






Col. E. Brooke Lee Middle School, Mandatory Referral, MR 2020007

-  Nkosi Yearwood, Planner Coordinator, Area 2, nkosi.yearwood@montgomeryplanning.org, 301-495-1332
-  Patrick Butler, Supervisor, Area 2, patrick.butler@montgomeryplanning.org, 301-495-4561
-  Carrie Sanders, Division Chief, Area 2, carrie.sanders@montgomeryplanning.org, 301-495-4653

Completed: 12/24/2019

Description

Mandatory Referral for the construction of a new Col. E. Brooke Lee Middle School, to replace the existing school that was built in 1966, with a new 178,000 square foot facility to allow for an enrollment capacity of up to 1,200 students.

Location: 11880 Monticello Avenue.

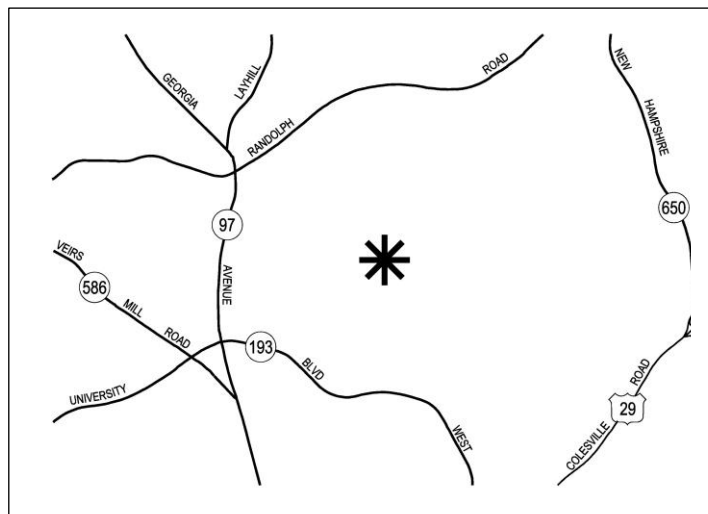
Zone: R-90.

Master Plan: 2001 *Kemp Mill Master Plan* area.

Size: 16.45 acres.

Application Accepted: November 13, 2019.

Applicant: Montgomery County Public Schools (MCPS).



Summary

- Staff recommends approval to transmit comments to MCPS.
- The school is located within the Northwood Cluster – part of the Downcounty Consortium, and the proposed middle school will replace the existing school, constructed in 1966, with a new school and allow for an enrollment capacity of up to 1,200 students.
- Staff recommends that MCPS provide and improve pedestrian connections to the proposed athletic amenities and the adjacent Wheaton Regional Park facilities.
- The proposal is subject to Chapter 22A, the Forest Conservation Law and requires a Forest Conservation Plan, which is covered in a separate report.

RECOMMENDATION

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

- Provide a sidewalk connection, south of the proposed basketball courts, that provides a direct connection to Wheaton Regional Park from Monticello Avenue.
- The applicant must obtain a Parks Department Construction Permit for any construction that impacts Wheaton Regional Park.
- The applicant will construct two trail connections from the middle school to the Wheaton Regional Trail system.
- All proposed athletic fields must be constructed to Montgomery Parks' standards and specifications.
- Prior to construction, MCPS must receive a Final Forest Conservation Plan from the Planning Board.
- The applicant must receive a Stormwater Concept Plan approval from the Department of Permitting Services (DPS).

INTRODUCTION

This report consists of staff review of the Mandatory Referral for the proposed construction and replacement of a new Col. E. Brooke Lee Middle School and associated athletic fields, tennis courts, basketball courts, parking lots and bus loop. The Planning Board action on a Mandatory Referral is advisory.

Site Description

Col. E. Brooke Lee Middle School occupies a 16.45-acre property located at 11880 Monticello Avenue ("Property" or "Subject Property"). The middle school is located immediately west of the Kemp Mill Farms neighborhood of single-family detached homes, abuts the Saint Andrew Apostle Catholic School and Church to the south, and abuts the Wheaton Regional Park to the north and west. The middle school's frontage and access is on Monticello Avenue.



