



Ashburton Elementary School Addition, Mandatory Referral, MR2018009



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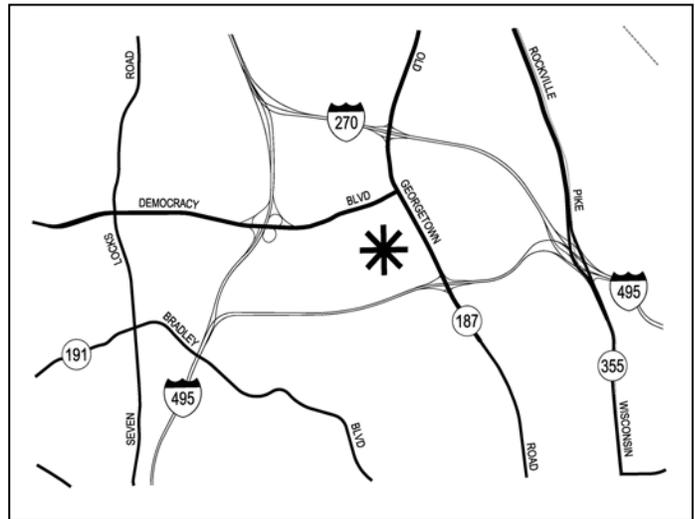
Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301.495.4653

Completed: 2/05/2018

Description

Mandatory Referral for the construction of two additions and one modular building to replace existing classrooms that are currently operating out of portable units on the Ashburton Elementary School site;

Location: 6314 Lone Oak Drive, Bethesda, Maryland;
Zone: R-60;
Master Plan: *1992 North Bethesda/Garrett Park Master Plan*;
Size: 8.32 acres;
Application Accepted: December 21, 2017;
Applicant: Montgomery County Public Schools (MCPS).



Summary

- Staff recommends approval to transmit comments to MCPS.
- The school is located within the Walter Johnson Cluster, and the proposed addition will replace the eight portables currently onsite and allow for a program capacity of 770 seats.
- Staff recommends that MCPS replant the trees and grade the frontage along Lone Oak Drive to accommodate a 10-foot-wide sidepath.
- The proposal qualifies for a Forest Conservation Plan exemption as a modification of an existing developed property.
- The proposal is in compliance with Leadership in Energy and Environmental Design (LEED) standards through the United States Green Building Council (USGBC), but LEED certification will not be pursued.

RECOMMENDATION

Staff recommends approval with the following comments to be transmitted to MCPS:

- Regrade and replant trees along the Lone Oak Drive frontage to allow for future installation of a 10-foot-wide sidepath.
- Ensure the area where the school sign is located does not conflict with the future installation of the sidepath.

INTRODUCTION

This report consists of staff review of the Mandatory Referral for the proposed construction of two additions and one modular building on the Ashburton Elementary School site, submitted by the MCPS. The Planning Board action on a Mandatory Referral is advisory.

Site Description

Ashburton Elementary School occupies an 8.32-acre site located at 6314 Lone Oak Drive. The elementary school is almost entirely surrounded by single-family detached homes, and has frontage and access on Lone Oak Drive to the north and Pomona Drive to the east. There are currently eight classroom portables on site.



Figure 1: Site and Vicinity

Prior Approvals

In March 2007, the Planning Board reviewed Mandatory Referral No. MR20070412, which allowed the school's capacity to expand from 458 to 659 students. The addition to the school relocated classrooms that were operating out of seven portables. It also provided one kindergarten classroom, six regular classrooms, four specialty classrooms, a new art room, one staff development office, and added eight short-term parking spaces and a new vehicle drop-off loop.

Project Description

The school is located within the Walter Johnson Cluster and the proposed improvements are part of the 2016 Superintendent's Recommendation for Walter Johnson Cluster Schools. The proposed improvements include an eight-classroom addition, a minor addition to the multi-purpose room, and an eight-classroom modular building. The school has a current enrollment of 905 students, with a program capacity of 651 seats. With the eight-classroom addition, the school's program capacity will be increased to 770 seats, which is the approximate upper limit of the preferred school capacity. The modular classroom will accommodate the additional students until a new elementary school can be constructed in the cluster. A modular building will better meet the needs of the students not served by the permanent school building than relocatable classrooms because it will be attached to the permanent building while at Ashburton Elementary School, but it does not commit MCPS to an exceptionally large elementary school.

