Highways and Transitways* the master-planned transportation facilities are designated below:

1. Daleview Drive is a secondary residential roadway with a 60-foot wide right-of-way. Buffered sidewalks are present on both sides of the roadway. Parking is not permitted on the east (school) side during the hours of 8 AM and 4 PM on school days.
2. Linton Street is a secondary residential street with a 50-foot wide right-of-way. Buffered sidewalks are present on both sides of the roadway. Parking is permitted on both sides at all times.

No improvements are recommended along these streets in the *2000 East Silver Spring Master Plan*, the *2018 Bicycle Master Plan* or the *2018 Master Plan of Highways and Transitways*.

### Zoning Requirements

The intent of the R-60 Zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development. The recently approved project is consistent with the intent of the zone.

### Neighborhood Compatibility

The recently approved expanded parking and circulation design does not significantly impact the streetscape along Daleview Drive because the expansion is in the rear of the site. The design also maintains compatibility with the adjacent single unit detached homes because they are screened by mature trees.

An alternative site design that does not reduce useable grass play area would be preferred on the site. Consider reconfiguring portions of the one-story building into multi-story structures, similar to the phase 1 recently approved addition, to free up more site area for play fields. Plan for long-term reconfiguration of the entire site to more efficiently use land with a compact multi-story school building.

### Transportation

In 2009 Montgomery County Public Schools studied the potential impact of increasing the core capacity at Montgomery Knolls Elementary School from 464 students to 640 students. It was determined that the four study intersections had sufficient capacity in the future scenario to accommodate the additional site-generated trips in the peak travel period, and therefore the recently approved expansion would not result in a significant impact on traffic in the study area. The current mandatory referral application will not increase the core capacity beyond the previously approved application; therefore, a new transportation impact study was not required.

### **Public Transit Service**

Montgomery County RideOn bus provides transit service along University Boulevard with Routes 14, C2, and C4 connecting the neighborhood to the Takoma, Prince George's Plaza and Greenbelt metro stations. There is no local or regional transit service along the school frontage roadways.

### **Pedestrian and Bicycle Facilities**

The existing sidewalks are as follows:

- Along Daleview Drive buffered sidewalks exist on both sides. The sidewalks are 5ft in width and are buffered by a 10-foot grass panel.
- Along Linton Street, sidewalks are present on both sides. On the north (school) side, the sidewalks are 4ft in width and are buffered by a five-foot grass panel.
- Students and visitors use the 5-foot asphalt paved trail along the school right-of-way that intersects with Linton Street to access the school. There is not an ADA accessible curb ramp at Linton Street. Instead, people with mobility challenges use the private driveway immediately east of the trail to access the sidewalk that intersects with the trail.

Sidewalks along the school frontage should be at least 5-feet in width. Buffers should be no narrower than 6 feet, such that street trees can thrive. The trail on the school site should be widened to at least 10 feet, as recommended by the Bicycle Facility Design Toolkit, an appendix to the *2018 Bicycle Master Plan*. The school owns right-of-way on Linton Street between two private parcels which provides access for pedestrians and bicyclists to the site. No changes or improvements are recently approved as part of this mandatory referral application.

MCPS recently approved the following pedestrian and bicycle improvements:

- Sidewalks along the school frontage will be 5-feet in width. Onsite sidewalks will be 8-feet in width in front of the school buildings.
- Several crosswalks on site are missing or faded. MCPS has indicated they will stripe the crosswalks on site where appropriate.
- Sidewalks along the visitor pick-up/drop-off loop will be ADA accessible with a flush curb and bollards.
- All trails on the school property will be ADA accessible.
- All curb ramps along the school frontage and on site will be ADA Accessible.

According the Bicycle Traffic Stress Map, the stress level for bicyclists is "very low" along Daleview Drive and Linton Street. No further action is needed on behalf of the applicant to improve the level of traffic stress on the roadways adjacent to the school site.

## **Environment**

### **Natural Resource Inventory/Forest Stand Delineation (NRI/FSD)**

A Natural Resources Inventory (420098790) was approved on February 20, 2009. The total tract area is 10.34 acres with two forest stands. Stand 1 was 1.35 acres dominated by White oak, Beech, and Yellow poplars. Stand 2 was 0.89 acres with the same dominant tree species.



### **Forest Conservation Plan**

A Forest Conservation Plan (MR2009743) was approved on February 12, 2010. It included the removal of 0.79 acres of forest, the preservation of 1.45 acres of forest, 1.08 acres of onsite forest planting, and 0.20 acres of credit for on-site landscaping. A Category I Conservation Easement was placed on the existing forest and the newly planted reforestation area for a total of 2.53 acres.

Implementation of this Mandatory Referral requires the removal of approximately 0.08 acres of the Category I Conservation Easement. The plan also proposes impacts to the critical root zones of 10 specimen trees. No specimen trees are recently approved for removal. The detailed discussion of the impacts, findings and easement removal is contained in a separate staff report that accompanies this staff report.

### **Stormwater Management Plan**

The applicant proposes to meet required stormwater management goals according to a DPS approval letter dated June 19, 2019 (see Attachment B).

### **Noise**

The Montgomery County Public Schools submitted a statement of compliance with Montgomery County's Noise Ordinance, Section 31(b) of the County Code. It is consistent with the Montgomery County Department of Park and Planning Noise Guidelines.

### **Sustainable Design**

LEED certification will not be pursued because this mandatory referral is for improvements to the on-site vehicle circulation patterns and the relocation of play areas and does not include any additional buildings.

