B. Wayside Elementary School Revitalization and Modernization: Mandatory Referral No. MR 2014029

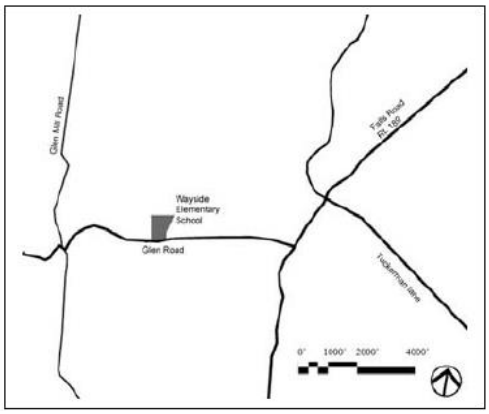
mboq Mary Beth O'Quinn, Planner Coordinator, Area 3, marybeth.oquinn@montgomeryplanning.org, 301-495-1322

JAC John Carter, Chief, Area 3

Description

Staff Report Date: 05/23/14

B. Wayside Elementary School Revitalization and Modernization: Mandatory Referral No. MR 2014029
1011 Glen Road, Rockville, R-200 Zone
Potomac Subregion Master Plan
***Staff Recommendation*:** *Approval to transmit comments to Montgomery County Public Schools*



Summary

The Montgomery County Public Schools has applied under Mandatory Referral to replace the aging portion of the existing Wayside Elementary School located at 10011 Glen Road, Rockville, MD. A facility life-cycle analysis undertaken in 2006-2007 evaluated modernization of the existing facility and demonstrated significant savings in favor of eventual replacement of the full facility. To meet interim expanding enrollment, a phased plan was proposed in 2007 consisting of firstly, an initial limited addition constructed as a modular component to the existing structure; the second phase, "Modernization," comprises replacement of the 1969-1973 facility while retaining the 2007 addition as a "take-off" point for the design and construction of a new school facility.

STAFF RECOMMENDATION

Mandatory Referral MR 2014029

Staff Recommends approval to transmit the following comments to the Montgomery County Public Schools:

1. Comply with conditions of Stormwater Management Concept Approval addressed by the Montgomery County Department of Permitting Services, dated May 8, 2014.

2. Submit Local Area Transportation Review (LATR) studies if the student enrollment of the Wayside Elementary School exceeds the 640 students analyzed in the traffic study for this application; or as part of a traffic statement for a mandatory referral submission requirements for any subsequent school development plans for this site.

3. Provide full cut-off shield lighting; pole lighting should not exceed a mounted height of 20 feet.

4. Provide additional landscaping as follows:
   a. Ten shade trees to be planted on the islands within the existing surface parking area;
   b. Six shade trees to be planted along the Glen Road frontage;
   c. Six shade trees to be planted along the western boundary of the surface parking areas;
   d. Trees should be a large leaf species such a red oak; provide trees sized at 3.0 inch caliper at the time of planting.

INTRODUCTION

Project Summary

The applicant, the Montgomery County Public Schools (MCPS) intends to complete construction of its phased master plan for the full replacement of the Wayside Elementary School. The school is located on the north side of Glen Road, at an equal distance (3/4 mile) between Falls Road to the east and Glen Mill Road to the west. The elementary school is part of the Winston Churchill Cluster that includes Herbert Hoover Middle School as the receiving facility.

The original school building was constructed in 1969 (41,472 square feet); a gymnasium and ancillary classroom (16,277 square feet) was added in 1973. These dated structures, with 57,749 square feet in total, were constructed as a one-story facility featuring a modest building footprint covering 14.25% of the 9.3-acre site. The building ensemble was designed to accommodate 491 students, with a school master plan recommendation for the addition of four additional, permanent classrooms. By 2007, Wayside Elementary enrollment reached approximately 604 students, using four re-locatable classrooms to the rear of the building to provide space for the kindergarten through 5th grade levels. A facility feasibility study was performed in 2006-2007, which led to a two-phase plan for enlarging and modernizing the school, starting with new construction of a compact, 2-story addition, designed to be retained as the first phase of a total facility replacement.

Subject Site

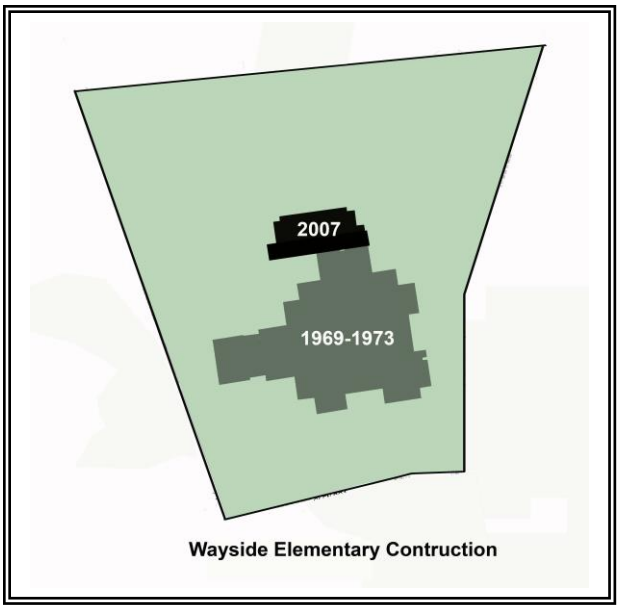
Wayside Elementary School is bounded by residential neighborhoods of single-family detached housing in the Glen Oaks, Potomac Green and Bedfordshire subdivision in the RE-1, R-200 and R-200/TDR zones. The Watts Branch Stream Valley Park forms the predominate topography that bisects this enclave between Falls Road and Glen Mill Road, lying approximately 1,800 west of the school property. The neighborhoods feature large lots with mature tree stands and attractive understory vegetation. The Country Glen Swim and Tennis Club adjoins the school site on the west. The school property comprises frontage along Glen Road, classified as a primary residential road, with a minimum recommended right-of-way of 70 feet.

The site, nearly trapezoidal in shape, slopes steeply from east to west and north to south. The site provides about 400 feet of frontage along the north side of Glen Road, and extends approximately 800 feet from the public street. Like the surrounding residential properties, the site is zoned R-200, while the Swim Club property is zoned RE-1. The 9.3-acre property features 5.2 acres of pervious surface. Two paved areas for vehicular service are provided along the street frontage: one, a dedicated loop with two curb cuts for bus parking that serves the building entrance, and the other a surface parking area for 57 cars that is organized around its internal vehicular loop for parent drop-off/pick-up that is accessed by a single curb cut.