Furthermore, MCPS plans on relocating the four Preschool Education Program (PEP – preschool special education) classes at the school to other locations. Moving these classes to other sites amenable to special education program leaders will increase the capacity of the school by 26 seats and would make four additional classrooms available for use by the regular education program.

There are currently 114 parking spaces on site which is adequate for the size of the school, and there are no parking improvements proposed.

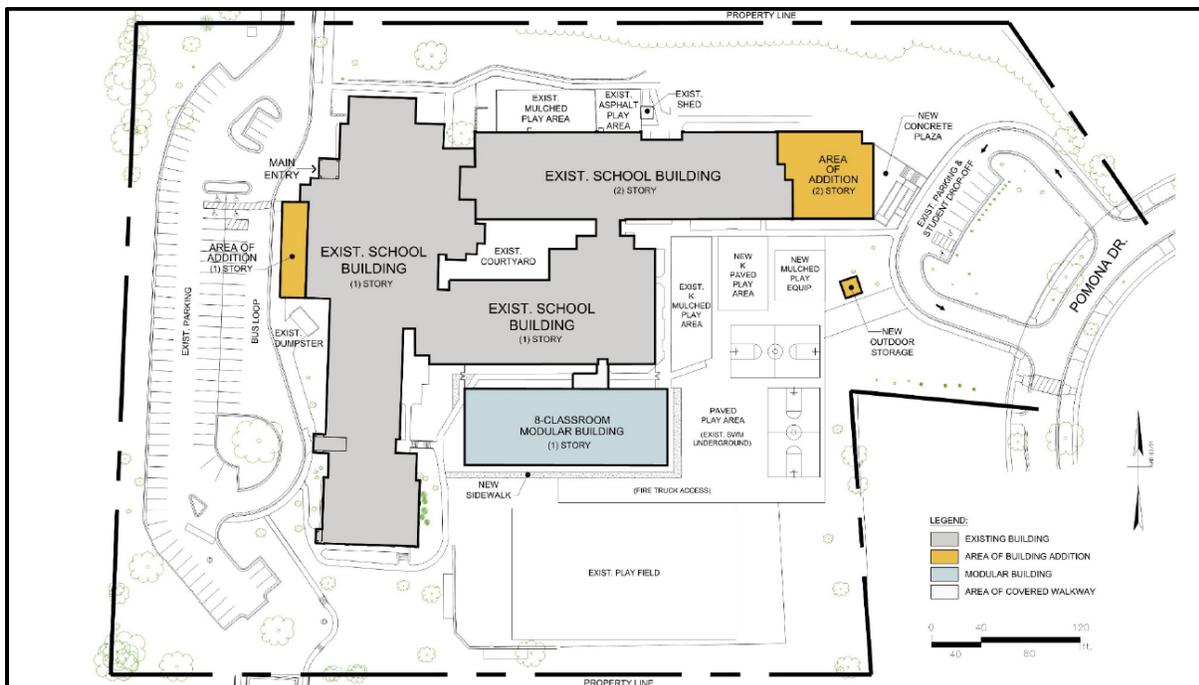


Figure 2: Proposed Site Plan

ANALYSIS

Conformance to Development Standards

The property is zoned R-60. The proposed project was analyzed for conformance with the applicable development standards as shown in Table 1 below.

Table 1: Applicable Development Standards – R-60 Zone

Development Standards	Required	Provided
Minimum Lot Area: (59-4.4.9 Residential – 60 Zone)	6,000 sq. ft.	362,419 sq. ft. (8.32 ac.)
Maximum Lot Coverage	35%	20.4%
Minimum Principle Building Setbacks		
Front Setback	25'	59.1'
Side Setback	8'	124.3'
Rear Setback	20'	102.4'
Maximum Building Height	35'	27'-8"
Parking	N/A	114 parking spaces, including 6 ADA parking spaces

Master Plan

While the *North Bethesda/Garrett Park Master Plan* does not have specific recommendations for this site, the Master Plan does acknowledge that, "public schools are an essential component of community life and should be an integral part of community structure" (page 239). One objective of the Plan is to "provide for services and facilities that meet the present and future needs of the community" (page 227). MCPS is actively working towards this goal, and therefore, the use of this site as a school is consistent with the goals and objectives of the Master Plan.