Figure 1: Site and Vicinity

Project Description

MCPS proposes to construct a new Col. E. Brooke Lee Middle School to replace the existing middle school, which was built in 1966. The new middle school will accommodate 1,008 students, and the overall new plan could bring the enrollment capacity up to 1,200 students between grades six to eight. Brooke Lee Middle School is in the Downcounty Consortium, and the new school will address current enrollment deficits. Construction for the new school is anticipated to begin by spring 2020.

Key features of the new school are the following:

- A multi-level building that is 178,000 square feet in size.
- Several athletic play areas, including a soccer field with softball overlay, tennis courts and basketball courts.
- New bus parking and student drop off areas, including a special education bus loop.
- Reduction of curb cuts from four (4) existing, to two (2) for ingress and egress.
- Reconstruction will comply with MCPS's 2014 Environmental Sustainability Management Plan.

The new school building will be built on an existing athletic field on the southwest portion of the 16.45-acre property. The existing school, which is on the northeastern portion of the property, will be retained until the new school is built.

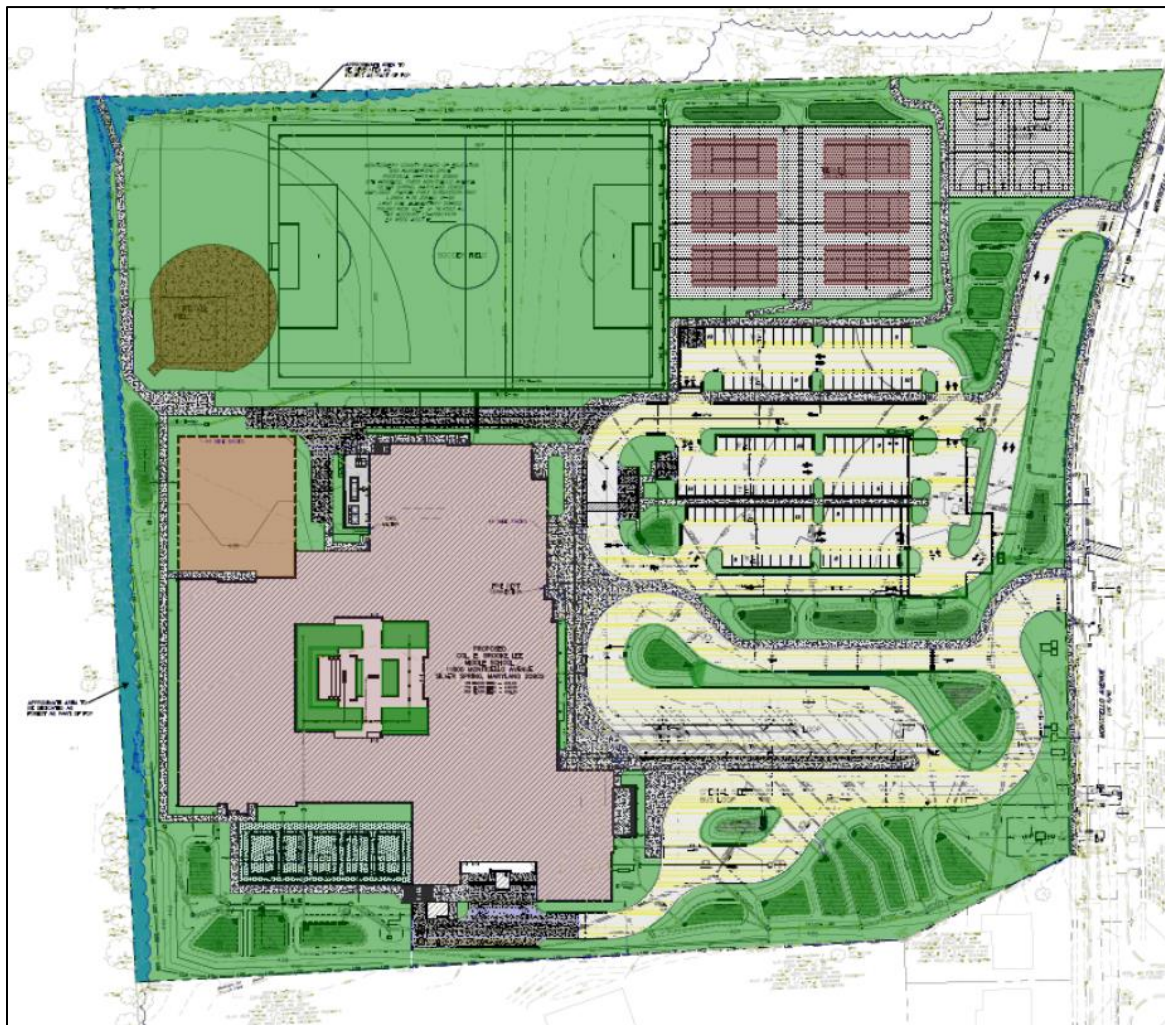


Figure 2: Proposed Site Plan for the new Col. E. Brooke Lee Middle School

Building

The proposed building, which will be three levels along Monticello Avenue and two levels in the rear, will be constructed with a variety of materials, including brick, metal panels and other materials. The building will be designed to meet the Green Globes for new construction standards, which is part of the Green Building Initiative's (GBI) programs.

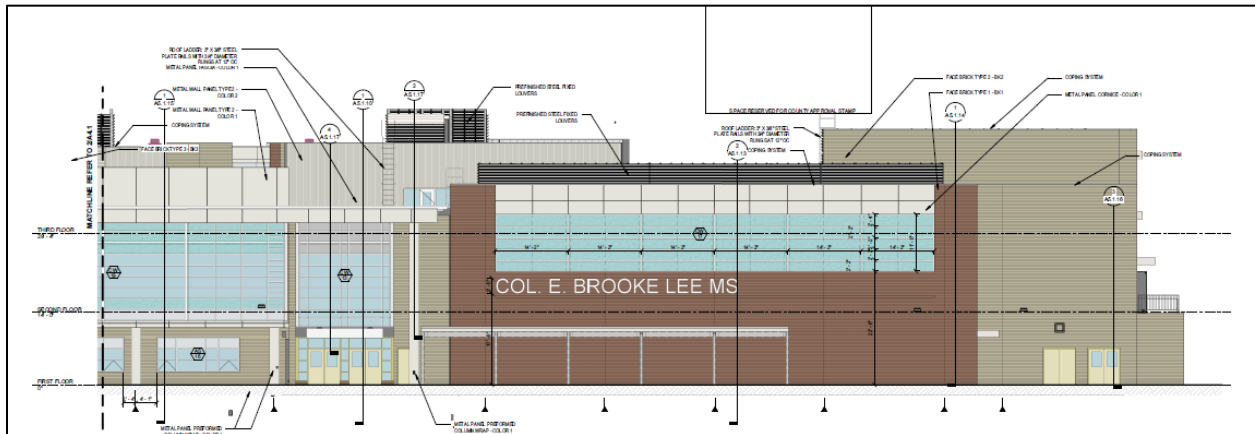


Figure 3: Proposed east façade for the new Col. E. Brooke Lee Middle School

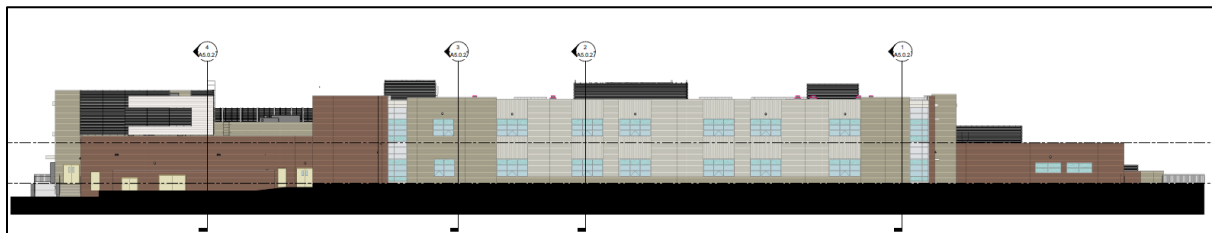


Figure 4: Proposed west façade for the new Col. E. Brooke Lee Middle School

Landscape and Lighting

The submitted lighting plan illustrates lighting throughout the parking areas, as well as on different portions of the building. No special lights are proposed for the athletic fields. None of the proposed lights will impact adjacent rights-of-way or properties.

New ornamental and evergreen trees, as well as shrubs, are proposed throughout the property, including in the parking areas and adjacent to Wheaton Regional Park and St. Andrew Church.

