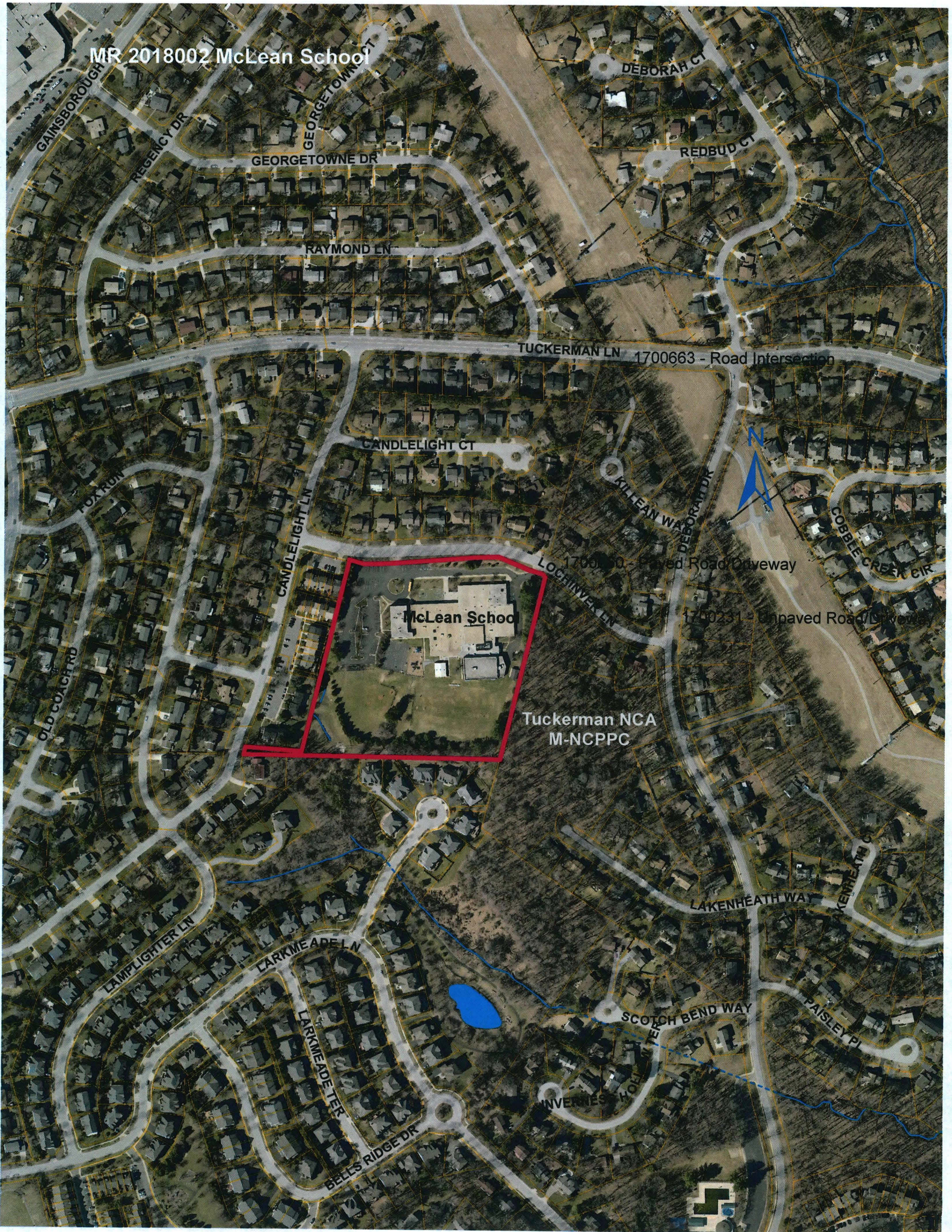


A. Plans and Drawings

Attachment-A



MR 2018002 McLean School



GEORGETOWNE DR

RAYMOND LN

TUCKERMAN LN 1700663 - Road Intersection

CANDLELIGHT CT

McLean School

Tuckerman NCA
M-NCPPC

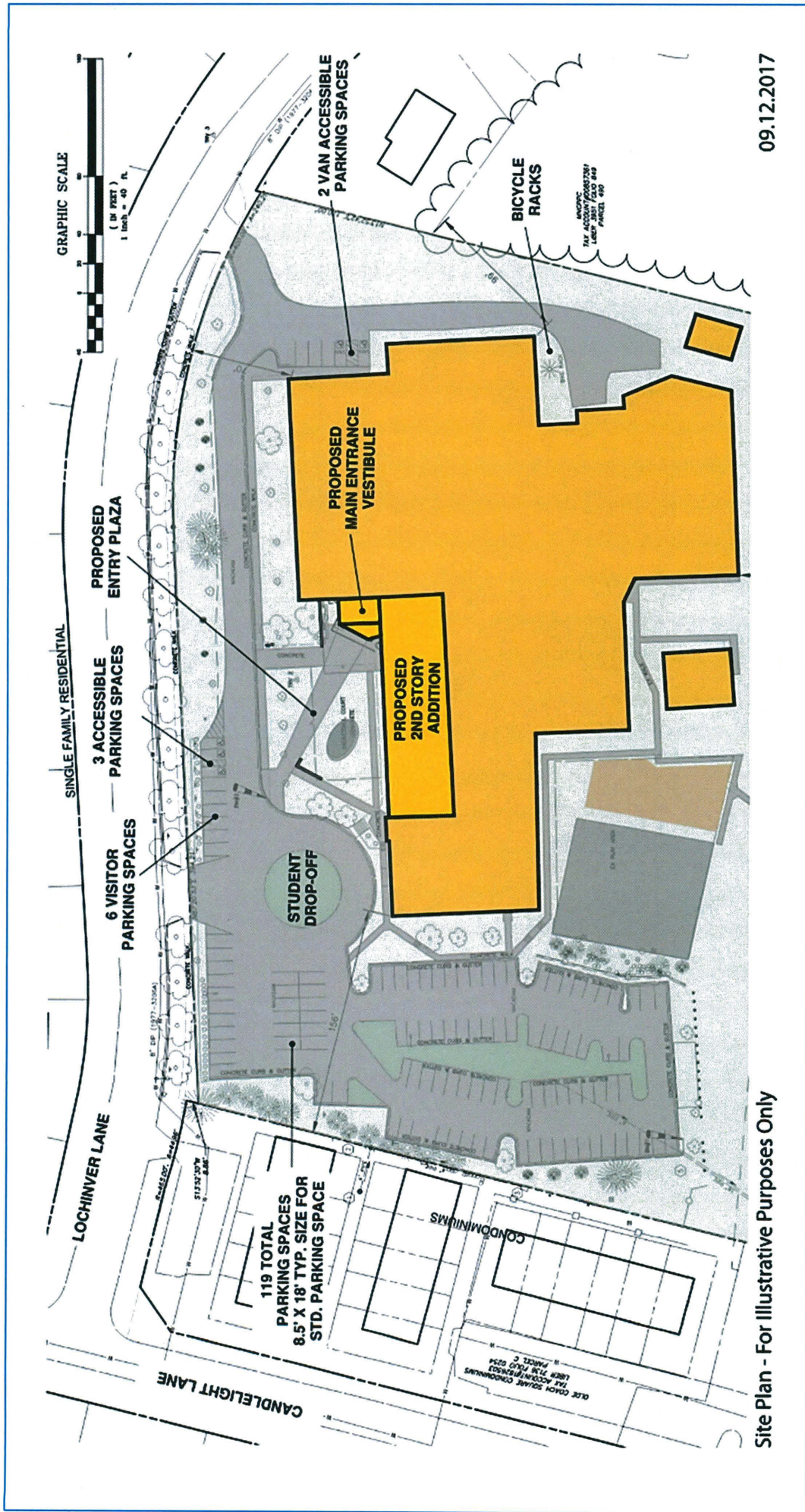
1700650 - Paved Road/Driveway

1700231 - Unpaved Road/Driveway

LAKENHEATH WAY

SCOTCH BEND WAY

INVERNESS



09.12.2017

Site Plan - For Illustrative Purposes Only

SECOND FLOOR ADDITION

SIDING SYSTEM

INSULATED WINDOW

EXISTING BUILDING

ENTRY CANOPY

ALUM STOREFRONT

SIDING SYSTEM

NORTH ELEVATION
1/8" = 1'-0"

