




**John F. Kennedy High School**  
**A. Mandatory Referral, MR2020010**

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**Description**

Mandatory Referral for the construction of a new three-story, addition to John F. Kennedy High School, which will include eight standard classrooms, one drama classroom, a special education suite, two science labs, a technology suite, a multipurpose lab, a medical careers academy, a school store, and offices. The 17,000-square foot facility will allow for an additional 429 students for an enrollment capacity of up to 2,221 students.

Location: 1901 Randolph Road, Silver Spring.

Zone: R-90.

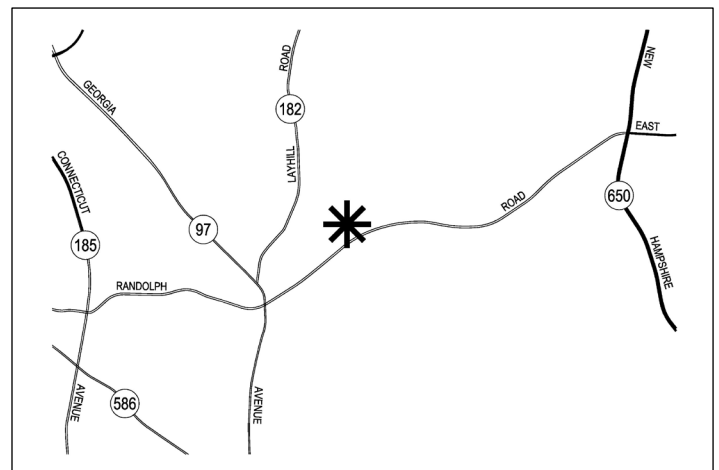
Master Plan: 1989 *Communities of Kensington-Wheaton Master Plan* area.

Size: 29.09 acres

Application Accepted: December 5, 2019.

Applicant: Montgomery County Public Schools

**Completed: 1/17/2020**



**Summary**

- Staff recommends approval to transmit comments to MCPS.
- The school is part of the Downcounty Consortium, and the proposed addition allows for an additional enrollment capacity of 429 students, for a total enrollment capacity of up to 2,221 students.
- Contingent on funding through the Montgomery County Department of Health and Human Services, a School Based Wellness Center will be included as an alternate for the project, which would serve students and their families.
- Staff recommends that MCPS construct a sidepath on Randolph Road and on Middlevale Lane in conformance with the *Bicycle Master Plan* recommendations.
- The proposal is subject to Chapter 22A, the Forest Conservation Law and requires a Forest Conservation Plan, which is covered in a separate report.

- Prior to Use and Occupancy of the addition, the Applicant must install a partial traffic signal at entrance from Randolph Road.
- If the Montgomery County Parks Department is to maintain the athletic fields, the athletic fields must be constructed to Montgomery Parks' standards and specifications, including artificial turf manufacturers.
- Make clear architectural delineations between the base, middle and top to this addition.
- Prior to construction, MCPS must receive a Final Forest Conservation Plan from the Planning Board.
- Prior to construction, 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 of an addition to the John F. Kennedy High School and associated athletic fields, tennis courts, parking lots and sidewalks. The Planning Board action on a Mandatory Referral is advisory.

### **Site Description**

John F. Kennedy High School occupies a 29.09-acre property located at 1901 Randolph Road, Silver Spring, Maryland 20902 ("Property" or "Subject Property"). The Subject Property currently consists of a high school building, athletic fields, basketball courts, tennis courts, and associated parking. Vehicle access to the building is from two existing access points - one on Randolph Road, east of Middlevale Lane, and the second on Middlevale Lane, opposite of Middlevale Terrace, north of Randolph Road. The Property is zoned R-90 and is surrounded immediately by predominately single-family detached residential uses, also within the R-90 zone. Generally, the Subject Property is near the Glenallan Elementary School, Glenmont Metro Station, and the Glenmont Shopping Center to the southwest, Wheaton Regional Park to the south, the Montgomery County Public Schools bus depot to the southeast, and the Tivoli Subdivision to the north.



Figure 1: Site Vicinity (Subject Property outlined in red)

### Project Description

MCPS proposes to construct a new addition to John F. Kennedy High School which will add eight standard classrooms, one drama classroom, a special education suite, two science labs, a technology suite, a multipurpose lab, a medical careers academy, a school store, staff offices, administration offices and building services facilities. Contingent on funding through the Montgomery County Department of Health and Human Services, a School Based Wellness Center will be included as an alternate for the project, which would serve students and their families. The addition will accommodate an additional 429 students, which would bring the enrollment capacity up to 2,221 students. John F. Kennedy High School is in the Downcounty Consortium, and the new addition will alleviate overutilization. Construction of the addition is anticipated to be completed by summer of 2022.