ANALYSIS

Development Standards

E. Brooke Lee Middle School property is in the R-90 Zone. Public schools, as a publicly owned or publicly operated uses are permitted uses in the zone. The proposed new school is consistent with the development standards of the zone, including building coverage and setbacks.

Master Plan Conformance

Col. E. Brooke Lee Middle School is within the Kemp Mill Master Plan area. The Master Plan recognized the existing of the middle school, but it did not make any specific recommendations for this property . A

master plan goal is to provide “linkages to access local facilities and institutions safely and efficiently” (p.49). As proposed, the new middle school will provide two pedestrian connections to the existing trail network at Wheaton Regional Park.

Parkland

Parks Department staff has reviewed this Mandatory Referral and their recommendations are incorporated into this report. Parks staff expressed concerns about the reduction in the number of athletic fields, from two to one. The new school will have a soccer field with a softball field overlay. Based on the 2017 *Park, Recreation and Open Space Master Plan (PROS)*, the Kemp Mill area has a high demand for rectangle sports fields. If the design cannot accommodate two fields, MCPS could invest in upgrades to a nearby public field to mitigate the loss of one middle school field in this area and the additional pressure that it would place upon the nearby athletic field resources. Montgomery Parks currently maintains the athletic fields at this middle school and is anticipated to maintain the fields at the new school.

The new school design has been modified to address some of the Parks Department concerns, including along the northern and western segments of the property where the proposed setbacks significantly preserve parkland natural resources.

MCPS will construct two new trail connections from the school site to the existing Wheaton Regional Trail network. This connection is illustrated below, and it will implement a portion of the Kemp Mill Master Plan bikeway recommendation.

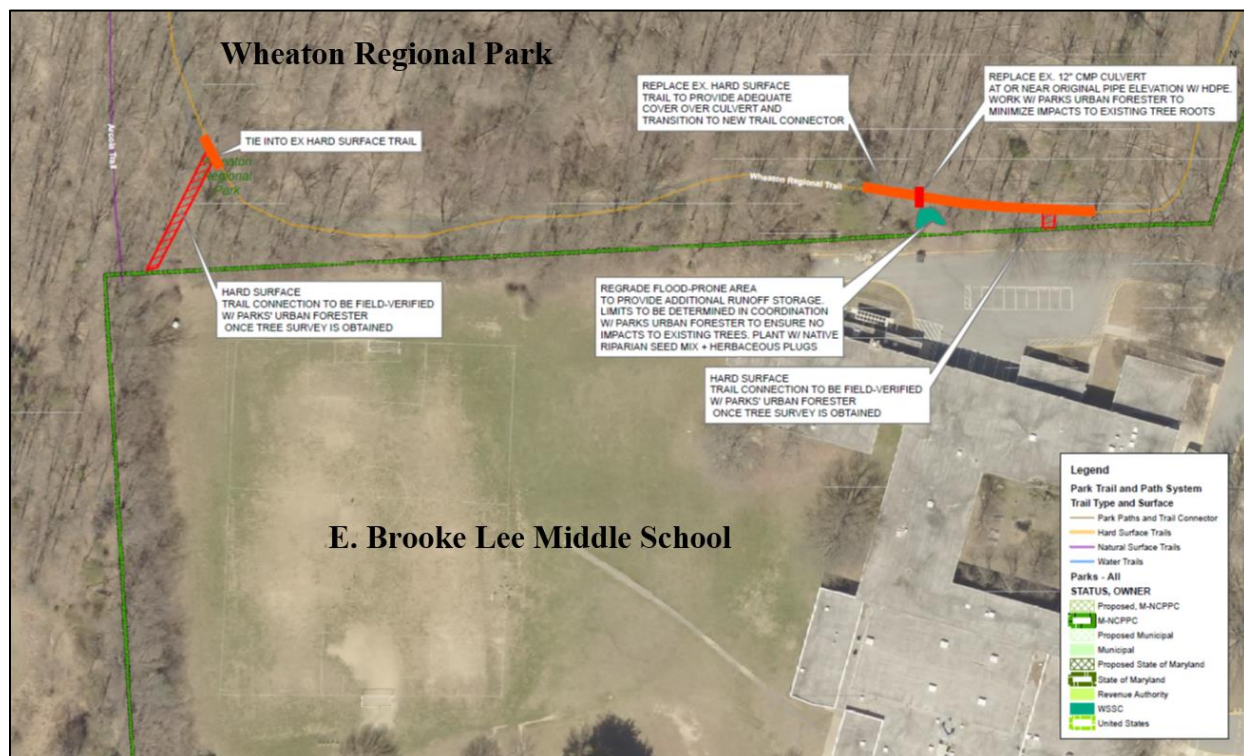


Figure 5: Proposed Pedestrian Improvements/Connections to Wheaton Regional Park

If any future design alterations result in impacts to adjacent forest resources, Parks will require that trees removed be replaced on an inch per inch basis or at a rate of \$100/inch. Impacted trees will be

