



Lucy V. Barnsley Elementary School Addition, Mandatory Referral MR2016027

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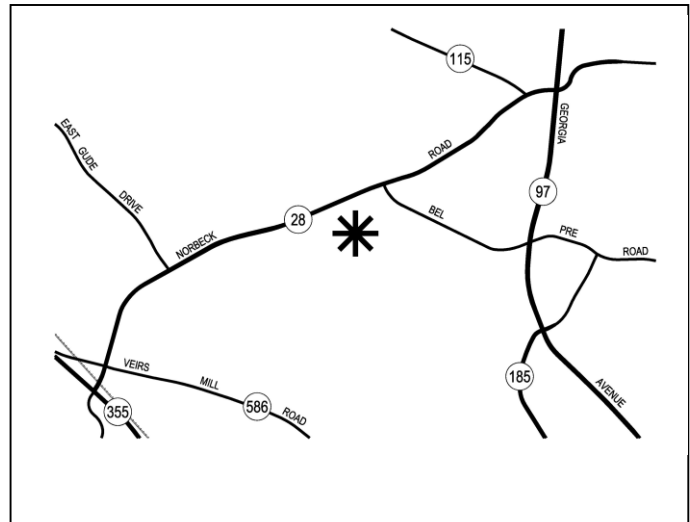
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Staff Report Date: 6/13/16

Description

- Request to add 28,200 square feet of classroom and support space; expand the bus loading and drop-off loop; add a turnaround circle; and add approximately 27 new parking spaces and new play areas.
- Located at 14516 Nadine Drive, in the 1994 *Aspen Hill Master Plan*;
- 10 acres in the R-200 Zone;
- Applicant: Montgomery County Public Schools;
- Submitted date: 4/22/16



Summary

- Staff recommends Approval to transmit comments to the Montgomery County Public Schools (MCPS). There are no major issues with the proposed mandatory referral.

Staff Recommendation:

Staff recommends approval of the proposed mandatory referral with the following comments:

1. This approval is limited to a core capacity of up to 740 students. Any future increases beyond 740 students must be submitted for a mandatory referral submission.
2. Upgrade the existing substandard four-foot wide sidewalk along Nadine Drive between Woodcrest Drive and Yosemite Drive to the current County standard of 5-foot-wide sidewalk with adequate green panel.
3. Provide at least three inverted-U bike racks (six bike spaces) and 14 bike lockers near the two school entrances in a weather-protected area.
4. Relocate the two regular and two ADA accessible parking spaces in the school's parking area from inside the drop-off/pick-up loop island to outside the loop and closer to the sidewalk and main entrance, and eliminate the marked pedestrian crosswalk associated with these parking spaces.
5. Restripe the existing faded crosswalk markings on Nadine Drive.
6. Add new planting to the existing buffer between the parking and turnaround circle in the rear of the site and the residences along Myer Terrace and Woodcrest Drive by complying with the Zoning Ordinance's Section 6.2.9 perimeter planting requirement for parking facilities.

Existing Conditions

The 10-acre, R-200 zoned Property is located at 14516 Nadine Drive and is bounded by Myer Terrace to the west, Woodcrest Drive to the north, Nadine Drive to the east, and Yosemite Drive to the south. R-60 zoned single-unit detached residences surround it on all sides; neighborhood retail, townhouses and garden apartments are located along Bauer Drive. Earle B. Wood Middle School, Wood Local Park, and Bauer Drive Local Park are also nearby along Bauer Drive.

The school is a part of the Rockville High School Cluster. It has a current program capacity of 404 students, which is projected to be 673 students in the 2020-2021 school year. With a current Program Capacity of 404 students and the current enrollment of 691 students, there is a deficit of 287 core seats which has caused the school to use nine portable classrooms.

The school was built in 1965 and subsequently had additions or modernizations in 1968, 1998, and 1999. The most recent addition of a 6,360-square-foot gymnasium in 1999 increased the building square footage from 65,664 square-feet to the current 72,024 square feet with 2-stories. Staff was unable to find the Mandatory Referral case number for this addition.



Figure 1: Vicinity Map



Figure 2: Site Map

Proposal

There are currently nine relocatable classrooms on the site, which will be replaced by the proposed 28,200 square feet of new classrooms and support space. The three-story addition at the front of the existing building will have brick masonry facades and contain eleven new classrooms and support space, which will increase the school's program capacity from 404 to 673 students and the core capacity from 399 students to 740 students. The project will also expand the bus loading and student drop-off loop, and add 27 new parking spaces, a turnaround circle, and new play areas.