FIBER CEMENT PANELS

INSULATED WINDOWS

EXISTING BUILDING

SOUTH ELEVATION SECOND FLOOR
1/8" = 1'-0"

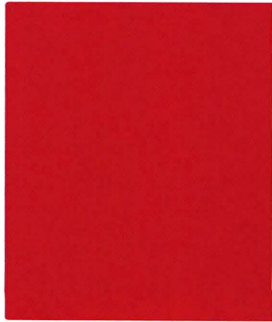


Proposed Entrance Vestibule & 2nd Story Addition - For Illustrative Purposes Only

09.12.2017

B. Referral Comments

Attachment-B





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

September 28, 2017

MEMORANDUM

TO: Elsabett Tesfaye, Planner Coordinator
Area 3 Division

FROM: Laura Hodgson, Transportation Planner Coordinator
Area 3 Division

SUBJECT: McLean School
Mandatory Referral Plan Number: MR2018002
Applicant: Board of Education, on behalf of the McLean School
Potomac Policy Area

This memorandum is transportation planning staff's review of the subject Mandatory Referral for building modernizations and a 7,500-square foot addition to the former Tuckerman Elementary School site located at 8224 Lochinver Lane in Potomac. The modernization and addition is intended to serve the existing programmatic needs of the McLean School without proposing any increase in the approved student enrollment capacity of 495 students.

FINDINGS

Staff finds that the proposed school modernization and addition does not need to be re-evaluated for Local Area Transportation Review (LATR) because the proposed enrollment with the addition will not exceed the 495-student cap recommended by the Planning Board as part of Mandatory Referral No. 99402-MCPS-1 in February 2000. Any mandatory referral submission for future school improvements at the subject school must include a traffic study if those improvements will increase the school's student core capacity beyond 495 students.

However, staff did review internal circulation, external circulation, and parking plans and found that some internal pedestrian circulation, external pedestrian circulation, bicycle, and parking elements were missing. Therefore, for adequate and safe circulation and to comply with Zoning Ordinance requirements for parking, staff makes the following findings:

1. Provide lead-in sidewalks and crosswalks from the public sidewalk across the drive aisle/parking lot to school sidewalks on both sides of the school (near both west and east vehicular entrances) to provide safe and adequate pedestrian access to the building for those walking to the school given the number of vehicles that circulate through the parking lot. Show these new facilities on the plans.
2. Request Montgomery County Department of Transportation construct sidewalks on nearby residential roadways including the remainder of Lochinver Lane and Candlelight Lane to provide safe routes to the school.

3. Provide the required number of handicap parking spaces and label these spaces on the plan. Based on the total number of parking spaces for the school, 5 handicap spaces need to be provided, at least one of which is van accessible.
4. Provide and show on the plan bicycle parking per the Zoning Ordinance (15 short-term and 3 long-term spaces).
5. Provide and show on the plan motorcycle parking spaces as specified in the Zoning Ordinance.