calculated at a rate of half their Diameter at Breast Height (DBH) for replacement. For safety reasons, any hazardous trees identified on park property adjacent to the proposed building location will need to be removed before construction is complete.

Through approval of the Park Department's construction permit, Parks staff will address the following issues as the school development moves forward:

- Any trees along the park boundary between the school and Wheaton Regional Park, which are impacted by construction grading or access, as determined by the Parks Arborist, will be removed and mitigated onsite.
- MCPS should continue to work with the Parks Department to minimize impacts to existing park resources and enhance connectivity between the two sites.
- Hard surface trail connections to Wheaton Regional Trail will be designed and permitted by the Parks Department and constructed by MCPS prior to the school completion.
 - The trail connection will include new trail segments, smooth transitions into the existing trail network, a trail culvert replacement, and minor grading to accommodate site runoff onto parkland.
- Design efforts should strive to minimize storm water runoff onto adjacent parkland.

TRANSPORTATION

Local Area Transportation Review

A Local Area Transportation Review (LATR) study was conducted for the proposed new school, including five intersections in the site's vicinity. The school is in the Kensington/Wheaton policy area, per the Subdivision Staging Policy (SSP), and is within the Orange category that follows both the Highway Capacity Manual (HCM) and Critical Lane Volume (CLV) procedures.

Existing morning and afternoon volumes are within the HCM and LATR standards for the policy area. However, the intersection at Kemp Mill Road and Monticello Avenue is projected to exceed the HCM morning peak hour standard with the new development. A partial signal warrant analysis was conducted for this intersection that determined that the proposed project would not warrant a signal at this intersection nor an exclusive right turn lane on Monticello Avenue.

The peak demands at this intersection are limited to approximately 15-20 minutes of both morning and afternoon peak periods. A crossing guard provides traffic control during peak portions at this intersection; therefore, the project delay is likely to be less than projected. Montgomery County Department of Transportation (MCDOT) will monitor the intersection at Kemp Mill Road and Monticello Avenue after the new school is built and determine if any changes are necessary.

Access

Currently, there are four access points from Monticello Avenue to the existing school, which will be consolidated into two entrances for the new school. Full movement access at Brentwood Lane will provide parent drop-off and parking areas. The bus loop and special needs bus loop are located adjacent to the parent drop-off area and are aligned with Annmore Drive. Monticello Avenue is a two-lane undivided roadway with sidewalks on both sides of the street. It is classified as a Primary Residential street (P-1) in the Master Plan.

Pedestrian and Vehicular Circulation

All vehicular improvements are internal to the property. Bus drop-off and parking areas will be separated from staff and visitor parking areas. New sidewalks will be installed along Monticello Avenue. A loading area is located at the southern end of the building with access through the special needs drop off area. Two lead-in sidewalks will extend from Brentwood Lane and Annmore Drive, respectively. Two additional sidewalks will connect to the existing Wheaton Regional Park trail network.

Parking

The new school will have 137 parking spaces, including staff and visitor parking spaces.

ENVIRONMENT

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420191390) on April 17, 2019. There are steep slopes present, but no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, known habitats of rare, threatened and endangered species, historic resources, or erodible soils on the site. The site contains 115 trees that are greater than 24" diameter at breast height (DBH). The proposed project complies with the Environmental Guidelines.

Forest Conservation

Forest conservation issues are covered in a separate regulatory Staff Report to the Planning Board. A Final Forest Conservation Plan will be approved by the Planning Board. This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Preliminary Forest Conservation Plan (PFCP) proposes to disturb the root zones of 25 specimen trees, of which 13 trees will be removed. Due to impacts to the critical root zone (CRZ) and proposed curb renovation, three (3) specimen trees have been identified for removal, but with the intention to save and will be determined at final engineering. A total of 0.03 acres of forest is proposed to be cleared, 0.31 acres of forest is proposed to be retained, and a total of 2.23 acres of forest is required for reforestation and afforestation. MCPS intends to satisfy the planting requirement of 2.23 acres by the purchase of credits in an off-site forest bank.