Key features of the addition are the following:

- A three-story addition that is 17,000 square feet in size.
- Replacement of the existing natural grass stadium field with an artificial turf.
- Reconfiguration of bus and student drop off areas and new bus canopy.
- Designed in compliance with MCPS's 2014 Environmental Sustainability Management Plan and will implement the International Green Construction Code (IgCC).
- The addition will be built on the southwest corner of the 29.09-acre Property, adjacent to the existing school. The existing school building will remain.

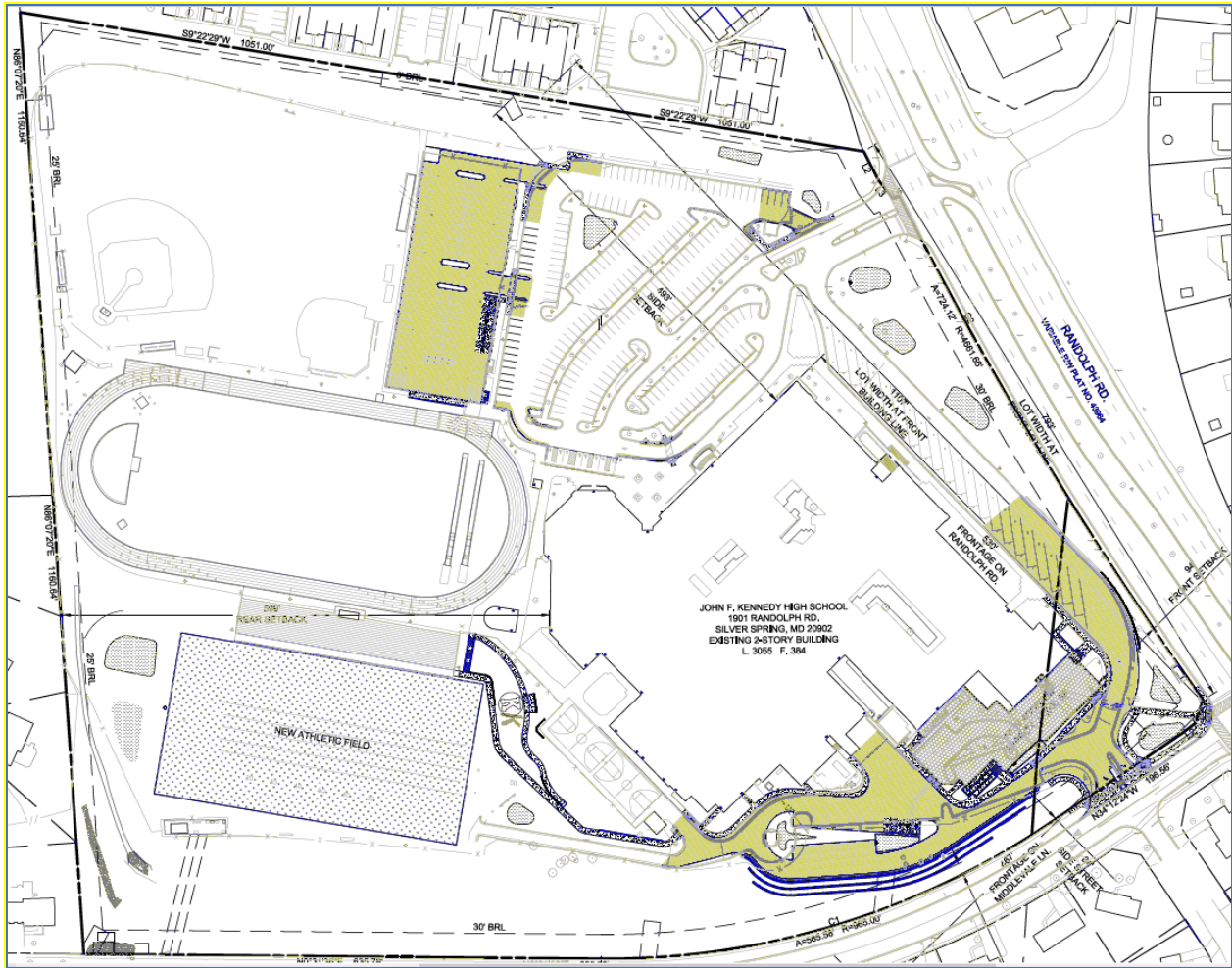


Figure 2: Site Plan

### Building

The proposed building, which will be three levels along Middlevale Lane, is steel framed with a masonry façade. The proposed addition does not make clear delineations between the base, middle and top of the building, adjusting window orientation and adding a cornice could help break up the mass of the building.

