



B. Mandatory Referral No.2013025: Clarksburg/Damascus Middle School No.2

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Completed: 04/25/13

Description

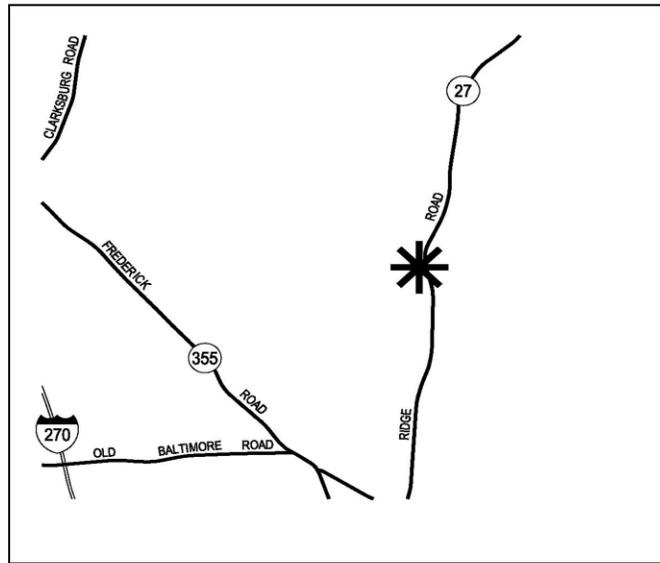
**B. Mandatory Referral No.2013025:
Clarksburg/Damascus Middle School No.2**

New middle school and recreation fields, located on Little Seneca Parkway, bound by Skylark Drive to the North, Ridge Road (Rt.27) on the East and Meadow Mist Road on the West, 22.37 acres, PD-4 Zone, Clarksburg Master Plan & Hyattstown Special Study Area

Staff Recommendations: *Approval and Transmit Comments to Montgomery County Public Schools (MCPS)*

Applicant: Montgomery County Public Schools

Original Filing Date: February 11th, 2013
Complete Application: April 9th, 2013



Summary

The Clarksburg/Damascus Middle School No.2 project:

- Alleviates overcrowding the feeder middle schools in Clarksburg High School and Damascus High Clusters;
- Complies with 1994 Clarksburg Master Plan & Hyattstown Special Study Area;
- Complies with prior approvals of the greater Greenway Village/Arora Hills Subdivision (“the Development”);
- Complies with the Montgomery County Public Schools requirement to meet the Leadership in Energy Efficient Design (LEED) Silver rating under the U.S. Green Building Council (USGBC) Standards;
- Complies with the standards of the PD-4 Zone;
- Compatible with adjacent single-family neighborhood, public uses and open space; and
- Provides safe and adequate access for pedestrians and vehicles.

RECOMMENDATIONS

Staff recommends approval of the Mandatory Referral for the Clarksburg/Damascus High School Cluster Middle School, Clarksburg/Damascus Middle School No. 2 with the following comments:

1. The proposed school must comply with the conditions of approval set forth in the attached special protection area Final Water Quality Plan No.2013025 as approved on May 2012.
2. Submit a Local Area Transportation Review study if the student enrollment of the Clarksburg/Damascus Middle School No. 2 exceeds the 1,200 students analyzed in the traffic study for this application.