Stormwater Management

As of the date of this report, the Department of Permitting Services (DPS) has not approved a stormwater management concept plan for the development. Based on preliminary stormwater management concept plans, stormwater management will be implemented through an environmental site design (ESD) plan that includes landscape infiltration and micro-bioretenention facilities. Currently, stormwater runoff is not treated onsite; therefore, these improvements are expected to provide significant environmental benefits to stormwater runoff.

Parks staff observes that the plan increases the amount of onsite impervious area, and MCPS should identify ways to eliminate unnecessary impervious surfaces, particularly where it drains onto parkland. MCPS indicates that uncontrolled runoff from existing impervious surfaces along the northeast corner of the Property has eroded a channel through Wheaton Regional Park and the Wheaton Biodiversity Area. This channel crossing under the trail is deteriorating in its current state. It frequently spills over during larger rain events, creating challenges for the hard-surface trail users that utilize the trail and additional maintenance requirements. The Parks Department will partner with MCPS to incorporate improvements to this drainage channel and replacement of the culvert beneath the trail.

COMMUNITY OUTREACH

Montgomery County Public Schools held three prior public meetings for the proposed new school. On March 12, 2019, the Board of Education received a schematic design presentation. The Planning Department also notified local civic and homeowners associations, and other interested parties, of this proposal. As of the date of this report, Staff has received any correspondence on the proposed development.

CONCLUSION

Staff recommends approval of this Mandatory Referral with the comment noted at the beginning of this memorandum.