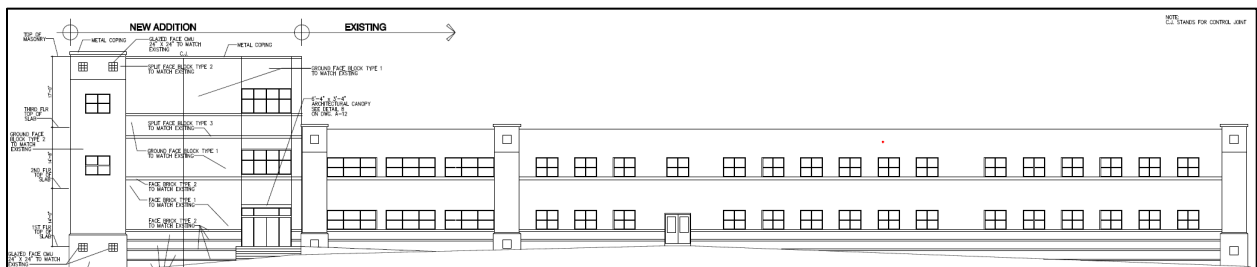


Figure 3: Proposed southeast façade for the John F. Kennedy High School

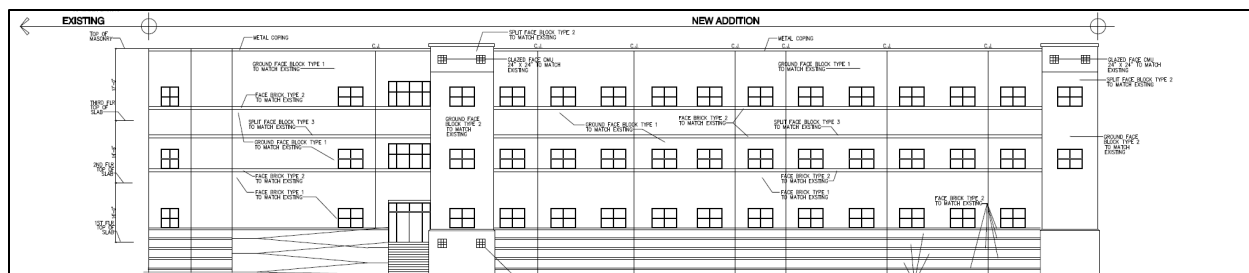


Figure 4: Proposed southwest façade for the John F. Kennedy High School

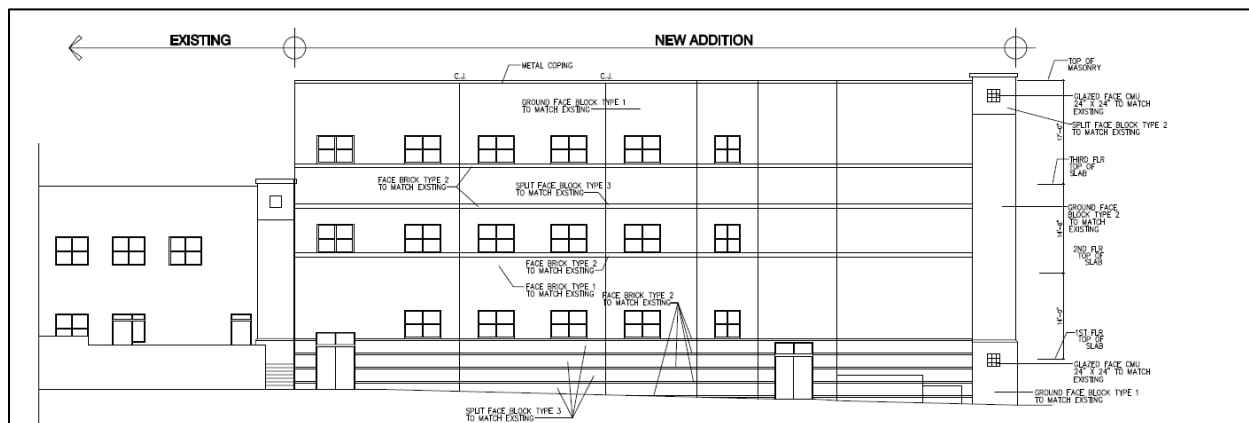


Figure 5: Proposed northwest façade for the John F. Kennedy High School

### Landscape and Lighting

The submitted lighting plan shows new light poles over new stormwater management infrastructure. None of the proposed lights will impact adjacent rights-of-way or properties.