Neighborhood Compatibility

As part of its review, the Planning Board must consider whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties. Most of the site is separated from the surrounding residential properties by trees, vegetational screening, and roads. The portions of the site that are adjacent to residential development have landscaped buffers. The new addition will reduce the existing setback to the adjacent single-family houses, due to the removal of the portable units.

Transportation

Access, Circulation, and Parking

The primary access point into the parking lot is from Lone Oak Drive, opposite of Sinnott Drive, and is used for school bus drop-off and pick-up, teacher/staff parking, parent/visitor parking, and service vehicles. The secondary access point from Pomona Drive is for parent drop-off and pick-up, and includes eight total parking spaces (six standard and two ADA spaces).

In 2014, additional parking spaces were added for a total of 114 on-site spaces to address overflow parking on the adjacent streets. Currently, the queuing capacity for parents from Pomona Drive and buses from Lone Oak Drive adequately accommodates the existing student drop-off and pick-up demands.

Pedestrian and Bicycle Facilities

The current school site has sidewalk connections into and within the site that are at least 5-foot wide. Two sidewalks have steps and provide alternative ADA paths. Most of the surrounding local streets between Old Georgetown Road and Fernwood Road have 4-foot wide sidewalks on both sides with approximately 10-foot wide green panels, except Lone Oak Court, Holmhurst Road, and Ashburton Lane. The School is currently providing short-term bike racks on the site at convenient locations.

Available Transit Service

The nearest bus service is available along Fernwood Road, Democracy Boulevard, and Old Georgetown Road, which are approximately a third of a mile to the west, north, and east, respectively.

Master-Planned Roadways and Bikeways

According to the *North Bethesda/Garrett Park Master Plan*, Lone Oak Drive is designated as a two-lane, primary residential street, P-4, with a 70-foot-wide right-of-way. The Draft *Bikeways Master Plan* recommends a 10-foot wide sidepath on the south side of Lone Oak Drive. Staff is not requiring the construction of the sidepath, due to the small frontage and no other sidepath connections. However, MCPS is recommended to prepare the site for future installation of the sidepath. This will occur by replanting street trees and grading the area along their frontage of Lone Oak Drive.

The nearby roads of De Paul Drive, Montauk Avenue, Pomona Drive, and Sinnott Drive are secondary residential streets with 60-foot-wide rights-of-way that are not listed in the Master Plan.

Local Area Transportation Review

A traffic study was not required for the Mandatory Referral since the *2016-2020 Subdivision Staging Policy* (Section TA3 – Public Facility Project, pg.11-Resolution No. 18-671) specifies a development that will be built solely as a public facility (such as a school) need not take any action under Local Area Transportation Review, when it undergoes a mandatory referral review by the Planning Board. Furthermore, the proposed improvements are not intended to increase the current enrollment of 905 students; and traffic generated by elementary school facilities is local, consists of a significant number of pass-by and diverted trips, and occurs during the morning peak period only.

Environmental Analysis

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 42018058E) on September 26, 2017. There are no forest, streams, wetlands, floodplains, or environmental buffers on the Property. The Property lies in the Cabin John Creek subwatershed of the Rock Creek watershed and is outside of any Special Protection Areas. The proposed project is in compliance with the Environmental Guidelines.

Forest Conservation

The proposed project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) but has received an exemption from Article II for the requirements of preparing a forest conservation plan under 22A-5(t). This exemption covers a modification to an existing non-residential developed property. The proposed project meets the terms of the exemption because there is no existing forest to be cleared or reforested and the modification does not increase the developed area by more than 50% and the existing development is maintained.

Stormwater Management

The Montgomery County Department of Permitting Services (MCDPS) approved a stormwater management concept plan on October 18, 2017 (Attachment 2). The stormwater management concept includes two micro-bioretenion facilities and an underground infiltration trench.

Community Notification

MCPS has coordinated with parents, neighbors, and school staff on the proposed project. Two public work sessions were held on April 19 and April 25, 2017, to discuss the Schematic Design. On Wednesday, January 17, 2018, planning staff sent out notifications regarding the Mandatory Referral plan review and scheduled Planning Board date.