The Property currently has three driveways along Nadine Drive (the southernmost is exit only). MCPS proposes to maintain these access points; however, the northernmost driveway will be widened to better accommodate entering and exiting traffic.

The Proposal will increase the number of parking spaces by 27 for a total of 80 spaces including three ADA accessible van parking spaces. On-street parking is also available on Nadine Drive. Currently, the school is served by eight regular sized buses and 14 special needs buses. The Proposal reduces the number of bus spaces from 14 to 12. Therefore, during the afternoon dismissal period the eight regular buses and up to four special needs buses will use these parking spaces. The remaining special needs buses will stagger their arrival and departures in order to be able to use these parking spaces or use the reconfigured drive aisles to pick-up and drop-off children.



Figure 3: Rendering of the Proposed Addition

Existing Site Plan

LEGEND

- 1 EXISTING BUILDING
- 2 MAIN BUILDING ENTRANCE
- 3 BUS LOOP
- 4 SERVICE AREA
- 5 STUDENT DROP-OFF
- 6 PAVED PLAY AREA
- 7 MULCHED PLAY AREA
- 8 KINDERGARTEN PAVED PLAY AREA
- 9 KINDERGARTEN MULCHED PLAY AREA
- 10 ATHLETIC FIELDS
- 11 RELOCATABLE CLASSROOMS

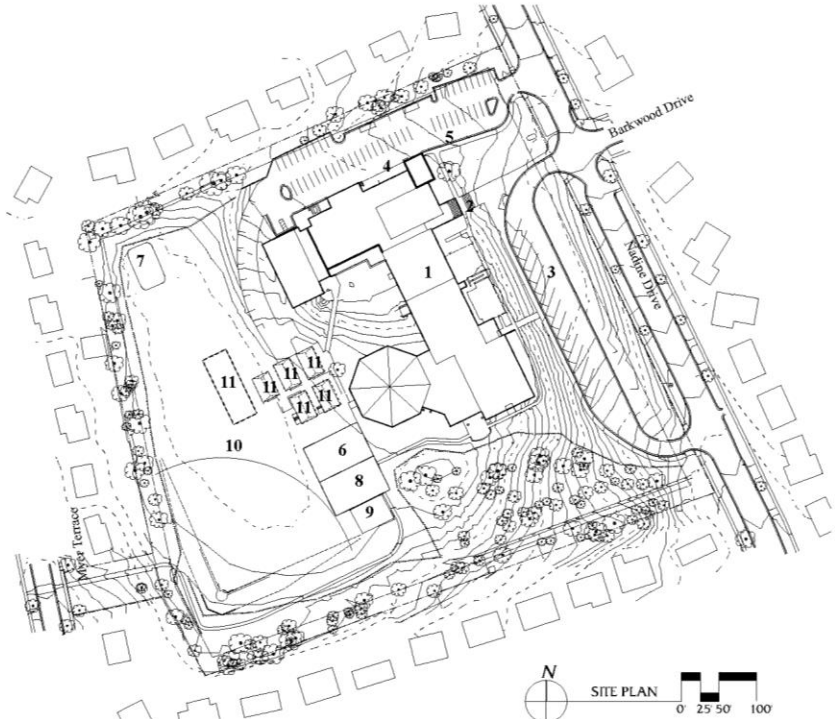


Figure 4: Existing Site Plan

Proposed Site Plan

LEGEND

- 1 EXISTING BUILDING
- 2 MAIN BUILDING ENTRANCE
- 3 BUS LOOP
- 4 SERVICE AREA
- 5 STUDENT DROP-OFF
- 6 PAVED PLAY AREA
- 7 MULCHED PLAY AREA
- 8 KINDERGARTEN PAVED PLAY AREA
- 9 KINDERGARTEN MULCHED PLAY AREA
- 10 ATHLETIC FIELDS
- 11 MASTER PLANNED RELOCATABLE CLASSROOMS
- 12 PROPOSED ADDITION
- 13 NEW PARKING
- 14 MASTER PLANNED CLASSROOM ADDITION
- 15 PROPOSED TURN-AROUND CIRCLE