New ornamental and evergreen shrubs are proposed along the perimeter of the southern parking lot.

## **ANALYSIS**

### Development Standards

The John F. Kennedy High School property is in the R-90 Zone. Public schools, as a publicly owned or publicly operated use, are permitted uses in the zone. The proposed addition is consistent with the development standards of the zone, including building coverage and setbacks.

### Master Plan Conformance

John F. Kennedy High School is within the area covered by the 1989 *Master Plan for the Communities of Kensington-Wheaton* (Master Plan). The Master Plan has no specific recommendations for this Property, but the Plan's *Community Facilities Plan* chapter recognizes the need for quality education in its objectives and policies (p. 136), relying on the Approved Master Plan for Educational Facilities, the annual CIP, and the annual Growth Policy as statements of direction to establish needs in the area. The proposed addition will expand the school's number of seats to the maximum enrollment projected by MCPS for the current facility and will provide space for a wellness program that could potentially serve the local community as well as students. The proposal is consistent with Master Plan comments of "providing the operating public school facilities necessary to sustain high quality educational programs."



The Master Plan also lists as an objective to “provide a sidewalk and trail network that adequately serves both the transportation and recreation needs for pedestrians and bikers in the Kensington-Wheaton area.”

The *Bicycle Master Plan* recommends sidepaths on the north side of Randolph Road and the east side of Middlevale Lane which would improve both walking and biking connections to the Property. The segment of Randolph Road that the High School fronts is in the county’s High Injury Network, which consists of the top ten high-risk roads maintained by the county. It has a higher rate of severe and fatal crashes than other roads in the county. This segment of Randolph Road does not adequately serve the transportation needs of pedestrians and bicyclists. This project is not proposing to install pedestrian or bicycle improvements on either roadway. However, Staff recommends that MCPS construct sidepaths on the north side of Randolph Road and the east side of Middlevale Lane, as per the *Bicycle Master Plan* recommendations. MCPS should work with Staff to minimize specimen tree removal and amend the Forest Conservation Plan.

#### Parkland

Parks Department staff has reviewed this Mandatory Referral and do not have comments on the proposed changes.

### **TRANSPORTATION**

#### Local Area Transportation Review

A Local Area Transportation Review (LATR) study was conducted to analyze the traffic impacts of the proposed expansion, including five intersections in the Property’s vicinity. The school is in the Kensington/Wheaton policy area, per the Subdivision Staging Policy (SSP), and is within the Orange category, which requires the Highway Capacity Manual (HCM) analysis.

The HCM congestion standard for the Kensington/Wheaton policy area is 80 seconds per vehicle. The HCM congestion standard for the policy area is not exceeded during the peak morning and afternoon hours (7-8 a.m. and 2-3 p.m.) for the existing conditions or when accounting for approved future development. However, following the proposed school expansion, the HCM delay at the access point from Randolph Road (intersection with Old Randolph Road) is projected to reach 131.9 seconds per vehicle, exceeding the congestion standard for the policy area. A partial traffic signal is proposed on Randolph Road to mitigate the increased congestion at this intersection. The partial signal will provide eastbound vehicles on Randolph Road a protected left turn signal into the high school and will only operate during the peak morning period. With the partial signal applied at this intersection, congestion during the peak morning hour is expected to decrease to 9.6 seconds per vehicle.

#### Access

Currently, there are two vehicular access points to the school, a right-in/right-out/left access from Randolph Road and a full movement access point on Middlevale Lane. School buses access the site from Randolph Road and exit via Middlevale Lane; only school buses are permitted to turn left onto Middlevale Lane between 6:30 a.m. and 3:00 p.m. on school days.

Randolph Road between Middlevale Lane and Fairland Road is classified as a Major Highway (M-17) with 120-foot right-of-way. Middlevale Lane is classified as a Primary Residential street (P-23), with a 70-foot right-of-way.