Attachments

1. Site Plan
2. MCDPS Stormwater Concept Approval Letter
3. Proposed Elevations

Attachment 2



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 18, 2017

Mr. Sean Lindaman
Clark / Azar & Associates, Inc.
20410 Century Blvd., Suite 230
Germantown, Maryland 20874

Re: **STORMWATER MANAGEMENT CONCEPT**
Request for Ashburton Elementary School
Classroom Addition
Preliminary Plan #: N/A
SM File #: 283213
Tract Size/Zone: 8.33 Ac. / RMH-200
Total Concept Area: 1.68 Ac.
Lots/Block: N/A
Parcel(s): 238
Watershed: Cabin John Creek

Dear Mr. Lindaman:

Based on a review by the Department of Permitting Services (DPS) Review Staff, the Stormwater Management Concept for the above-mentioned site is **conditionally acceptable**. The Stormwater Management Concept proposes to meet required stormwater management goals via 2 micro-bioretenion facilities and an underground infiltration trench.

The following items and conditions 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. The capacity of the downstream public storm drain system must be verified. A storm drain study must be submitted to the DPS Right-of-Way section for review and approval. As noted on the concept plan, modifications to the existing underground storage pipes or control structure is feasible if needed to provide additional 10-year control.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

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 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

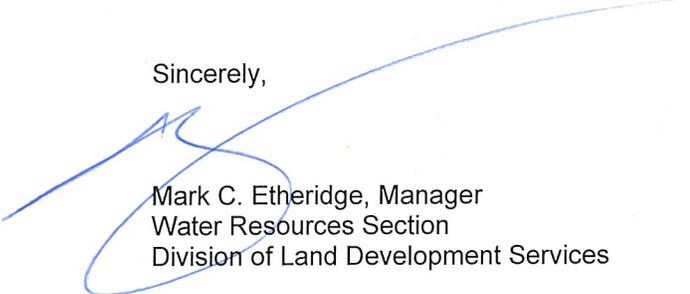
Attachment 2

Mr. Sean Lindaman
October 18, 2017
Page 2 of 2

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,



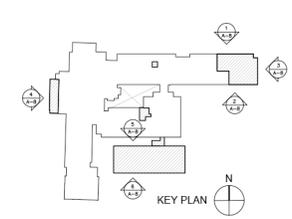
Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN283213 Ashburton ES.mjg

cc: SM File # 283213

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

Attachment 3



JK architects
+ ASSOCIATES
837-C RUSSELL AVENUE
GATHERSBURG, MARYLAND 20879
P: 301-632-2281

CIVIL/LANDSCAPING:
Clark, Azar & Associates, Inc.
2040 CENTURY BOULEVARD, #230
GERMANTOWN, MD 20874
P: 301-558-8100
F: 301-558-0010

STRUCTURAL:
Wolfman & Associates, P.C.
8720 GEORGIA AVENUE, #608
SILVER SPRING, MD 20910
P: 301-587-0262
F: 301-587-0470

MECHANICAL/PLUMBING/ELECTRICAL:
James Posey Associates, Inc.
3112 LOOD BALTIMORE DRIVE
BALTIMORE, MD 21244
P: 410-355-8100
F: 410-288-9820

PROJECT NAME:

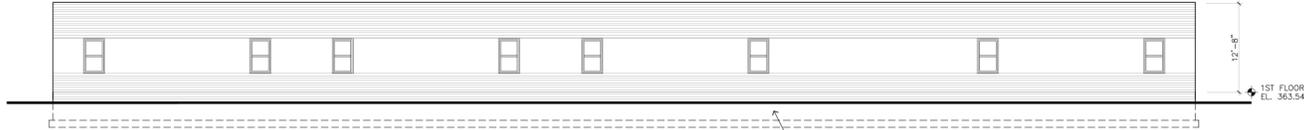
Montgomery County
Public Schools



ASHBURTON
ELEMENTARY SCHOOL
ADDITION
6344 LONG OAK DRIVE
BETHESDA, MD 20817

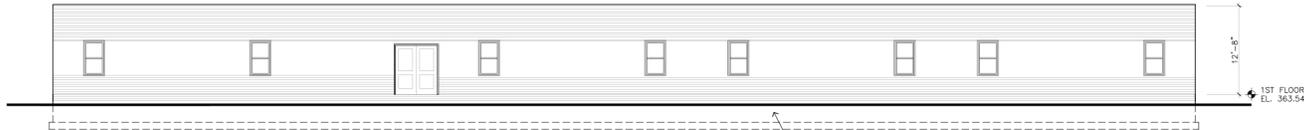
LEGEND:

- 1 CONC. FOOTING (SEE STRUCT. DWG.)
- 2 FACE BRICK
- 3 GLAZED TILE CMU
- 4 8"x8" FACE BRICK
- 5 12" SOLDIER BRICK (MATCH EXIST.)
- 5A 4" SLODIER BRICK (MATCH EXIST.)
- 6 ALUMINUM WINDOW
- 7 STANDING SEAM ALUM. COPING
- 8 LIGHTING FIXTURES (SEE ELEC. DWG.)
- 9 NEW DOOR AND FRAME
- 10 1" EXPANSION JOINT



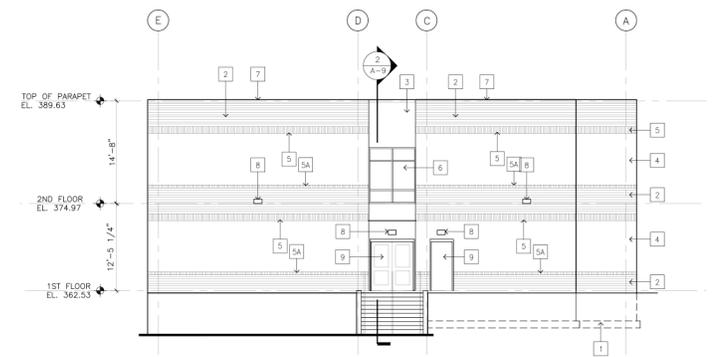
NOTE:
1. ALL WINDOWS TO BE 3'X5' SINGLE HUNG ALUM. WINDOWS (SEE SPEC)
2. EXTERIOR WALL FINISH TO BE "HARDIPANEL" VERTICAL SIDING (SEE SEPC)

6 PRE-FAB BUILDING SOUTH ELEVATION
A-B SCALE: 1/8" = 1'-0"

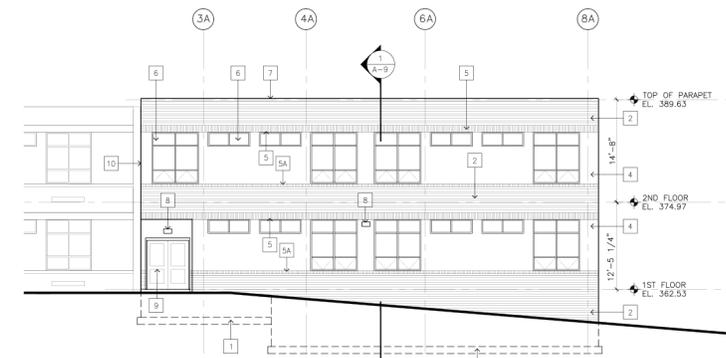


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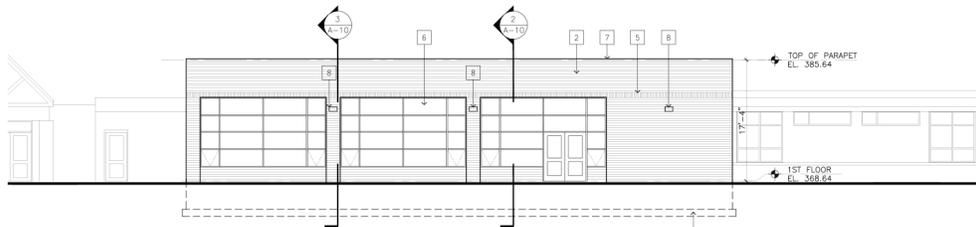
5 PRE-FAB BUILDING NORTH ELEVATION
A-B SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
A-B SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A-B SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION AT MULTI-PURPOSE ROOM
A-B SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
A-B SCALE: 1/8" = 1'-0"

REVISIONS:

DATE	DESCRIPTION

ISSUED FOR:

DATE	DESCRIPTION
07-18-17	15% SUBMISSION
09-11-17	65% SUBMISSION

PROJECT NO: 0317

SCALE: AS SHOWN

DRAWN BY: AA

CHECKED BY: JK

DATE: 09-11-17

SHEET TITLE:

PROPOSED ELEVATIONS

DRAWING NO:

A-8