

ATTACHMENT A



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

August 12, 2020

Mr. Seth P. Adams, Director
Division of Construction
Montgomery County Public Schools
45 West Gude Drive, Suite 4300
Rockville, Maryland 20850

Ms. Shebra L. Evans, President
Montgomery County Board of Education
850 Hungerford Drive, Room 123
Rockville, Maryland 20850

Subject: Charles W. Woodward High School
Mandatory Referral No. 2020022

Dear Mr. Adams and Ms. Evans:

At its regular meeting on July 23, 2020, the Montgomery County Planning Board reviewed a Mandatory Referral, submitted by Montgomery County Public Schools (MCPS), for the construction of a new building for Charles W. Woodward High School, to be located at 11211 Old Georgetown Road in Rockville. The proposed project will replace an existing two-story school building with a four-story facility, including new parking, a new school bus loop, limited athletic facilities and a new parent drop off area served via a relocated traffic light on Old Georgetown Road. The project also includes a new bike/pedestrian path, landscaping, and stormwater management improvements.

Staff from the Planning Department's Area 2 Division prepared the attached staff report and presented the project to the Planning Board on July 23. Planning Board members discussed the project with Planning staff and staff from the MCPS Division of Construction and heard testimony from community residents. Planning and MCPS staff collaborated extensively on this project, but two outstanding items remain:

- To achieve compliance with the county's Vision Zero policy, revisions to the plan are still necessary as noted and illustrated in Figure 1 and in the attached staff report.
- The required storm water management concept approved by the Department of Permitting Services (DPS) is not yet available.¹

¹ A Storm Water Management Concept was approved by DPS on August 5, 2020. While this is no longer an outstanding issue, references to it are included to reflect the Planning Board's discussion.

The Planning Board agrees with its staff on the need for further revisions to the proposed plan to ensure traffic safety and compliance with county Vision Zero policies. However, the lack of an approved storm water management concept and final limits of disturbance raised serious questions about application completeness and whether the Planning Board could act on an application missing a code-required component. Planning staff provided alternative design and circulation considerations (Fig. 1) to address the outstanding issues and with hopes of incorporating some of those modifications into proposal. After discussing the project's timeline with MCPS staff, the Planning Board agreed the application could proceed but noted that to satisfy all concerns raised, a final Forest Conservation Plan coordinated with a DPS-approved storm water management concept must be approved by the Planning Board prior to issuing a building permit.



Figure 1: Recommended Site Layout

The Planning Board voted, with the concerns noted above, to approve the proposed Charles W. Woodward High School and to transmit the following comments to MCPS and to the Montgomery County Board of Education:

1. Comply with the approval conditions listed in the regulatory separate staff report for the review of the related Preliminary Forest Conservation Plan.
2. Receive an approved Stormwater Management Plan from DPS.
3. Redesign the main walkway that leads from the entrance of the building to Old Georgetown Road to improve traffic safety. Redesign the walkway as shown in Figure 1 to remove crossings of internal site roadways, reduce conflicting vehicle turning movements, simplify the complicated traffic pattern and create additional recreational space.
4. Create alternatives for the temporary use of the extensive vehicular areas along the school's frontage when not needed for parking use. Consider ways to provide areas for temporary athletic facilities, temporary passive recreation, or weekend neighborhood activities such as farmers markets or community festivals. Create gated access on the school bus access drive that can be closed by gate when bus loop parking is closed for recreational use.
5. Tighten the curb radii at all school vehicular entrances to slow vehicle turning speeds across sidewalks traversed by students and bicyclists.
6. Should any Park fields be needed for school use in the future, MCPS will need to work with the Department of Parks to negotiate a permitting agreement and mitigation package, that will require approval by the Planning Board.
7. Provide a formalized ADA compliant 8-foot wide hard-surface trail connecting the Property to an existing hard surface loop trail at Timberlawn Local Park. Construction of this trail will require an approved Park Construction Permit.
8. Obtain an approved Park Construction Permit for the proposed sewer connection within Timberlawn Local Park, and for potential impacts from site grading along the park property line and/or any stormwater management system improvements.
9. Continue to coordinate with the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the Montgomery County Department of Transportation (MCDOT) regarding the intersection of MD 187 and Tuckerman Lane, which may require a demonstration of how delay and queues at the intersection can be mitigated.
10. Where outdoor stairs are provided, include runnels to support bicycle mobility.
11. Provide no less than 135 bicycle parking spaces around the site, which amounts to five percent of the anticipated enrollment. The Applicant should provide some weather protected bicycle parking facilities.

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12. Address the following design issues when constructing the 16-foot breezeway along the frontage of MD 187/Old Georgetown Road:
 - a. Add signage to alert drivers to yield to pedestrians and bicyclists and to clarify that vehicular access is prohibited on the breezeway.
 - b. Design the breezeway to remain flush and include consistent material over driveway crossings (i.e. no ramping).
 - c. Explore widening the pedestrian refuge in the porkchop at the entrance to Cedarwood Drive (south of the school Property on MD 187/Old Georgetown Road), to align with the full width of the proposed breezeway.
13. Observe and document the degree of safety of bus movements into and out of the bus loop during pick-up and drop-off periods following the first 3 months of operation for the Northwood High School swing space and again following the first 3 months of operation for the Woodward High School. The observation should culminate in a report, to be provided to the PTA president for review. Following review, MCPS should coordinate with the PTA and/or other parties based on the findings of the report.
14. Create a pick-up and drop-off plan for morning operations to ensure maximum efficiency of site circulation and traffic operations.
15. MCDOT has recommended that the proposed breezeway be placed within an easement. This easement should be shown on the Final Forest Conservation Plan upon resubmission of the Phase 2 Mandatory Referral submission.

The Planning Board and the Planning Department appreciates the opportunity to review this Mandatory Referral and looks forward to working with MCPS on future projects.

Sincerely,



Casey Anderson
Chair

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Enclosure