Aerial photograph showing surrounding residential pattern and proximity to Watts Branch Stream Valley

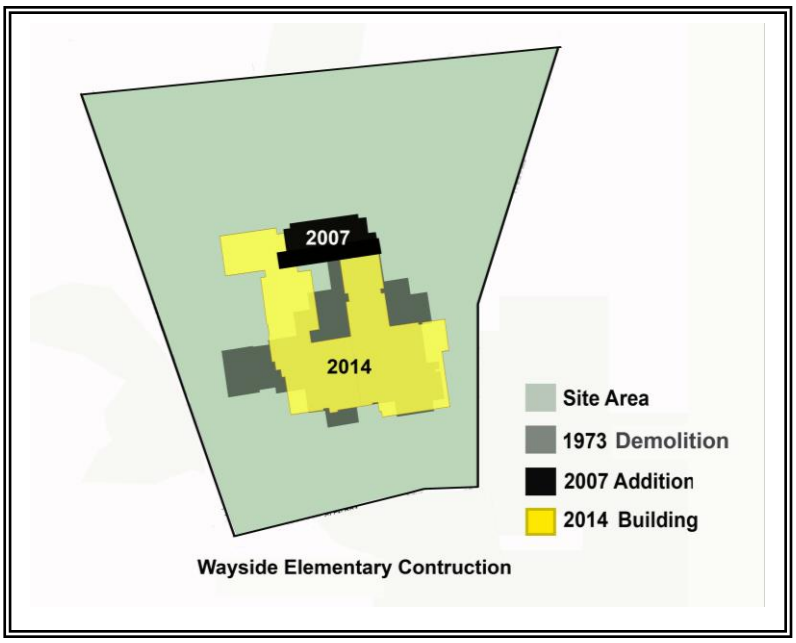
The widening open space to the rear of the lot is utilized for outdoor play; this area is further defined by its topography, with the eastern plateau steeply elevated approximately 25 feet above the lower western play field. The upper portion is currently used for a ball field, while the lower field accommodates more both formal and informal outdoor activities.

Description of the Project



The full-facility modernization plan is proposed as a phased project, leading with the 2007 addition that accommodated expanding enrollment and provided future stormwater management, followed by Phase 2 that replaces the old structures, with built-in capacity to outfit classrooms for future expansion in Phase 3, forecast for 2019.

MCPS proposes to retain the recently constructed 2-story addition (Phase 1). Phase 2 proposes to demolish the old structure and to replace the existing school with the modernized facility. The new building will provide teaching spaces to support functions for a permanent core capacity of 640 students with a master planned capacity of 740 students. The new facility will provide space for full-day kindergarten, as well as classrooms for the 1st through 5th grades. Unfinished classrooms on the second floor are reserved for the future revitalization and expansion (2019).



The building will be in full compliance with the Americans with Disabilities Act while its design will achieve LEED Silver certification or higher by the U.S. Green Building Council (USGBC).

The modernized Wayside Elementary School will provide the required teaching spaces and support spaces for all school programs. It will offer a safe environment for students and staff by including a secure entry and visual monitoring of the site entry points. Building design allows for efficient internal circulation, as well as dedicated, public access to the gymnasium (upper left of drawing), the multipurpose room and kitchen (lower right of drawing), and the media center while setting restricted access to the rest of the structure as desired.

At top: East Building Elevation showing the new facility (rendered) and the 2007 building addition (white), as seen from adjoining residential properties. At far left is the Multi-Purpose Room, accessible for public events.

At bottom: North Building Elevation as seen from the playfields. Note the 2007 classrooms addition (white) and its connection to the new structures which wrap its sides. Note the gymnasium at the far right with clerestory fenestration; the music rooms are located on the far left.

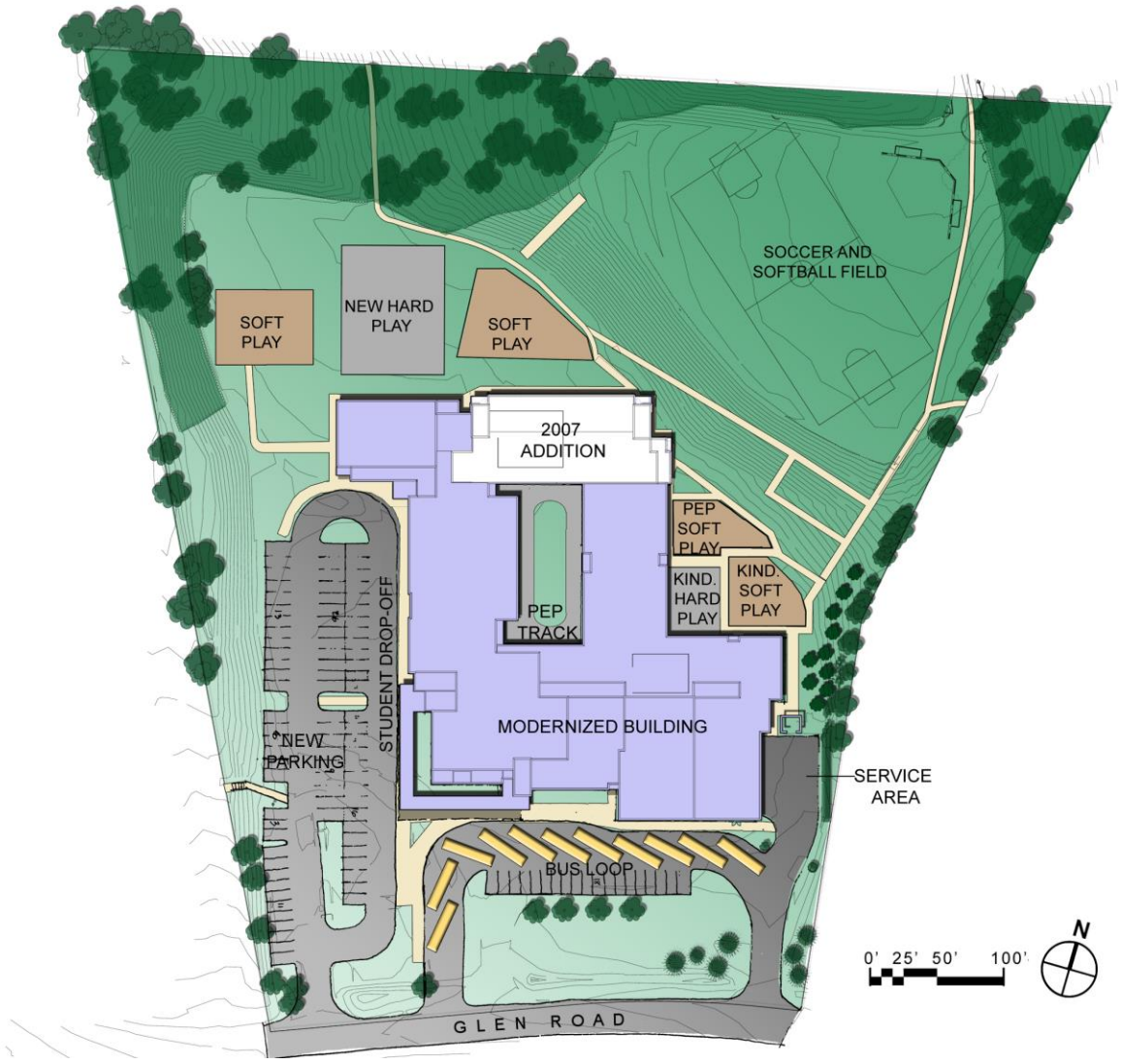
Architectural Program

The new facility will provide 21 classrooms: 11 within the existing building addition and 10 within the new structure; four will be Special Education rooms. Adaptable classrooms will achieve flexibility for varied-size groups of students, presentation formats, and access to alternative media and resources. The proposed expansion provides for these key features:

- Interactive educational technology with wireless access and interactive whiteboards.
- Flexible teaching spaces where students can be organized into small groups for project-oriented instruction, or traditional teaching lectures.
- Multipurpose Room with controlled exterior public access located near music rooms, kitchen and loading dock.
- Centralized outdoor courtyard for activities and environmental study.

Wayside Elementary School Modernization and Revitalization		
Current and Future Capacity		
Size and Capacity	*Existing Facility*	*Proposed Expansion*
Lot Acerage	9.2594 ac.	9.2594 ac.
Impervious Area	3.63 ac.	3.93 ac.
Building SF this phase	77,507	73,282
Building SF Full Build-out		93,040 sf
Building Footprint	61,190 sf	68,185 sf
Student Enrollment		
Student Enrollment Current	525	569
Student Full Capacity	670	641
Master Plan Capacity		740
1st Year Capacity		529
Staff		
Full Time Staff	57	59
Part Time Staff	14	15
Volunteers - part time, daily	5	5
Parking		
Parking: Staff/Student/Visitor	63	80
Parking: Handicapped	3	5
Bus Parking Full Size	0	0
Bus Parking Special Education	0	0
Hours of Operation		
School Day	M-F 9:15am - 3:30pm	M-F 9:15am - 3:30pm
Evening	M-F Until 5pm	M-F Until 5pm
Weekends [1]	Yes	Yes

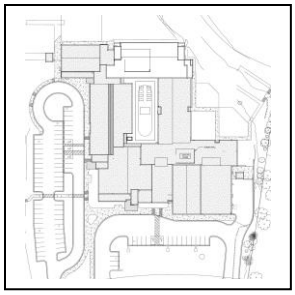
Site Design



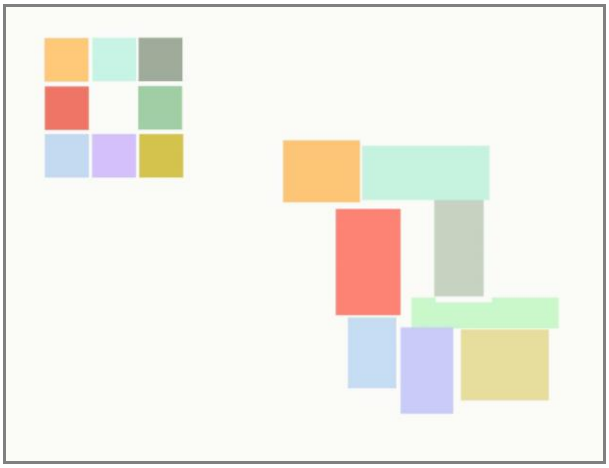
The site is currently improved with a one and two-story school building, a softball field, three mulched playgrounds, paved play areas, parking lots totaling 66 spaces, a student drop-off loop, a loading area, and a bus loop. The student drop-off and parking lot are accessed from Glen Road. The site is split into two distinct terraces, sloping from the softball field at the northeastern corner down to the school building and play areas. In the proposed site design, the existing field is retained in its current location. Existing hard and soft play areas to the northwest of the school building will be retained where possible, while new mulch play areas will be provided to the northeast of the school building. The existing bus loop will be reconfigured to allow for more bus queuing on site as well as new parking spaces at the main entrance. The student drop-off loop will be expanded to provide additional parking (85 total spaces are proposed) and additional car queuing.

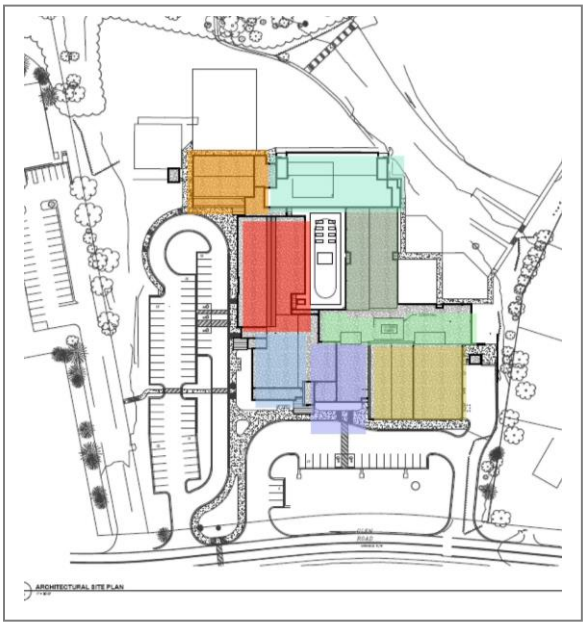
The site design proposes a unified, compact drop-off/pick-up lanes with surface parking logically organized. The extended parking area will provide generous vehicular stacking room that will facilitate drop-off and pick-up of students. Parking provided meets requirements; for overflow parking demand, MCPS has arranged a shared parking agreement with the Country Glen Recreation Club that adjoins the school property on the west. Efficient site design utilizes the underground storm water management areas as hardscape basketball courts. Soft-scaped, mulched play areas are proposed as well as new ramps that provide ADA access to the elevated ball fields to the northeast. The site design maintains the existing four pedestrian connections from the surrounding residences and swim club. Loading and service is maintained on the east side of the using the bus loop for access.

Building Design



The modernization proposes using the linear building extension as a "take-off" point from which to create an architectural form that, in plan, functions as a shifting 9-Square featuring a central open garden in its center. This central void offers visual and physical relief from its surrounding "solid" and orients the interior perspectives both transverse and longitudinal. This shear applied to the form emphasizes the diagonal in plan, with extruded volumes that are identified as public spaces, the gymnasium on the northwest, and the multi-purpose room on the southeast. The resulting massing creates interesting interior adjacencies that offer functional advantages while enlivening the circulation pattern and creating the opportunity for a varied palette of spaces. It is the juxtaposition of these spaces, with skillfully set proportions, in ceiling height and thoughtfully drawn fenestration that creates the sense of an interesting, inviting, and navigable environment for children.