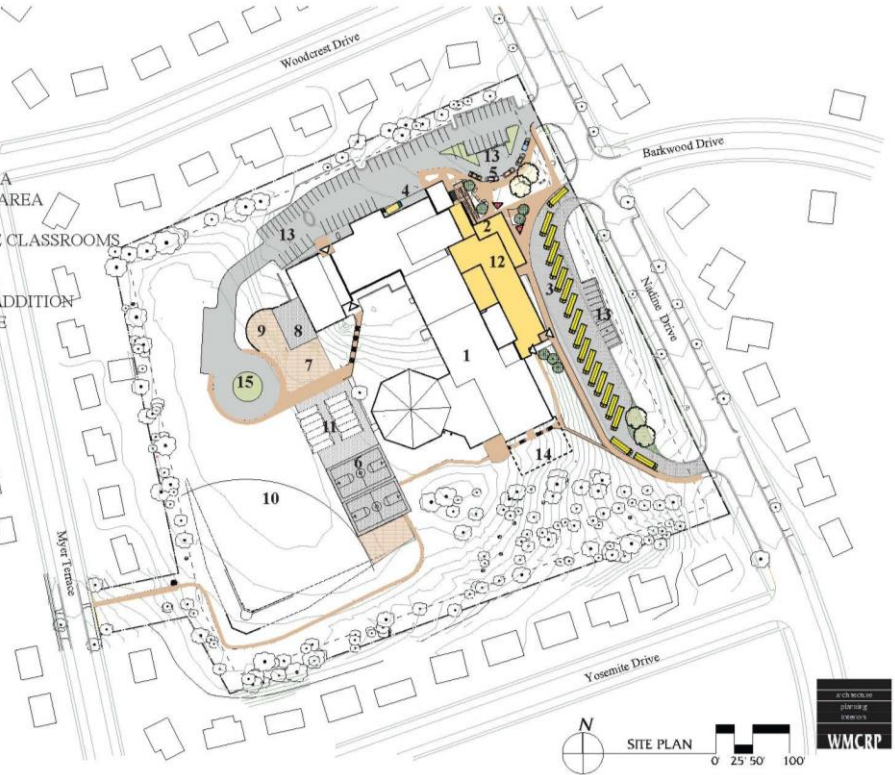


Figure 5: Proposed Site Plan

Project Analysis

Master Plan Conformance

The Proposal is consistent with the 1994 *Aspen Hill Master Plan*. The Master Plan does not make any specific recommendations for the Property, but on page 192 it states: “This Plan supports the retention of school sites and the modernization and utilization of the existing schools.” The Proposal will increase the school’s capacity and improve the circulation on the Property enhancing the safety and quality of the educational environment, especially for the students who are currently housed in the portable classrooms.

Environmental

Forest Conservation

On January 8, 2016, the Montgomery County Planning Department granted an exemption to the proposed project from preparing a Forest Conservation Plan per Section 22A-5(t) of the Forest Conservation Law. A forest stand of 0.81 acres lies outside of the proposed Limits of Disturbance. The proposed project is in compliance with Chapter 22A.

Environmental Guidelines

The simplified Natural Resources Inventory/Forest Stand Delineation (NRI/FSD No. 42016105E) prepared as part of the exemption request for the Property showed no streams or their buffers, wetlands or their buffers, 100-year floodplains, steep slopes associated with a stream buffer, or known habitats of rare, threatened, or endangered species on the Property. Therefore, the proposal is in conformance with the *Environmental Guidelines*.

Stormwater Management

The Montgomery County Department of Permitting Services issued a stormwater concept approval letter on November 4, 2015. The Proposal includes modernizing stormwater treatments by removing several existing treatment facilities and installing seven micro-bioretenion facilities and a structural sand filter.

Energy Efficient Design

The Proposal follows the design and construction recommendations of the 2014 Montgomery County Public Schools Environmental Sustainability Plan. The design will incorporate the ANSI/ASHRAE Energy-Efficient Design for new buildings. Sustainability features include reflective roof surfaces and a partial green roof; a highly energy-efficient building envelope, lighting and heating, ventilation and air conditioning systems; use of reused or recycled materials; water-conserving plumbing fixtures; and maximal use of daylighting in classrooms. The project is proposed to use 100% down-light fixtures that are dark-sky compliant.