### **Parks**

The Department of Parks had no issues and no comments regarding the school addition that was approved by the Planning Department in February 2019. However, this Mandatory Referral proposes field reduction by approximately 50 percent to accommodate a hard surface play and mulched area relocation. This field is publicly permitted for soccer use through the Community Use of Public Facilities. Such a reduction of field size will diminish existing rectangular field inventory in an already underserved East County. The Parks Recreation and Open Space Plan (October 2017) indicates an existing lack of soccer field inventory in the east county. To replace this field in the same service area, would likely involve 3-4 million dollars associated with acquisition and construction. The Department of Parks does not support the Mandatory Referral and is concerned with the reduction in the number of existing public permitted rectangular fields on school property.

The application involves no ballfield mitigation investment or renovation. The Parks Department believes vertical soil profile engineering and an irrigation system will be necessary to maintain a desirable grass condition in the playing fields for field conditions will diminish as foot traffic is concentrated into a smaller area. They believe field conditions will likely diminish to one where there is very little grass, such as what has occurred at Flora Singer Elementary School.

If the reduction in field size as recently approved occurs, M-NCPPC will take the Montgomery Knolls Elementary School field off its inventory for maintenance.

## **Conclusion**

Based on the analysis of the proposal, Staff recommends approval of this Mandatory Referral, and to transmit the recommendations listed at the beginning of this report to MCPS.

## **Attachments**

- Attachment A: MCDOT Review Letter
- Attachment B: DPS Stormwater Concept Approval Letter



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Director

June 6, 2019

Ms. Katherine Mencarini, Senior Planner  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Mandatory Referral Letter  
Mandatory Referral No. MR2019017  
Montgomery Knolls Elementary School

Dear Ms. Mencarini:

We have completed our review of the Mandatory Referral Plan dated May 14, 2019. Based on our review, we have the following comments:

1. If the distance between the existing driveway and proposed driveway along Daleview Drive is less than 100 foot tangent, the applicant will need to submit and receive approval for a Design Exception prior to issuance of the right-of-way permit.
2. The applicant already has the Adequate Public Facility approval for the core capacity.
3. Storm Drain Analysis: If any portion of the subject site drains to an existing storm drain system maintained by Montgomery County, submit storm drain and/or flood plain studies, with computations, for review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
4. Prior to approval of the permit by the Department of Permitting Service (DPS)s, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for review and approval by DPS.
5. We recommend that the applicant coordinate with Mr. Joseph Pospisil of our Division of Traffic Engineering at 240-777-2160 for any pedestrian safety concerns at the Montgomery Knolls Elementary School.

## Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Located one block west of the Rockville Metro Station

Ms. Katherine Mencarini  
Mandatory Referral No. MR2019017  
June 6, 2019  
Page 2

If you have any questions or comments regarding this letter, please me for this project, at  
(240) 777-2118 or at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov).

Sincerely,



Rebecca Torma, Manager  
Development Review  
Office of Transportation Policy

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cc: FY19 Letters notebook

Cc:e: Jason Fritz, Adtek Engineers  
Atiq Panjshiri, MCDPS RWPR  
Sam Farhadi, MCDPS RWPR  
Joseph Pospisil, MCDOT DTEO  
Boris Calderon, MCDOT DTEO





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Hadi Mansouri  
Acting Director

June 19, 2019

Ms. Kate Oppenheimer, PE  
ADTEK Engineers, Inc.  
97 Monocacy Blvd., Unit H  
Frederick, MD 21701

Re: Revision to **COMBINED STORMWATER  
MANAGEMENT CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
Montgomery Knolls Elementary School (Phase 1  
and 2) Revision A  
807 Daleview Drive  
Mandatory Referral #: MR2019009 and  
and MR2019017  
SM File #: 284397  
Tract Size/Zone: 10.33 acres/R-60  
Total Concept Area: 19712 sq.ft./4.54 ac.  
Parcel(s): 437, Tax map JP61, L.1549 F. 294  
Watershed: Northwest Branch

Dear Ms. Oppenheimer:

Based on a review by the Department of Permitting Services Review Staff, the revision to the combined Stormwater Management Concept and Site Development Stormwater management plan for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP) in nine micro-bioretenention facilities. Volume not able to be treated in ESD measures will be provided in an existing structural sand filters (identified as SWM-C in the concept) and a proprietary structure (Linear Modular Wetlands.) SWM for the existing building will continue to be provided in existing practices - three underground sand filters and one underground extended detention facility.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. All applicable conditions of the previous approval letter will remain in effect unless specifically altered by this letter. This letter **and the original approval letter**, dated January 28, 2019, must appear on the sediment control/stormwater management plan at its initial submittal.
2. The project is subject to phasing as outlined in the April 24, 2019 Phasing Schedule approved by DPS which requires a formal revision to the approved and issued permit for Phase 1 to be submitted to include Phase 2 construction. A revision fee will be required.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

Ms. Kate Oppenheimer, PE  
June 19, 2019  
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3. Meet all conditions of approval for use of the Modular Wetlands System Linear per the following approval letters: MDE May 23, 2017 and DPS February 5, 2018.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter **and the original approval letter** must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: mmf

cc: N. Braunstein  
SM File # 283556

ESD: Required/Provided 17, 498 cf / 9,708 cf  
PE: Target/Achieved: 1.8"/1.8"  
STRUCTURAL: Required/Provided 7,491 cf/ 7,785 cf  
WAIVED: n/a