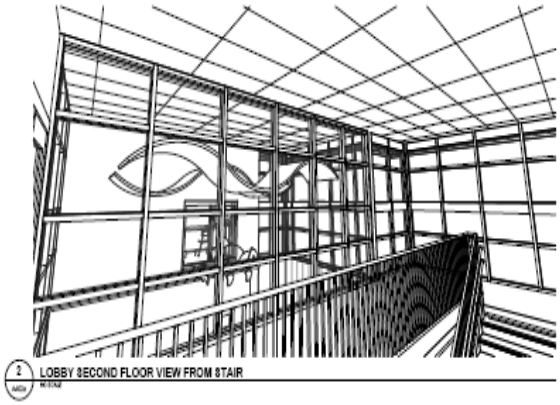


Plan analysis illustrates the shifted 9-Square, program element relationships and the pivotal form of the central open "square."

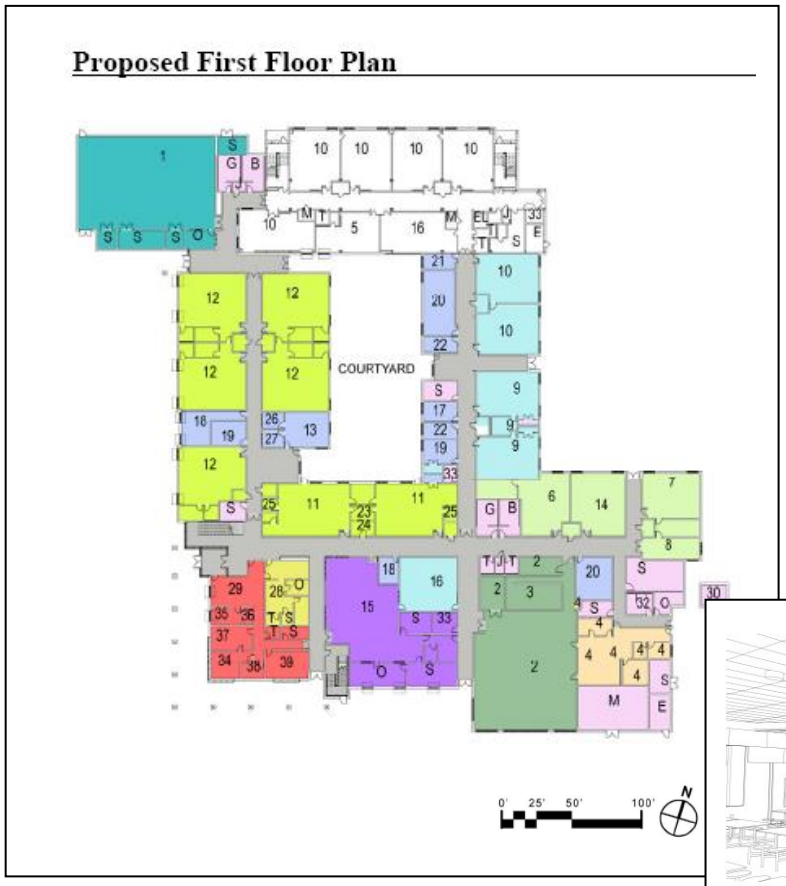
The design aesthetic is well integrated in plan, section and elevation, where the shifting volumes, overlapping edges and vertical, finely articulated fenestration point to the interplay between old and the new, defining edge conditions and marking the volumes to reveal the logic of the underlying plan, all while clarifying the architectural program.

Massing Analysis shows design aesthetic of shifting volumes and the integration of plan and elevations

The proposed modernized building, designed to meet MCPS educational specifications, is a partial two-story, steel-framed structure with brick veneer and masonry interior walls. There will be four master-planned classrooms that will be provided as an unfinished building shell to be fit-out and finished in the future. The main entrance will be relocated adjacent to the main parking lot where the visitors to the building will enter. The main entrance will be visible from the Glen Road side of the building and the bus loop. The administrative suite will be located in the corner facing both the bus loop and the parking lot with student drop-off. There will be a glass entrance vestibule open only to the administrative lobby requiring all visitors to check-in at the front office before entering the school. The instructional media center, multipurpose room, and gymnasium will be available for after-hours use and public events, while allowing the remainder of the building to be secured.

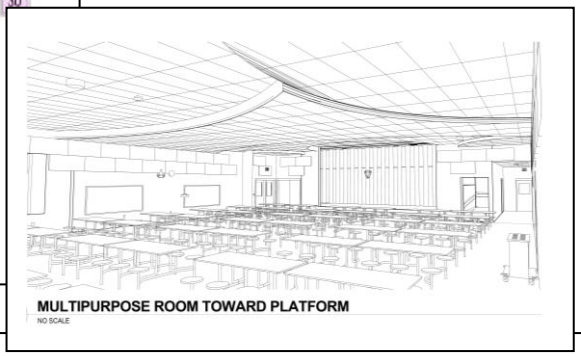


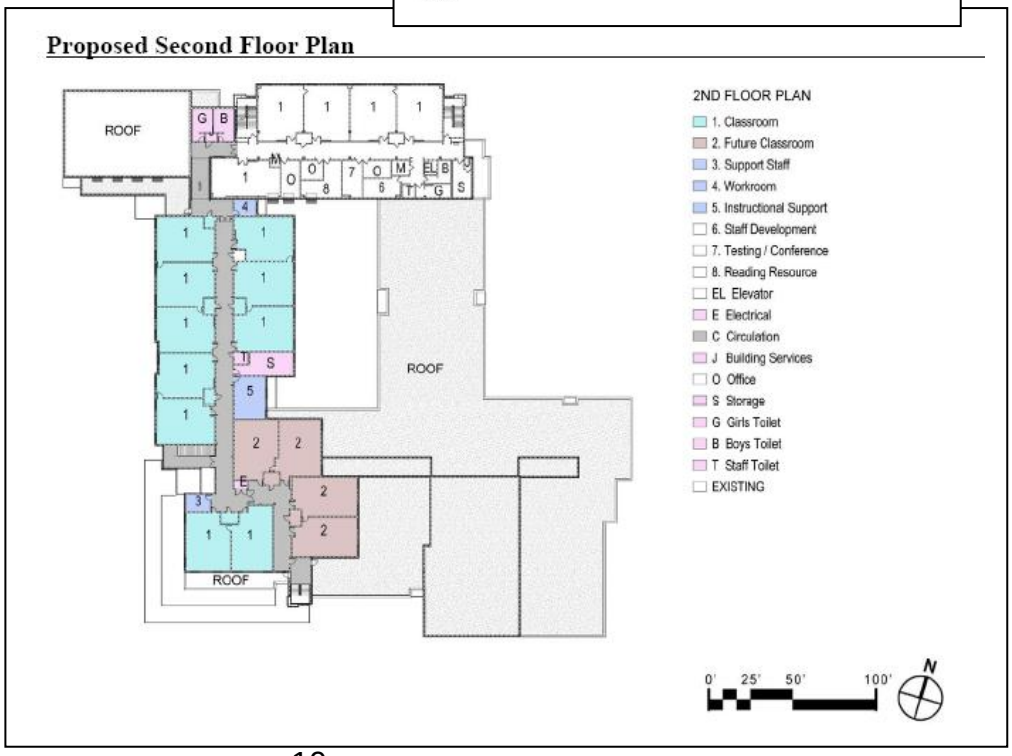
The modernized building will connect to both ends of the 2007 addition which will create a circulation loop utilizing the existing corridors in the addition and the