Transportation

Public Transit Service

There are three Montgomery County Ride On bus routes along Bauer Drive and Norbeck Road (MD 28) with bus stops located approximately 1,300 feet to the south and north of the Property:

1. Ride On Bus Route 48, Wheaton Metrorail Station to Rockville Metrorail Station, has a stop at the intersection of Nadine Drive and Bauer Drive to the south of the Property, and runs every 25-35 minutes during the weekday.
2. Ride On Bus Route 49, Rockville Metrorail Station to Glenmont Metrorail Station, has a stop at the intersection of Norbeck Road and Bauer Drive north of the Property, and runs every 20-25 minutes during the weekday.
3. Ride On Bus Route 52, Rockville Metrorail Station to Montgomery General Hospital, has a stop at the intersection of Norbeck Road and Bauer Drive north of the Property, and runs every 30-35 minutes during the weekday.

Pedestrian and Bicycle Facilities

There are four-foot wide sidewalks with approximately 11-foot wide green panels along both sides of Nadine Drive and along the nearby Yosemite Drive, Barkwood Drive, Woodcrest Drive, and Myer Terrace. The Proposal includes pedestrian crosswalks and ADA accessible ramps across all three driveways on the Property. The existing crosswalks are faded and will need to be restriped. Although it does not appear on the submitted plans, there is an existing crosswalk across Nadine Drive at Barkwood Drive, opposite the school's middle driveway. There is also an existing paved pedestrian trail connection at the rear of the site connecting across Myer Terrace to Earle B. Wood Middle School and its athletic fields.

For educational institutions in the R-200 zone, the Zoning Ordinance requires one bicycle parking space for every 5,000 square feet of development. With the proposed addition, the school will have a total of 100,224 square feet. The Ordinance further requires that 85% of the spaces be long-term (bike lockers). Therefore, a total of 20 bicycle parking spaces (three Inverted-U bike racks for six bicycles and lockers for 14 bicycles) should be provided near the main building entrances in a weather-protected area.

Master-Planned Roadways and Bikeways

The adjacent and nearby roadways designated in the 1994 *Aspen Hill Master Plan* and the 2005 *Countywide Bikeways Functional Master Plan* are as follows:

1. Nadine Drive: Residential primary street, P-5, with a 70-foot wide right-of-way. No bikeways are planned for this road. The existing right-of-way is 67 to 70 feet.
2. Norbeck Road (MD 28): Major highway, M-18, with a 150-foot wide right-of-way, bikeway SR-38 (signed shared roadway).
3. Bauer Drive: Residential primary street, P-3, with a 70-foot wide right-of-way, bikeway SR-35, (signed shared roadway).

Yosemite Drive, Myer Terrace, Barkwood Drive and Woodcrest Drive are all secondary residential streets with at least 60-feet of right-of-way and not designated master plan roadways.

Adequate Public Facilities Review

For LATR test, the table below compares total peak-hour trips (cars and school buses) generated by the increased capacity from 691 (current enrollment) to 740 students (core capacity). These trip estimates are based on peak hour trip rates that were determined by averaging observed data from 10 school sites throughout Montgomery County. The proposed increase of 49 students will yield an additional 28 peak hour trips during the weekday morning peak period of 6:30 to 9:30 a.m., and 17 peak hour trips during the school’s afternoon peak hour of 3:00 to 4:00 p.m., which ends before the regular weekday peak period of 4:00 to 6:00 p.m. Since the projected increase in trips during any peak hour is below the LATR required threshold of 30 trips, no traffic study was required.

Number of Students		Morning Peak-Hour			Afternoon Peak-Hour		
		In	Out	Total	In	Out	Total
Existing Enrollment	691	228	166	394	111	138	249
Proposed Capacity	740	244	178	422	118	148	266
Net Change	+49	+16	+12	+28	+7	+10	+17

For the Policy Area Review test, under the *2012-2016 Subdivision Staging Policy*, public schools are not required to make the development impact tax payment (equal to 25% of the development impact tax within the Aspen Hill Policy Area).

Zoning Requirements

The table below shows that the proposed addition is consistent with the relevant development standards of the R-200 Zone.

Development Standards	Required	Provided
Minimum Lot Area: (Section 4.4.7.1)	20,000 sq.ft.	436,035 sq. ft. (10 acres)
Minimum Lot Width at Front building line (Section 4.4.7.1)	100 ft.	± 620
Minimum Width at Front Lot Line: (Section 4.4.7.1)	25 ft.	± 660 ft.
Maximum Lot Coverage: (Section 4.4.7.1)	25%	23%

Development Standards	Required	Provided
Minimum Front Setback (Section 4.4.7.2)	40 ft.	±120 ft.
Minimum Side Street Setback (Section 4.4.7.2)	40 ft.	±220 ft.
Minimum Side Setback (Section 4.4.7.2)	12 ft.	±90 ft.
Sum of Side Setbacks (Section 4.4.7.2)	25 ft.	±290 ft.
Rear Setback (Section 4.4.7.2)	30 ft.	±255 ft.
Maximum Height (Section 4.4.7.3)	50 ft.	40 ft. (addition)