Attachments

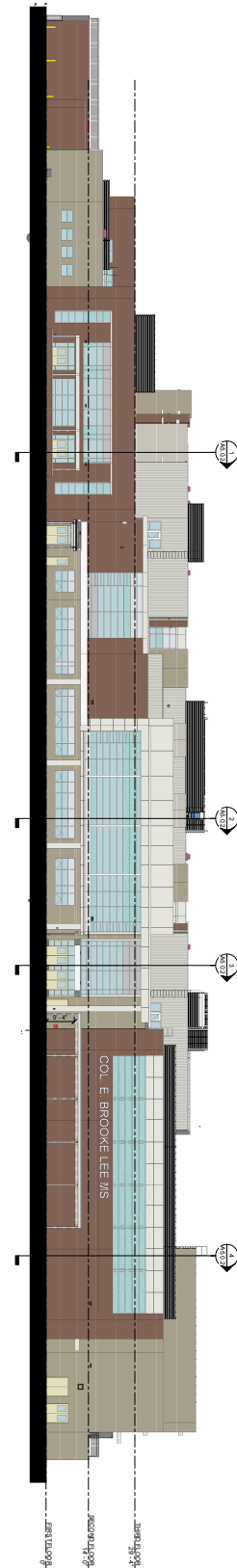
1. Site Plan
2. Proposed Elevations



10/30/2019 4:23:40 PM



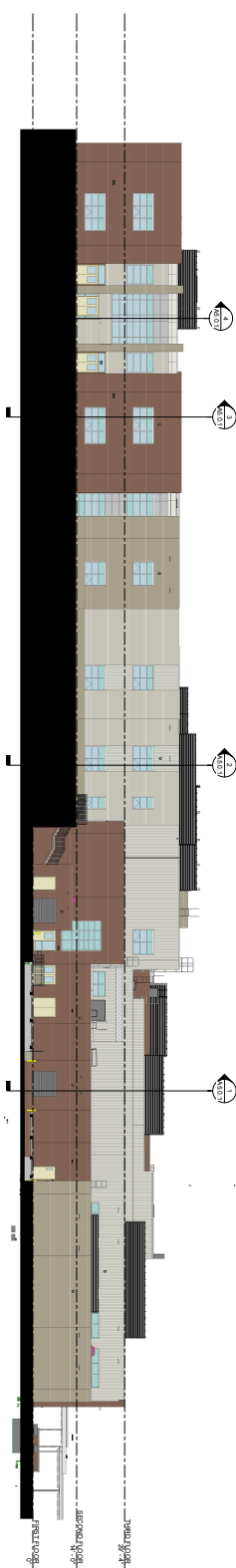
OVERALL EAST ELEVATION



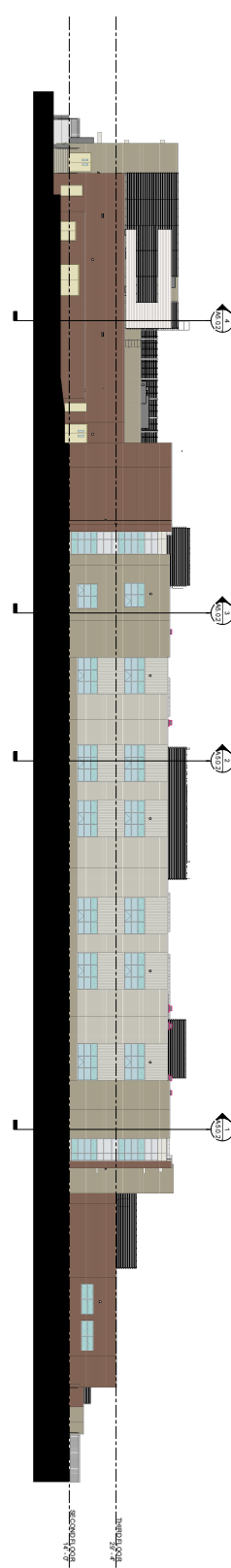
BRIDGE REPAIR AND DRAINAGE IMPROVEMENTS

COL. E. BROOKE LEE MS

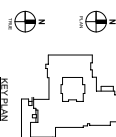
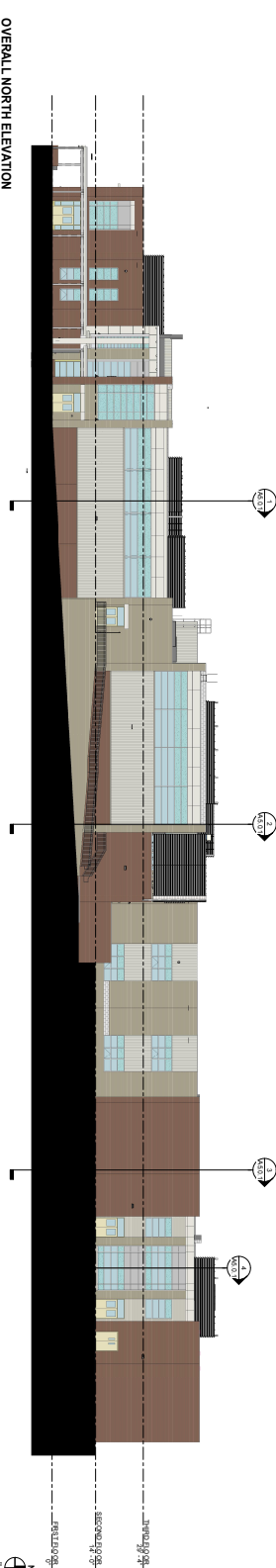
OVERALL SOUTH ELEVATION



OVERALL WEST ELEVATION



OVERALL NORTH ELEVATION



Col. E. Brooke Lee MS Addition/Upgrade

Montgomery County Public Schools
11800 Monticello Ave, Silver Spring MD 20902



PROGRESS
PRINT NOT
FOR
CONSTRUCTION

65% CD Drawings

MOSELEYARCHITECTS

50 WEST MARKET STREET HARRISONBURG,
PHONE (540) 434-1346 FAX (540)
MOSELEYARCHITECTS.COM

A4.0

OVERALL BUILDING
ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/30/2019	ISSUED FOR PERMIT
2	11/15/2019	REVISED FOR CONSTRUCTION
3	12/10/2019	REVISED FOR CONSTRUCTION
4	12/10/2019	REVISED FOR CONSTRUCTION
5	12/10/2019	REVISED FOR CONSTRUCTION
6	12/10/2019	REVISED FOR CONSTRUCTION
7	12/10/2019	REVISED FOR CONSTRUCTION
8	12/10/2019	REVISED FOR CONSTRUCTION
9	12/10/2019	REVISED FOR CONSTRUCTION
10	12/10/2019	REVISED FOR CONSTRUCTION