The two story portion of the modernized building will connect to the 2007 addition at the second floor corridor and will extend the classroom wing along the west side of the building.

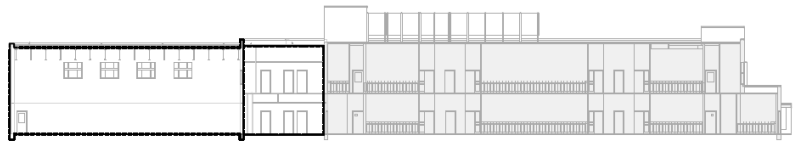
The second floor will be connected to the first through the new open stair at the main entrance, the two existing fire stairs, a new fire stair at the bus loop and the existing elevator.



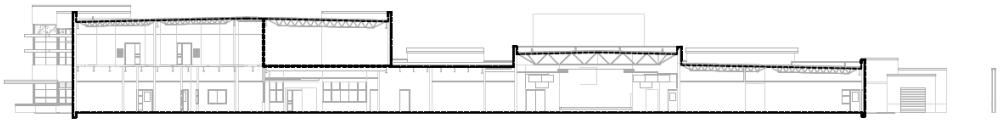


Sections and Elevations

The proposed building exterior features a contrasting brick veneer pattern that articulates the massing and identifies the functional spaces of the interior. Well-placed window openings establish the façade rhythm, broken by larger expanses of glass block at the stairwells that serve to bring natural lighting into the internal circulation areas.



BUILDING SECTION
1" = 20'-0"



BUILDING SECTION
1" = 20'-0"

WEST ELEVATION

Energy Efficiency

This project is registered and will be certified for silver or higher rating in conformance with Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council. One of the primary factors pursued via design decisions for this building addition addresses conservation of energy, as seen in the selection of building materials, configuration and orientation of the addition, and the mechanical /electrical systems employed. Direct digital automatic temperature control will monitor all new HVAC equipment. The mechanical design will incorporate ANSI/ ASHRAE/ IWA Energy Efficiency Design for New Buildings.

Some of the sustainable aspects of the project include the following:

- Encouraging alternative transportation by providing bike racks and preferred parking for low emitting/fuel efficient vehicles and carpools
- Preserving a high percentage of vegetated open space to protect the ecosystem
- Managing stormwater to both reduce runoff quantity and improve quality
- Using highly-reflective roof surfaces to reduce heat island effect and heat gain to the building
- Installing water conserving, low-flow plumbing fixtures
- Employing a highly energy efficient building envelope, lighting system and HVAC system utilizing a geo-exchange system
- Optimizing equipment selection, installation, and operation of HVAC equipment through enhanced commissioning of the building energy systems
- Diverting construction "waste" from landfills that can instead be salvaged for reuse or recycled
- Adhering to construction indoor air quality management plans and using low-emitting building materials to safeguard occupant health
- Providing a high level of occupant control over individual lighting and thermal comfort to promote enhanced indoor environment
- Promoting user education to increase awareness of the buildings green features and to utilize the school as a teaching tool for environmental and sustainability topics
- Using construction materials that are recycled and regionally manufactured
- Implementing a Green Housekeeping plan
- Maximizing daylight in classrooms
- Minimizing background noise level from HVAC systems in classrooms and other core learning spaces and control reverberation time with sufficient sound absorptive materials

<u>Mechanical Systems:</u>

Heating, Ventilation and Air-Conditioning System:
The modernized school will be heated and cooled by a two-pipe Hydronic Heat Pump (HHP) system. The HHP system will consist of individual, vertical water-cooled units for each classroom. Heating and cooling are provided by a geothermal ground source heat pump system. Ventilation for the classroom will be provided by an HHP integrated energy-recovery unit mounted on the roof.

Plumbing System:
Plumbing fixtures will comply with the ADA requirements. The sanitary sewer /domestic water systems will comply with WSSC plumbing code and regulations. Water-saving plumbing fixtures will be used.

Fire Protection System:
The school will be fully-sprinklered with a wet system in accordance with the National Fire Protection Association Code (NFPA-13 and 14) and will be provided with a voice-annunciated fire alarm system.

Energy Management System:
The importance and consideration of energy conservation will be reflected in the configuration and orientation of the building, the selection of materials and the mechanical/electrical systems utilized. A direct digital automatic temperature control system will control all HVAC equipment from a central building management system. The system is designed to exceed ASHRAE 90.1-2007 energy requirements and IBC Basic Energy Conservation codes as well as Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Efficient Design.

Electrical Systems

Power distribution:
The modernized school will receive a new 277/480-volt, 3-phase, 4-wire electrical service. It will also have emergency power by a natural gas-fueled generator to handle fire alarm, emergency lighting, telecommunications, kitchen freezer and cooler as well as the energy recovery units that provide freeze protection. Lighting will be energy efficient 2x4 fluorescent fixtures in common areas with direct and pendant type lighting in the classrooms.

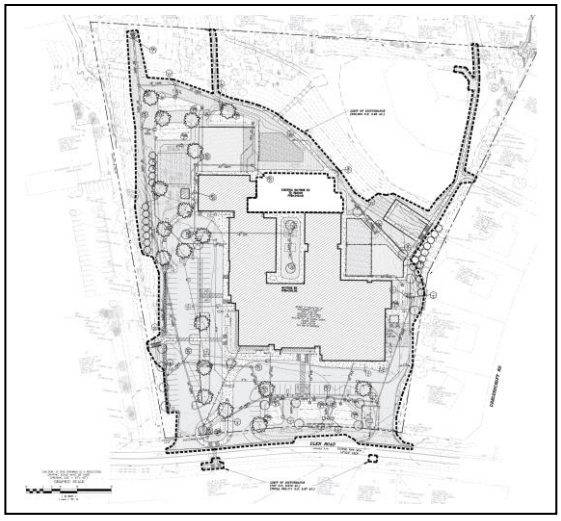
Public Address System:
A new public address system will be provided to serve the new facility. Each classroom will have a call back switch and speakers. The corridors and restrooms will have speakers only.