Neighborhood Compatibility

The Property is zoned R-200 but is surrounded by smaller-scaled R-60 zoned detached single-unit houses. The Proposal meets the R-200 zoning standards. Design techniques and the Property's topography are used to reduce the building's impact on the surrounding neighborhood. The maximum height in the R-60 zone is 35 feet and in the R-200 zone 50 feet. The existing building height varies between 25 and 30 feet due to the rolling topography. The proposed addition will take advantage of the topography's slope and be located at a lower point than the existing building's façade. Therefore, the roof line of the proposed 40-foot high addition will be at the same height as the existing building. Consequently, the addition will appear to be the same height as the existing building. The height impact of the addition is also reduced since the addition is set back approximately 120 feet from the front property line along Nadine Drive.

Proposed Elevations



Figure 6: Proposed Elevations

The Proposal shows no additional landscaping to buffer the school's rear yard where new parking spaces and a turnaround is planned. This additional pavement and vehicular activity in the rear of the site will be closer to the rear yards of the residences along Myer Terrace and Woodcrest Drive. Staff believes that additional landscaping should be provided to buffer the increased vehicular activities. At a minimum, MCPS should add landscaping along the school's rear property line to comply with the Zoning Ordinance's minimum requirement of a ten-foot wide strip of planting with a hedge, fence, or wall; canopy tree every 30 feet on center; and at least two understory trees for every canopy tree (Section 6.2.9).

Community Concerns

Staff received a phone call from a resident who received a Mandatory Referral Hearing notice on this case. The resident had attended the Montgomery County Public Schools' community meetings for the project. The resident wanted to learn which of the four design alternatives presented at the meetings was submitted to the Planning Board for review. Staff described the Proposal and the resident expressed support for the project. The resident explained that the Proposal was the preferred alternative by residents at the meeting. However, the resident warned that though they were not at the meeting, the neighbors living closest to the addition may be concerned about the larger size of the addition. Staff explained that designed measures and the topography of the site should mitigate the addition's impact on the neighbors. The resident was pleased and again expressed support for the Proposal.

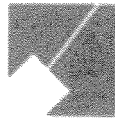
Conclusion

Based on the information provided by MCPS and the analysis contained in this report, staff concludes that the proposed Mandatory Referral is consistent with the Master Plan and meets the environmental guidelines and the Adequate Public Facilities Ordinance. Staff recommends approval to transmit the comments listed at the beginning of this report.

Attachments:

Attachment 1: Forest Conservation Plan Exemption Letter

Attachment 2: Stormwater Concept Approval Letter



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

January 8, 2016

Mr. Seth P. Adams, Assistant to the Director
Montgomery County Public Schools
45 West Gude Drive, Suite 4300
Rockville, MD. 20850

Re: Lucy V. Barnsley Elementary School; Forest Conservation Exemption 42016105E

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on January 4, 2016 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The MCPS representative, construction superintendent, forest conservation inspector, private arborist, and Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting. If you have any further questions you may contact me at david.wigglesworth@montgomeryplanning.org.

Sincerely,
A handwritten signature in black ink that reads "David Wigglesworth".

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: 42016105E
Michael Norton (NLD)



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 4, 2015

Mr. Jason Fritz, P.E.
ADTEK Engineers, Inc.
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701

Re: Stormwater Management **CONCEPT** Request
for Lucy Barnsley Elementary School
Preliminary Plan #: N/A
SM File #: 275397
Tract Size/Zone: 10.02 Ac./ R-200
Total Concept Area: 3.76 Ac.
Lots/Block: N/A
Parcel(s): P432
Watershed: Lower Rock Creek

Dear Mr. Fritz:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via removal and replacement of existing underground detention pipes and 10-year control structure, removal of 2 hydrodynamic water quality structures, installation of 7 micro-bioretenion facilities and a structural sandfilter.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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 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

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov




Mr. Jason Fritz, P.E.
November 4, 2015
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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 Mike Geier at 240-777-6342.

Sincerely,



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

MCE: mjpg CN275397 Barnsley E.S.mjpg

cc: C. Conlon
SM File # 275397

ESD Acres: 2
STRUCTURAL Acres: 1
WAIVED Acres: 0