DISCUSSION

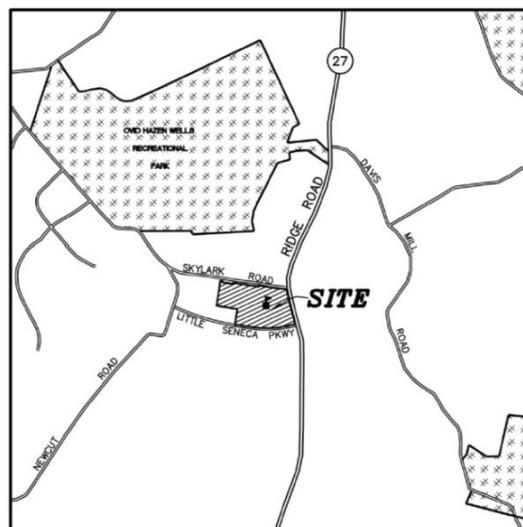
Overview

The Clarksburg/Damascus Middle School No. 2 is a proposed school to be constructed on the southern end of the Greenway Village (Arora Hills) subdivision in Clarksburg. The facility is planned for a capacity of 965 students, with the core designed for up to 1,200 students. The new building will be 152,400 square feet; the current estimated construction cost (building and site) is \$36,850,320. The project is a Montgomery County Public Schools Capital Improvement Project. MCPS estimates construction will begin in June 2014 and be completed by August 2016. The construction of Clarksburg/Damascus Middle School is essential to relieve the overcrowding within the Clarksburg High School and Damascus High School clusters at:

- Rocky Hill Middle School and
- John T. Baker Middle School
School Clusters (*Attachment 1&2*)

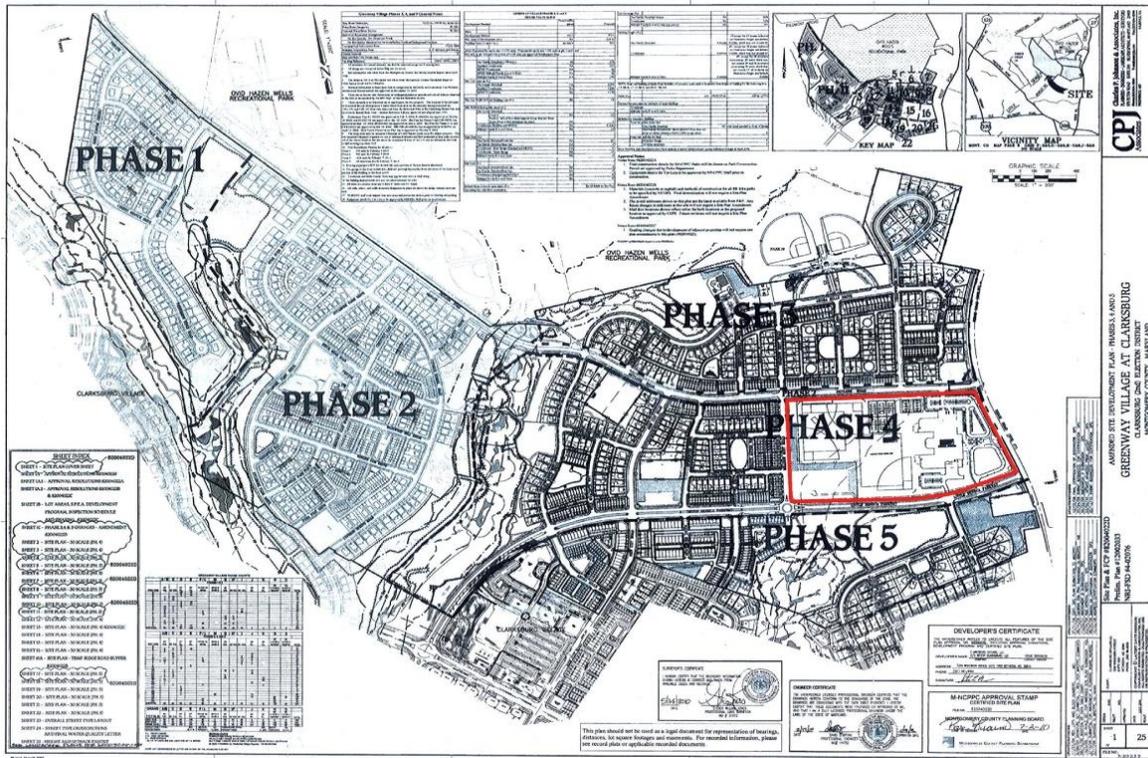
Site Description

The 22.37 acre site is on the west side of Ridge Road, bound by Skylark Road on the north, Little Seneca Parkway on the south and Meadow Mist Road to the west. The property is zoned PD-4 (Planned Development), and is within the 1994 Clarksburg Master Plan and Hyattstown Special Study Area.