Security System:
The building will include a visitor management system that will provide the ability to monitor and control visitor access. The system operates by computer-based visitor sign-in system to monitor and track all visitors. The building will feature a security system consisting of motion and contact sensors at all exterior doors monitored by the MCPS Department of Safety and Security. In addition, a secure entry vestibule will direct visitors to the front desk before entering the school with the second set of doors locked during school hours.

Technology Infrastructure:
The building will be equipped with data/voice/video VoIP, video and wireless systems. The network system design will include outlet boxes, conduits, surface raceways, conduit sleeves, and properly sized telecommunications closets for the low voltage systems. The infrastructure will consist of a fiber-optic backbone cable system with category 5E UTP cable and supporting switched 10/100/1000 Mbps Ethernet. . For video distribution, a 1,000 MHz bidirectional, broadband system with coax trunk cable and RG-6 quad-shielded coax drop cable will be utilized. The system allows full cable spectrum to every part of the building with five dedicated channels: one for school distribution from the studio, two for school distribution or two-way video from any point in the building and two spare channels available for future use.

Landscape and Lighting

The submitted Landscape Plan proposes tree save throughout the site, ornamental trees bounding the storm water filtration areas, and foundation planting along the building line. Shade trees and ornamental trees are proposed for the surface parking areas. The lighting plan proposed standard single shoebox fixtures on 25-foot high poles. The plan proposes 6 new pole lighting fixtures to serve the new parking lot and its drive aisle along the west property line. The lighting plan shows no light spill at the property boundaries; however, it is recommended that the lighting fixtures near the ROW at the entrance be equipped with cut-off shields to limit spill beyond the site boundaries.



Capacity Analysis

The Wayside Modernization Project completes a series of school facility improvements in the immediate area. Bells Mills, Beverly Farm, and Seven Locks Elementary School have all been recently modernized. These elementary schools in the Churchill Cluster, in addition to Wayside Elementary are operating below design capacity. Potomac Elementary School is the one exception and scheduled next for Revitalization/Expansion. At this time there is no need for any boundary change (redistricting) considerations.

Wayside Elementary School Modernization and Revitalization

Current and Future Capacity		
Size and Capacity	*Existing Facility*	*Proposed Expansion*
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Impervious Area	3.63 ac.	3.93 ac.
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Parking		
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Bus Parking Full Size	0	0
Bus Parking Special Education	0	0
Hours of Operation		
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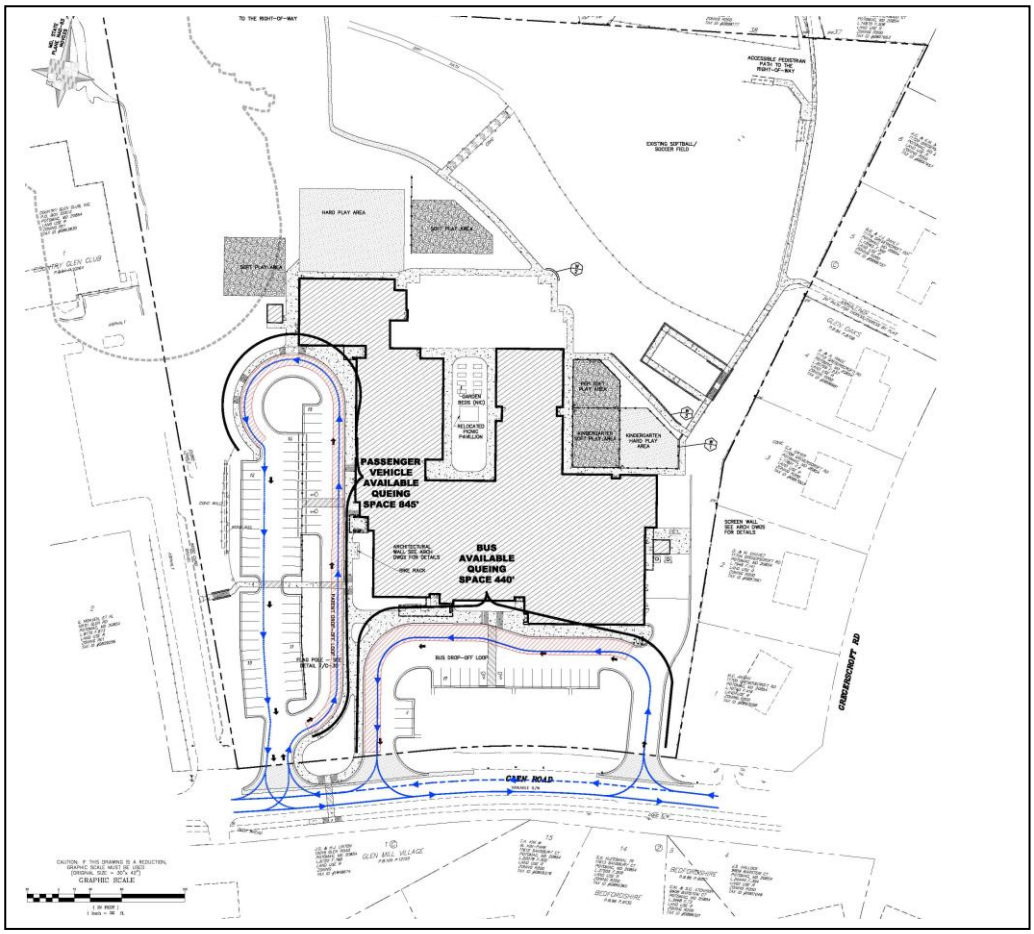
Evening	M-F Until 5pm	M-F Until 5pm
Weekends [1]	Yes	Yes

Transportation Analysis: Vehicular and Pedestrian Circulation

Vehicular and pedestrian access to the School is from Glen Road. The 2002 Potomac Subregion Master Plan classifies this section of Glen Road as a two-lane primary residential road with a minimum right-of-way of 70 feet. There are three access points for the school on Glen Road. The

access point on the western portion of the site has full movement (entrance and egress) for employees and allows parents to drop-off and pick-up students. The remaining access points are separated and defined as one entry point and one egress point to create a one-way a loop for bus operations and visitor parking. The full-length dimension of the student drop-off and pick-up loop provides sufficient space for stacking of vehicles.