DISCUSSION

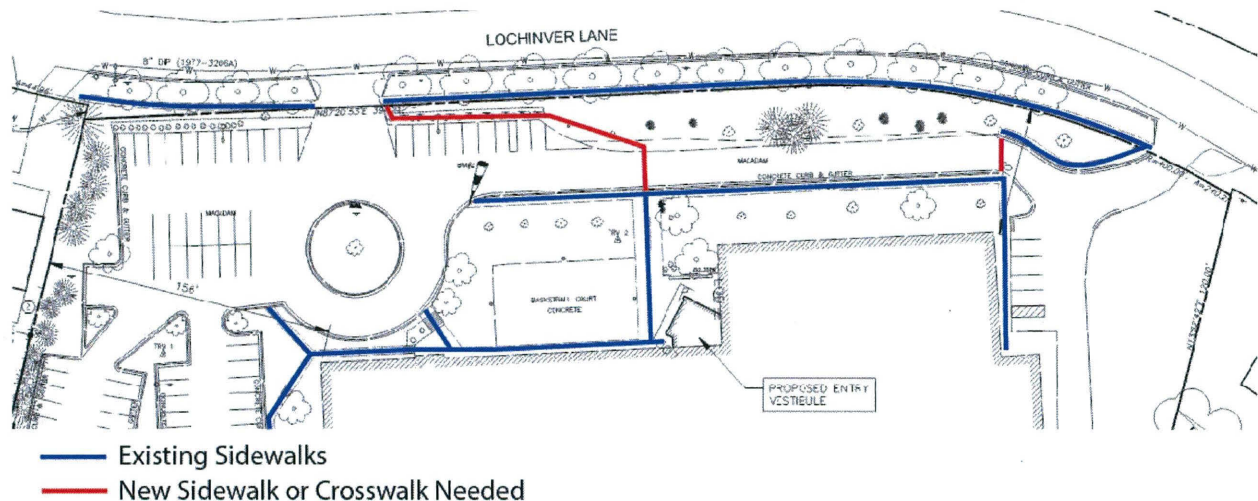
Master Plan of Highways and Bikeways

According to the *Potomac Master Plan*, none of the roads on which the school fronts or is adjacent to are classified, therefore they are Secondary or Tertiary Residential Streets. The McLean School fronts on Lochinver Lane, which has 70 feet of right-of-way, sufficient width for either a Secondary or Tertiary closed section roadway. Therefore, if this project was a subdivision, no dedication would be required.

The *Countywide Bikeways Functional Master Plan* designates no bike facilities on any of the adjacent roads (Candlelight Lane, Lochinver Lane, or Deborah Drive).

Pedestrian Circulation

Pedestrians walking to the school from the west must cross through the grass or the parking lot to get to the school's front entrance. They must also cross the main drive aisle. To ensure safe access for all students and reduce vehicular-pedestrian conflicts, a lead-in sidewalk should be added connecting the existing public sidewalk on Lochinver Lane near the west vehicle entrance to a point opposite or near the school sidewalk leading to the school entrance. Crosswalks should also be provided where pedestrians cross the vehicular drive aisle from the existing and future sidewalks to the school's sidewalk (see graphic below).



west side of Deborah Drive to the east of the school. The Applicant should request Montgomery County Department of Transportation complete missing sidewalks on these roads as part of the Capital Improvement Project (CIP) *Transportation Improvements For Schools (P509036)*. There appears to be adequate dedication on the remainder of Lochinver Lane and on the west side of Candlelight Lane for implementation of 5-foot wide sidewalks and tree panels.

Parking

The Applicant's submitted plans do not show any handicap parking spaces, bicycle parking, or motorcycle parking. The Applicant should provide these spaces and revise the plans to show the minimum number of parking spaces required for handicapped persons under the State law and the minimum number of bicycle parking spaces and motorcycle parking spaces required under the county's Zoning Ordinance.

Transportation Adequate Public Facilities Review

The McLean School will not exceed the 495-student enrollment cap with the project's additions, therefore the project will not generate any new trips above the school capacity cap. Therefore, for this project, the Local Area Transportation Review (LATR) test does not require submission of a traffic study.

8/18/2017

Environmental Guidelines

The project area does not contain any environmental buffers, streams, other sensitive features. The project is within the Cabin John Creek watershed, a USE I designation. The Countywide Stream Protection Strategy (CSPS) rates this water quality in this watershed as in fair condition.

Forest Conservation

The project is exempt from submission of a forest conservation plan. A forest conservation exemption (#42018005E) was granted under the provisions of Section 22A-5(t) as "for modifications to existing, non-residential developed property". The exemption was confirmed on July 14, 2017.