Location within Greenway Village at Clarksburg

Clarksburg Damascus Middle School No. 2 is part of the greater Greenway Village at Clarksburg Development (“the Development”). The location was planned as part of the Development, creating a cohesive and comprehensive design. The school is included in phase 5 of the Development; site development was limited to dedication, rough site preparation, landscaping and surrounding infrastructure improvements. Located on the south east side of the Development, the school has access to Ridge Road, which limits bus traffic through the development.



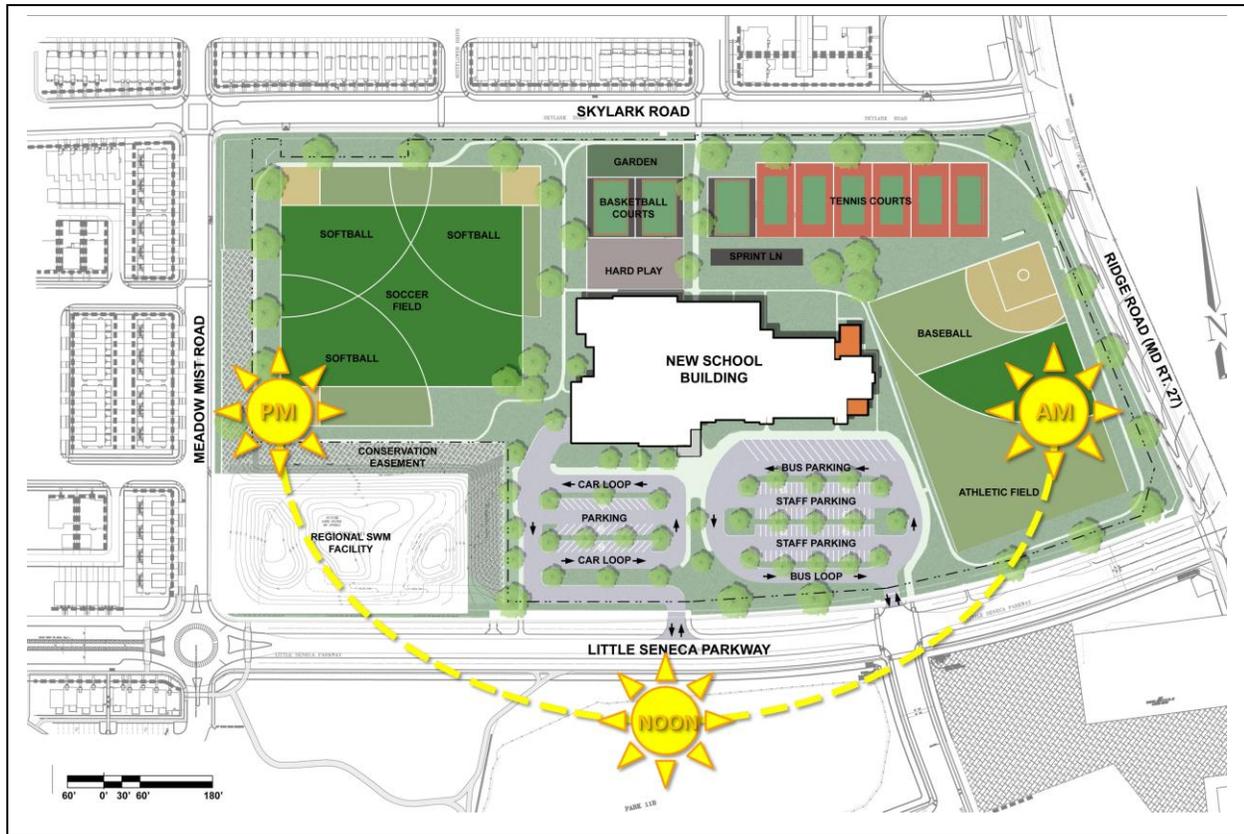
Existing Conditions

Currently, the site is roughly graded, but undeveloped. The site is being utilized as a temporary construction staging area for the adjacent Development and all temporary structures will be removed prior to the school facility construction. The site contains both temporary and permanent landscaping along the west side of Ridge Road. There are two permanent entrance monument easements on the site that contain the entrance monuments for Arora Hills. One is located at the intersection of Skylark Road and Ridge Road, the other at the intersection of Little Seneca Parkway and Ridge Road.