Pedestrians can access the school through various entry points. There are asphalt sidewalk connections from Weatherwood Court, Gregerscroft Road, Hunting Ridge Court, and a path from the Country Glen Club to the School as depicted below. An existing sidewalk is located on the southern portion of Glen Road across from the School. This crosswalk proposed will be relocated from its current location to access the school site at the island between the parent pick-up/drop-off access and the exit for the bus operations.



Wayside Elementary Traffic Queuing Diagram: Note the dedicated bus loop that is separate from parent drop-off/pick-up.

Ride-On Bus 37 stop is located 500 feet east of the existing crosswalk. Within the School, there are sidewalks located around the parking facilities, school entrances, play areas, and connecting to the neighborhood paths.

Parking

Buses will be parked off-site when they are not in operation. Eleven buses can be parked on the bus loop while waiting for students at the end of the day. The School will provide 85 parking spaces with six of those spaces for visitors and the remaining spaces for full-time, part-time, and volunteer staff. The School will provide two bike racks, one at the bus drop-off loop and one at the main entrance. Staff suggests that the School monitor the use of the bicycle racks and if racks are not used, the School may want to move racks closer to the playground equipment or fields for use outside of school hours.

Aerial photograph showing the existing Wayside Elementary (2013) and the pedestrian connections (denoted by red lines) from the adjoining Country Glen Recreation Club and the surrounding residential neighborhoods. The existing pedestrian connections will be retained for the Phase 2 Modernization and the future Revitalization.

Local Area Transportation Review

The Wayside Elementary School is proposing a modernization. The School's current program capacity is 670 students with a proposed program capacity of 641, while the student enrollment will increase from 525 to 569 students over the next five years.

A traffic study is not required per the Process Guidelines for Mandatory Referral Projects (September 7, 2011) for classroom additions or modernization projects for existing or replacement elementary schools. In 2007, the school submitted a mandatory referral (Number 07403-MCPS-1) for an enrollment of 675 students. A traffic study was done and approved as part of that mandatory referral. It was determined that the "675 students would generate 410 morning and 213 evening peak hour trips using the trip generation rates obtained from the existing traffic counts at the school."

Capacity analysis presented in the traffic study indicated that under Total Traffic Building Condition, critical lane volume at the study intersections would fall below the applicable congestion standard for the Potomac Policy Area, thus satisfying the LATR requirements of the Adequate Public Facilities test. The current mandatory referral is proposing 569 students, significantly below the 675 students proposed in 2007.

Noise

The project will be in compliance with the Montgomery County Noise Ordinance, Section 31(b) of the County Code; the proposed plan should not impose objectionable noise levels upon the surrounding area.

Stormwater Management

A new stormwater management system will be provided for quality controls on-site in accordance with the most current state and Montgomery County stormwater management regulations. The proposed Environmental Site Design (ESD) measures as required by the state and Montgomery County, which include micro-bioretention, landscape infiltration, infiltration berms that will capture and treat average rainfalls. When storms create runoff that exceeds the capacity of these facilities, an on-site storm drain system will provide safe conveyance to existing public storm drains. When the neighborhood was developed, a local pond on Leopold Terrace was designed to accommodate a portion of the school's runoff. Half of the school's runoff will flow through the existing system to the Leopold Drive pond. The remainder will flow through a new storm drain down the slope to Redland Road.

The existing stormwater management system installed as part of the 2007 addition will be retained; that system accommodated run off via underground vaults for quantity and quality controls. The vaults are located just to the northwest of the 2007 building addition, provide a dual function as the surface for the basketball courts, and will be incorporated into the new overall site stormwater management.

Utilities and Exterior Lighting

All existing utilities, including water, sewer, gas, and electrical services will be upgraded to support the needs of the modernized school. The exterior lighting of the modernized school will be designed to shield adjacent residences from intrusive glare while maintaining light levels for safety and security. The light fixtures will be 100% down-lighting to minimize light pollution into the night sky.

ANALYSIS

Relationship to the Master Plan

The *2002 Approved and Adopted Potomac Subregion Master Plan* recognizes that

> *Public schools are an essential component of community life and an integral part of community structure. Montgomery Count's public schools are divided into clusters of elementary, middle, and high schools, with cluster boundaries drawn to serve their surrounding residential communities, while maintaining a balanced socio-economic student population.*

Likewise, the plan continues:

> *The Board of Education programs funds for school modernizations through its capital budget, with funds set aside to improve the quality of existing schools and to building new schools. The Board of Education also modifies service areas to balance enrollment with facility space. As growth has varied in each of the Subregion's four community areas, so has school capacity.*

The plan carries no specific recommendations regarding Wayside Elementary School, nor for the Elementary School classification in general.

Development Standards in the R-200 Zone

Wayside Elementary School Modernization Project			
Chapter 59	**Development Standard**	**R-200 Zone**	**2014 Project**
		Required	*Proposed*
59-C-1.322	**Lot size - minimum**	**minimum**	
	Lot Area - minimum - sf	20,000 sf	403,339 sf
	Lot Area - minimum - ac.	0.45 ac.	9.2594 ac.
	Lot Width at Street - min.	100 feet	417 feet
	Lot frontage - lf	25 feet	259 feet
59-C-1.322	**Building Setbacks**	**minimum**	
	Front yard setbacks	40 feet	115 feet
	Side yard - one side	12 feet	49.5 feet
	Side yard - sum of both sides	25 feet	177 feet
	Rear yard	30 feet	251.9 feet
59-C-1.322	**Building Height**	**minimum**	
	Building Height - max	50 feet	30'-8"
59-C-1.322	**Building Coverage**	**maximum**	
	Building Coverage - sf		68,185 sf
	Building Coverage - %	25%	17%
59-C-2.81	**Parking Setbacks**	**minimum**	
	Front	40 feet	12.8 feet
	Side/sum of both sides	12/25 feet	98.1 feet
	Rear	30 feet	275.5
	Green Space		
	Green space - parking	5%	15%
	Green space - within lot lines	sf	60%
	Parking Supply		
	Staff Parking	*	60
	Visitor Parking	*	20
	Handicapped Parking	3	5
	Bicycle Parking	5	22

Environmental Guidelines

A stream originates at the northwest corner of the property, flows across the adjacent site where it becomes a perennial stream and continues through the neighborhood to the north. Existing impacts to this area include sewer infrastructure, unmitigated stormwater drainage, a rip-rapped channel leading to the stream, existing buildings and pavement within the stream buffer on the adjacent site and an elevated play area on the school site within the buffer that slopes steeply into the stream valley.

The stormwater management plan proposes to enhance existing structural sand filter with underground storage pipes with micro-bioretention devices. The overflow outfall may require up to 0.05 acres of forest clearing. This acreage may be further reduced when stormwater design in finalized. Other than outfall construction, the forest in the stream valley and adjacent slope is proposed to remain in its existing condition.