### Pedestrian and Vehicular Circulation

The vehicular circulation pattern is not significantly altered with the proposed expansion. Buses will continue to access the school from Randolph Road and exit on Middlevale Lane. The access point from Middlevale Lane is proposed to be widened, although the number of turn lanes does not increase. A new internal vehicular access point is also proposed to the north side parking lot. New internal sidewalks and crosswalks will improve pedestrian circulation on the Property.

### Parking

On-site vehicular parking will increase by 28% following the proposed expansion, from 301 existing parking spaces (289 standard spaces and 12 ADA-accessible spaces) to 384 planned spaces (366 standard spaces and 18 ADA-accessible spaces). A new surface parking lot on the north side of the school will add approximately 108 parking spaces and the surface parking lot on the west side of the Property is being reconfigured to improve circulation.

## **ENVIRONMENT**

### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420200090) for the Property on September 6, 2019. The Subject Property is affected by steep slopes ( $\geq 25\%$ ), but contains 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. The Property contains a total of 21 trees  $\geq 24"$  diameter at breast height (DBH) and is zoned R-90, which is assigned a Land Use Category of Institutional Development in the Land Use Table of the Environmental Guidelines. This gives the Property an afforestation requirement of 15% of the net tract and a conservation threshold of 20 percent.

### Forest Conservation

Forest conservation issues are covered in a separate regulatory Staff Report to the Planning Board. In summary, 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 two (2) specimen trees and one (1) tree will be removed. A total of 1.36 acres of forest is proposed to be cleared, 2.17 acres of forest is proposed to be retained, and a total of 3.57 acres of forest is required for reforestation and afforestation. The Applicant proposes to satisfy the planting requirement of 3.57 acres by purchase of credits in an off-site forest bank. In order to install the sidepaths on Randolph Road and Middlevale Lane, these numbers may be modified slightly at Final Forest Conservation Plan.

### Environmental Sustainability

The Project will be designed in compliance with MCPS's 2014 Environmental Sustainability Management Plan and will implement the International Green Construction Code (IgCC).

### Stormwater Management

As of the date of this Staff Report, the Montgomery County Department of Permitting Services (MCDPS) is currently reviewing a stormwater management concept plan. Stormwater management will be implemented through an environmental site design (ESD) plan that includes two (2) micro-bioretenion facilities and two (2) planter box facilities. The Applicant proposes additional improvements that will include erosion control and outfall stabilization.

## **COMMUNITY OUTREACH**

In March 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 one call concerning additional traffic on Randolph Road with a new addition to the school.

## **CONCLUSION**

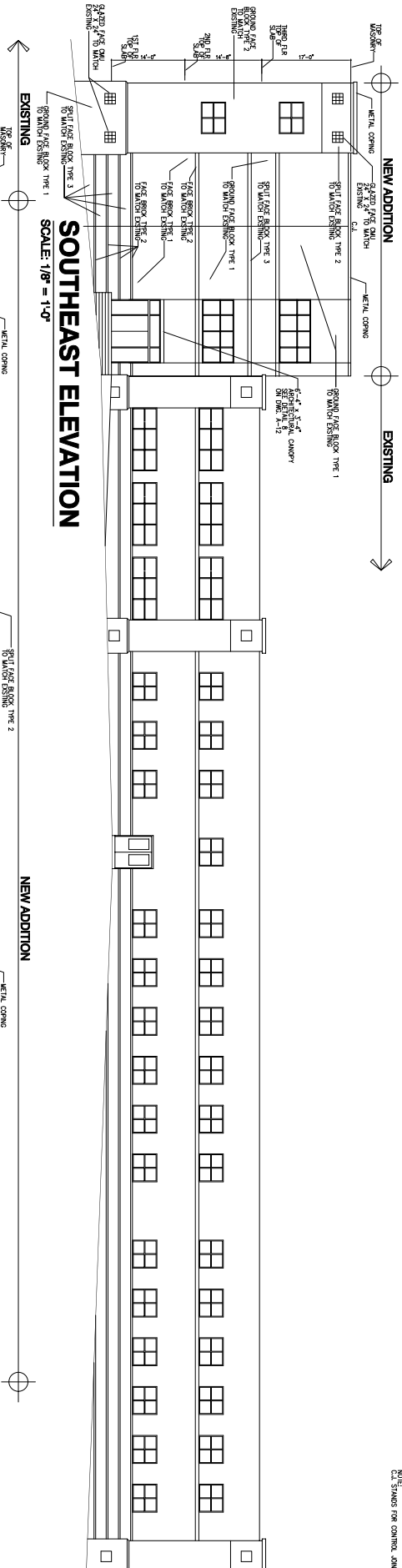
Staff recommends approval of this Mandatory Referral with the comments noted at the beginning of this memorandum.