C. Supporting Documents

1. February 25, 2000 Planning Board Transmittal Letter for Mandatory Referral No. 99402-MCPS-1 to Superintendent of MCPS
2. Applicant's response on the status of the 2000 Planning Board recommendations
3. Other supporting documents

Attachment-C

Tesfaye, Elsabet

From: Daub, Janine (NIH/NIAID) [E] <daubj@niaid.nih.gov>
Sent: Friday, September 29, 2017 11:30 AM
To: MCP-Chair
Cc: Weaver, Richard; Tesfaye, Elsabet
Subject: McLean Expansion

Dear Mr. Anderson,

As a Montgomery County resident, I approve of the McLean School's plans for the proposed expansion. This school has been a transformative place for our daughter, Jaclyn. She has several learning differences, and a motor delay, all of which are addressed and well managed by our partnership with McLean.

We have been so fortunate to be a part of this school. It has enabled Jaclyn to thrive, and learn in an accepting, nurturing, and academically rigorous environment. We never have to wait for things to go wrong, before accommodations are made, like so many of our friends and colleagues in other schools.

In addition, the diversity of the school is remarkable! The opportunity for a student who is appropriate for this school can be pursued by families, regardless of their financial position. Tuition support is available by the generosity of parents, alumni, and those who have seen their children go on to succeed in all aspects of their lives. This is a school that provides a multitude of opportunities for kids on our county, and the surrounding areas.

The proposed expansion is desperately needed in order to accommodate the growing needs of this school, and our children. The population is soaring, and we need this project to go forward!

I want to thank you, personally, for taking the time to read this. On behalf of the school, and as a lifetime Montgomery County resident, your consideration is appreciated beyond words.

Respectfully,
Janine Daub



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760
(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

February 25, 2000

Dr. Jerry Weast, Superintendent
Montgomery County Public Schools
850 Hungerford Drive
Rockville, Maryland 20850-1747

Re: Mandatory Referral No. 99402-MCPS-1
The McLean School

Dear Dr. Weast:

At the regular meeting of the Planning Board on February 17 we reviewed the above referenced mandatory referral proposal for the McLean School of Maryland located at 8224 Lochinver Lane, Potomac, in the R-90 Zone. After discussion with representatives of the McLean School and the surrounding community, the Planning Board recognizes that the McLean School program is needed and valued; however, traffic conditions have been allowed to deteriorate and go unchecked. During the Planning Board discussions, we concentrated on establishing immediate measures to reduce the afternoon queue and on providing some meaningful way to relate the phasing of the site improvements to the Transportation Implementation Plan proposed by the School. The following recommended conditions are inclusive of those proffered by the McLean School representatives in order that an amelioration of the existing situation can take place within the balance of this school year.

The Planning Board recommends that this mandatory referral proposal be APPROVED subject to the following conditions:

1. Montgomery County Public Schools and its lessee, the McLean School of Maryland, Inc. shall make binding, through lease amendment, that McLean shall comply with the plans, drawings and floor plans submitted to the Planning Board and shall complete the renovation/additions in accordance with such plans.
2. No vehicles destined to the school are allowed to be stacked (queue) on off-site residential streets during afternoon pick-up. (Also see Condition 8)
3. The School shall implement a comprehensive traffic management plan in accordance with the phased-in Transportation Implementation Plan. The Traffic Management Plan, including the Transportation Implementation Plan, shall be a part of the lease agreement with the Montgomery County Public Schools (MCPS). The School shall include a clause

in the student enrollment contract stating that compliance with the transportation program is imperative. The inclusion of this clause in the enrollment contract will provide continuity of responsibility from the parents/students to the school to MCPS. The effectiveness of the school transportation management elements shall be monitored by the MCPS staff.