COMMUNITY OUTREACH

MCPS developed the plans for the modernization based on specific educations specifications and conducted four work sessions beginning in July 2006 through May 2013 with members of the Facility Advisory Committee that included parents, neighborhood residents, Wayside Elementary School officials and staff, and PTA members. Advisory committee meetings were held on the following dates:

- Work Session: March 13, 2013
- Work Session: April 4, 2013
- Work Session: April 17, 2013
- Work Session: May 1, 2013
- Community Presentation: May 7, 2013

No public comments were received at the time of the writing of this memorandum.

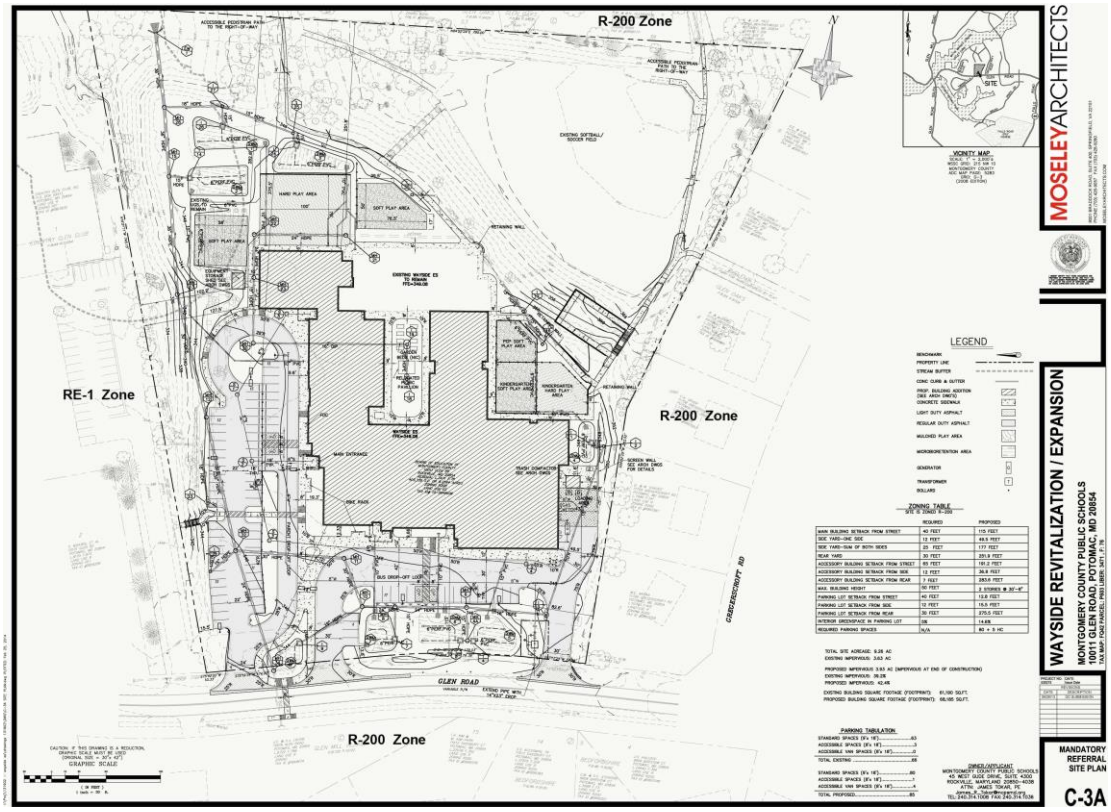
Attachments

1. Vicinity Map
2. Zoning Map
3. Oblique Aerial Photography
4. Existing Conditions Site Plans: 1973, 2013
5. Department of Permitting Services Stormwater Concept Approval, dated May 8, 2014
6. Montgomery County Public Schools: Public Notice
7. Forest Conservation Review Documents: Variance request, dated October 25, 2013
8. Montgomery County Arborists Response to Request for Variance, dated April 22, 2014

Attachment #1: Vicinity Map

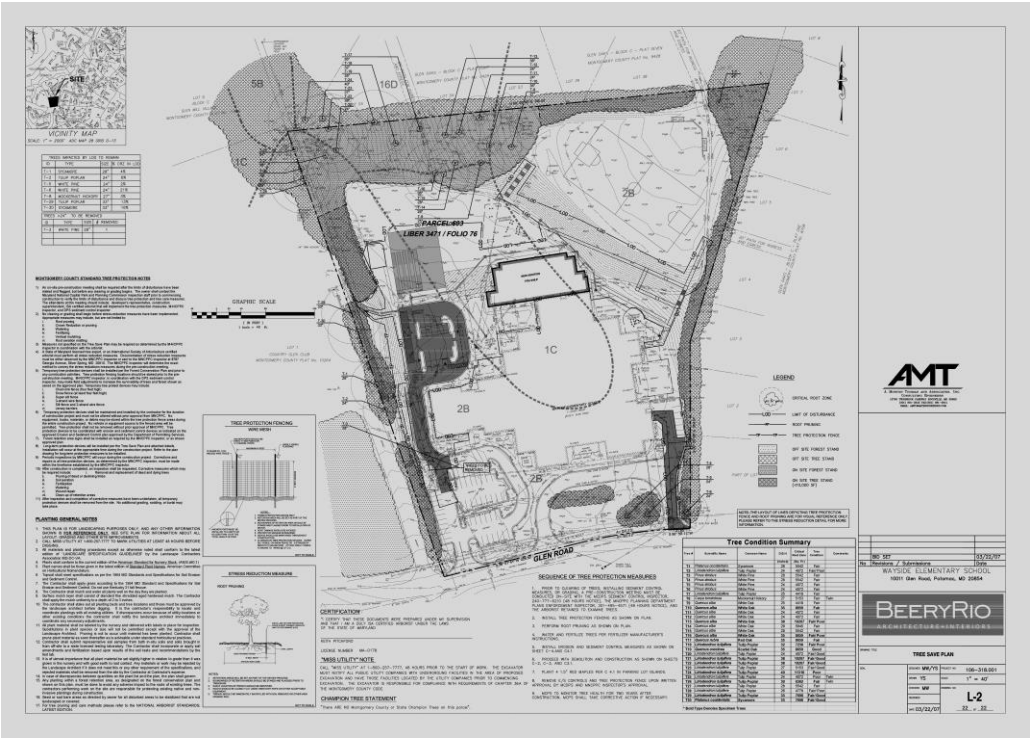
Figure 1
Site Location Map

Attachment #2: Zoning Map



Attachment #3: Oblique Aerial Photography

Attachment #4(a): Existing Conditions Plan (2007-14)



Attachment #4(b): 1973 Site Plan