### **Attachments**

1. Site Plan
2. Proposed Elevations

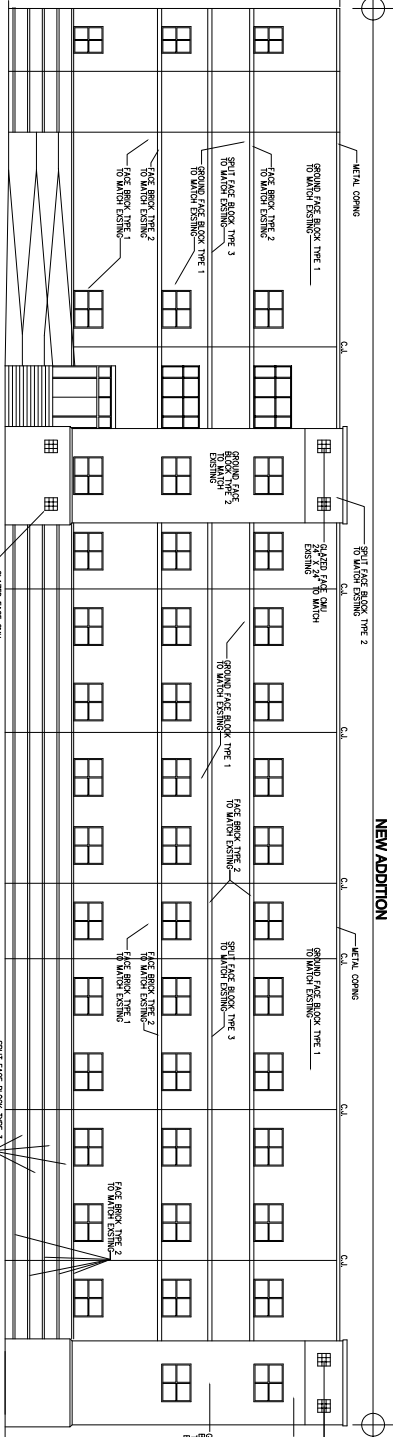






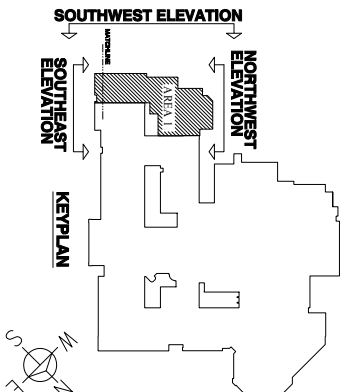
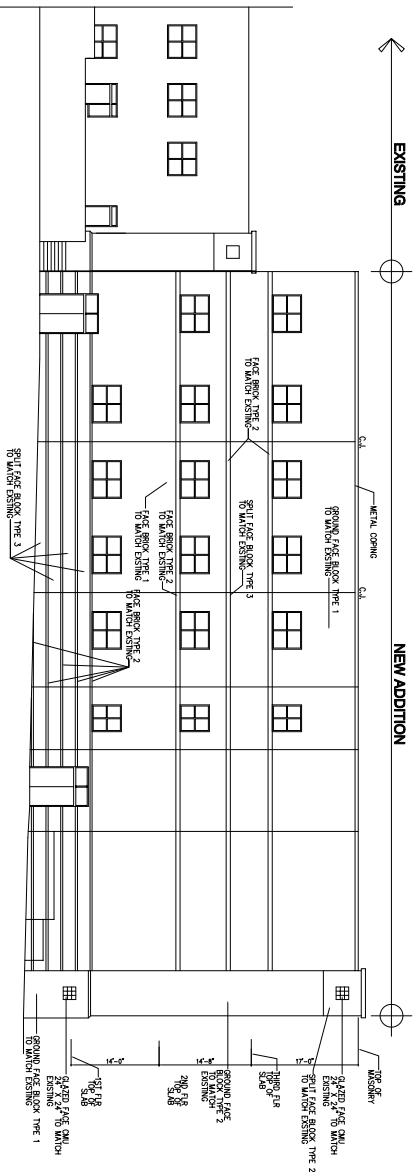
**SOUTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCALE: 1/8" = 1'-0"**



## NORTHWEST ELEVATION

**SCALE: 1/8" = 1'-0"**

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