4. The School shall hire a full time transportation coordinator to organize and monitor the Transportation Implementation Plan.
5. The School shall operate an off-campus satellite staging program using a minimum of two sites on a continuing basis until the "cluster" busing program is effectively operating. In the event that an off-site staging area becomes unavailable at any time for any reason and if the carpool vehicles using that site cannot be accommodated at the remaining off-site staging areas, the busing program will immediately be extended to ensure that carpool vehicles do not queue up on Lochinver Lane or any other public street.
6. Buses, car pools, van pools and other transportation other than vehicles transporting just one student are to be encouraged. Overnight parking of buses shall be restricted to the storage trailer turnaround area; and no bus shall be parked in or along the neighboring residential streets.
7. The School shall commence a satellite busing program after spring break in the spring of 2000.
8. The School shall remove a minimum of 70 cars from the afternoon queue during the balance of the current school year. The School may continue negotiations of the lease with MCPS on the overall concept site plans, draw up plans and seek building permits. Construction of the first phase can commence as long as the satellite parking program has been implemented in the balance of the 1999/2000 school year and has removed, on a consistent basis, a minimum of 70 cars from the afternoon queue. The first stage of construction includes the reconfiguration of the parking lot, the east addition of four classrooms at the front or northeast side of the building, and the relocation of the modular classroom and storage shed.
9. The School shall work with MCPS to develop reporting requirements regarding achievement of the queue reduction of 70 vehicles.
10. The School shall form a "good neighbor" Council, with representatives of the School faculty, parents and the surrounding neighborhood. This standing committee shall meet regularly to discuss and monitor issues related to the school and the community. The School will send an annual report of compliance with the traffic mitigation plan to MCPS, Planning Board and the community.
11. The School shall cooperate with the Department of Public Works and Transportation (DPWT) regarding implementation of appropriate speed control measures and construction of sidewalk for the residential roadways that include Lochinver Lane, Deborah Drive, and Candlelight Lane.

Dr. Jerry Weast, MCPS Superintendent
February 25, 2000, MR99402-MCPS-1
Page three

12. The School shall work with Cabin John Shopping Center or other satellite areas to provide parking for school special events.
13. The School shall comply with Department of Permitting Services requirements for stormwater management and sediment control.
14. Any increase in students above the 495 maximum enrollment shall be subject to further mandatory referral.
15. The number of McLean student drivers shall be limited to eighteen (18) during regular school hours. All McLean student drivers will be required to park on campus.
16. The school shall control weekend access at the east driveway with a chain barrier and all vehicles shall be directed to the main entrance on weekends.
17. Interagency Coordinating Board (ICB) should begin permitting McLean field for youth games or practices as they do for other closed schools.
18. The athletic fields will not be used for high school interscholastic varsity competition.
19. Any spectator seating or benches for the athletic field should be situated on the north side of the field adjacent to the buildings.
20. Tree retention shall be maximized along the edges of the property that abut residential development.
21. The 21-inch oak tree shall be preserved.
22. The proposed storage shed shall be relocated in accordance with the revised plans to minimize the impact of grading on the roots of adjacent trees.
23. The dumpster shall be enclosed and screened, following its relocation. Daily trash pick up shall continue.

If we can be of any service to you, please call Callum Murray, the Potomac Team Leader, at 301-495-4733. Thank you for providing the necessary information to make this mandatory referral review possible.

Sincerely,

William H. Hussmann / GAP

William H. Hussmann
Chairman

WHH:CIM:ha: g:\murray\MCP2.wpd

cc: Richard G. Hawes, MCPS
Callum Murray, M-NCPPC
Patrick Hanehan, MCPS
Darlene Pierro, McLean School
Stephen J. Orens, McLean School
Timothy Dugan, McLean School

Tesfaye, Elsabet

From: Silber, Stacy P. <spsilber@lercheearly.com>
Sent: Tuesday, August 29, 2017 6:50 PM
To: Tesfaye, Elsabet; Hodgson, Laura
Cc: Jeffrey Berman (jberman@mcleanschool.org)
Subject: McLean School - Mandatory Referral

Dear Elsabet,

On February 25, 2000, the Planning Board made recommendations on a Mandatory Referral for McLean's proposed construction, which has since been Permitted and built. As noted, the proposed addition, which is the subject of the current Mandatory Referral at issue, has no impact on the prior approval, because McLean is not asking for a change to the approved enrollment cap.