A stormwater management pond for the school was established and constructed on the southwest corner of the parcel as part of the Development's stormwater plan. Additional on-site stormwater quality and quantity management are addressed in the Preliminary/Final Water Quality Plan.

Project Description

Proposed Site Plan



Parking

South of the proposed buildings are two separate surface parking lots that will accommodate the parking needs and future growth. Both lots will be accessed from Little Seneca Parkway on the south side, central to the site. The two parking lots will adequately and safely accommodate 130 vehicles, including six ADA compliant handicap spots, a bus loop, 16 diagonal bus parking spots, and a loop to the student drop-off area.

Building Description

Building Design-Key Elements:

1. Group public spaces together, but separated from the instructional classroom spaces.
2. Locate administration suite adjacent to the main entrance with visual surveillance of student drop-off and bus loop.
3. Provide gymnasium and multi-purpose room accessible to the school and community during non-school hours.
4. Provide safe vehicular access with a student-drop off loop space separate from the bus loop.
5. Create a defined and welcoming entry.
6. Create a building with functional spatial relationships.
7. Create a building that allows easy supervision of students.

The new building will be three stories tall on the east side, closest to Ridge Road, and steps down to one story. The multi-story building minimizes the proposed building footprint and impervious cover. The building is also centrally located on the site, which in combination with the step down in height, maximizes usable site area and minimizes visual impact on the residences around the school. The middle school is similar in floor plan to Lakeland Middle School, and designed by the same architectural firm. Increased security and heightened visitor awareness.