Per your request, McLean has reviewed the February 2000 Mandatory Referral recommendations, and provides the following feedback:

- 1) As far as the School is aware, the addition of the Upper School wing complied with the plans, floor plans, and drawings submitted to the Planning Board. The Department of Permitting Services issued building permits for the construction, and such construction was completed in 2001.
- 2) The transportation management plan was put in place following the 2000 recommendations and has eliminated any queue on off-site residential streets during the afternoon pick-up.
- 3) The transportation management plan was conducted and a clause now exists in McLean's enrollment contract requiring parents to comply with that plan.
- 4) As the transportation management plan has been in effect for over 15 years, the School no longer needs a full time employee to coordinate this work. However, two members of the School's Senior Administration Team are responsible for its implementation, under the direction of the Head of School.
- 5) The School operates a minimum of two, off-site locations on a continuing basis.
- 6) The School's transportation policy requires its students be bussed to school, with limited exceptions to accommodate particular student needs. The School's two mini-buses are parked off to the side of the building, and no busses are parked in or along the neighboring residential streets.
- 7) This remains in effect, see answer to #5 above.
- 8) The School removed vehicles from the afternoon queue, and the queue does not extend onto Lochinver Lane.
- 9) This was completed, and as noted, the queue is completely on-site, and thus does not extend onto Lochinver Lane.
- 10) The "good neighbor" council was formed when the lease was signed. However, once the transportation system was put in place, the neighborhood associations no longer saw the need for it and it stopped its regular meetings. The School continues to be responsive to neighbor questions as they arise.

- 11) The School continues to remain willing to cooperate with the Department of Transportation.
- 12) The School has made arrangements with Cabin John Shopping Center when special events occur.
- 13) The School complied with the Department of Permitting Services requirements for stormwater management and sediment control for the previously approved development.
- 14) The School is not requesting an increase in the 495 student enrollment cap.
- 15) The School continues to limit the number of student drivers to less than 18 during regular school hours. All other McLean student drivers are required to park at a satellite lot, and take the bus to school. This requirement is included in the Upper School Parent-Student Handbook.
- 16) The School does not have a chain barrier on the east driveway entrance because neighbors, over the years, have requested full access to the rear of the property. The School has not received any complaints to this.
- 17) The Interagency Coordinating Board (ICB) continues to be welcome to permit use of Mclean's fields, when McLean is not using them, as they do for other closed school sites.
- 18) McLean rents other fields for most of its high school athletic competitions. The School has not received any complaints regarding the use of its fields.
- 19) The School uses temporary bleachers for spectator seating at its athletic competitions. The School has not received any complaints regarding the placement of its bleachers.
- 20) The School continues to maximize tree retention along the edges of the property that abut residential development.
- 21) We are unclear to what tree this is referring.
- 22) The shed was relocated as requested.
- 23) The dumpster is enclosed and screened. Daily trash pick-up continues.

Regards,

Stacy P. Silber, Attorney
Lerch, Early & Brewer, Chtd. *rise to every challenge*
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T 301-841-3833 F 301-347-1767 | Main 301-986-1300
spsilber@lercheearly.com | [Bio](#)

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WELLS + ASSOCIATES

June 8, 2017

Ms. Laura Hodgson
Planning Coordinator
Area 3 Division, Montgomery County Planning
Department, M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Traffic Statement
McLean School;
Potomac, Maryland

Dear Ms. Hodgson:

This letter provides a traffic statement for a Mandatory Referral application for McLean School. McLean School is located on the south side of Lochinver Lane, east of Candlelight Lane. Access is provided from Lochinver Lane.

McLean School proposes a 7,500 SF expansion to the second floor to add 3 classrooms and a meeting room. There will be no adjustments to enrollment as a result of the expansion and therefore no new trips will be generated. The enrollment cap will remain at 495 students. Thus the Mandatory Referral is exempt from Local Area Transportation Review.

If you have any questions or require clarification during your review, please call me at (301) 971-3416 or email me at clkabatt@mjwells.com.

Sincerely,

Christopher L. Kabatt, P.E.
Principal Associate