Elevations

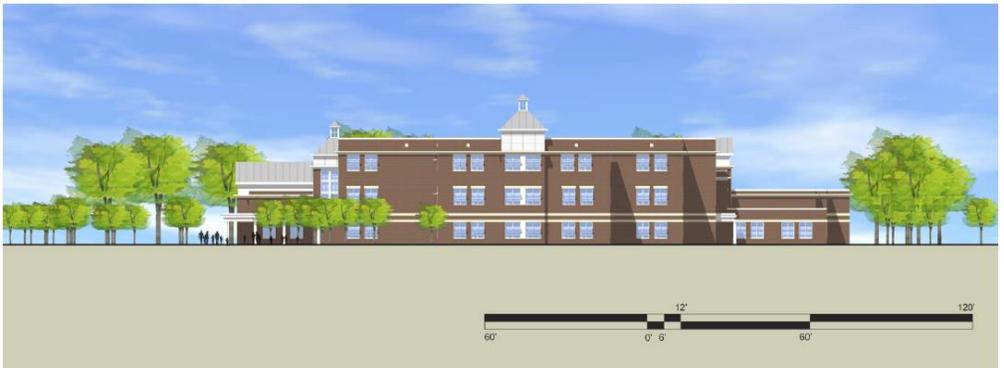
**South
Elevation**



**North
Elevation**



**East
Elevation**



**West
Elevation**



ANALYSIS AND FINDINGS

Consistent with the Master Plan

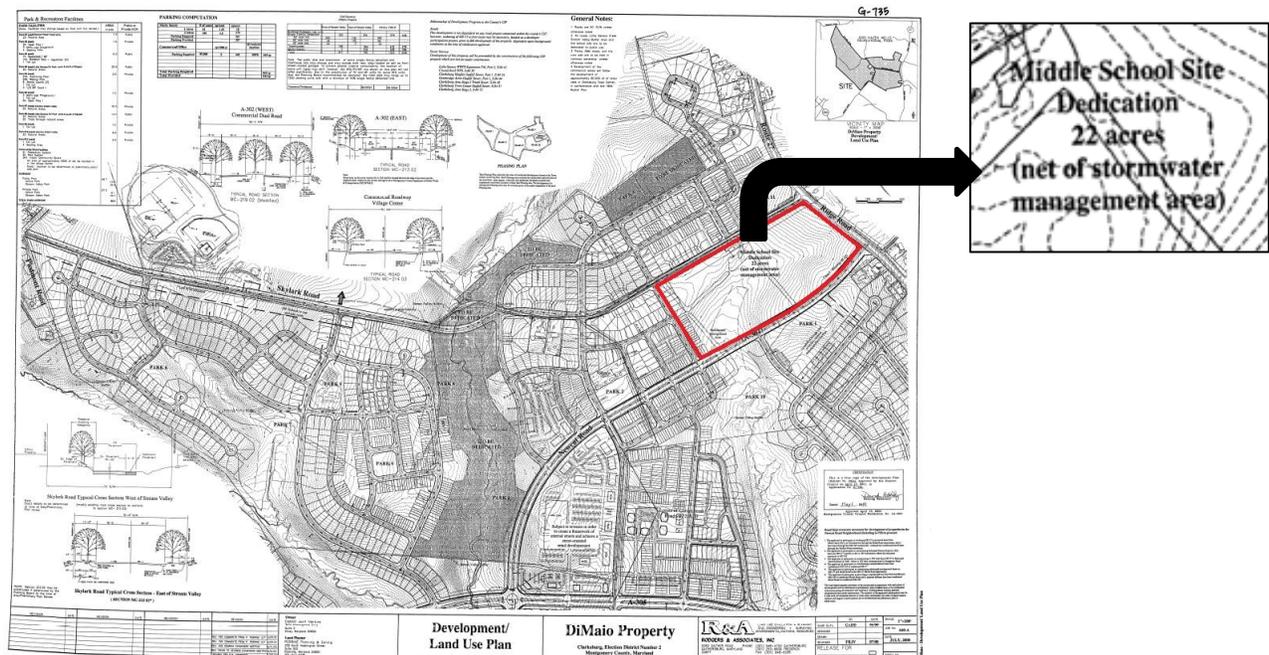
The Clarksburg Damascus Middle School No. 2 Mandatory Referral is consistent with the recommendations of the Clarksburg Master Plan & Hyattstown Special Study Area. The location, site layout and facility design is consistent with the following objectives of the Land Use Plan and text within the “Newcut Road Neighborhood” section of the Plan (pgs. 58-63):

- Create a mixed-use neighborhood with a transit-oriented land use pattern.
- Provide strong pedestrian and bicycle linkages to Ovid Hazen Wells Park and create a development pattern which encourages access to the greenway network.
With relatively close proximity to Ovid Hazen Wells Park, a major greenway to the west, the Middle School responds to the objective of locating public/civic uses adjacent to the greenway park.
- Create an interconnected street pattern which includes Newcut Road Extended as “Main Street.”

Further, on page 162 the master plan also states “Public schools are an essential component of community life and, therefore must be an integral part of community design and development”. The general location of Damascus/Clarksburg Middle School No. 2 is also illustrated in Figure 49, *Existing and Proposed Public Facilities* on page 165 (Attachment 3).

Conformance with the Development Plan

Local Map Amendment G-735 established the general location of the middle school and that the approximately 22 acre site would be dedicated as part of future development. The site was dedicated as part of the subsequent Greenway Village Preliminary Plan (No.120020330).The school Site Plan conforms to all illustrative elements and binding elements of the original Development Plan, Local Map Amendment (LMA) G-735, as amended in 2004 (DPA 04-03), and the subsequent Preliminary Plan as amended in 2002.



Conformance with Development Standards in the PD-4 Zone

The Mandatory Referral conforms to the development standards as shown on the following table.

PD-4 Zone	Required/Allowed	Proposed
Green Area ¹	Min. 40%	Requirement met as park Greenway Village Preliminary Plan #1-02033 and subsequent Site Plan # 820040220 (Phase 3, 4 &5)
Building Height	Max 50 ft.	42 ft. (14 feet per floor)

Building Location, Open/Recreational Space, and Landscaping and Lighting

The proposed site plan will be safe, and provide adequate open/recreation space and landscape and lighting.

Building Location-The facility is well located in the center of the 22.37 acre site. Adequate setbacks are provided from the surrounding streets and appropriate streetscape plantings will be provided. The ample setback from Ridge Road on the east side of the School will provide the necessary buffer for the facility. The partial three story design accommodates the required programming, while reducing the building footprint and impervious area on the site.

Open/Recreation Space-The open/recreational spaces provide for a variety of passive and active recreational activities. The site includes paved play areas on the northern portion of the site, including a hard surface play area, basketball courts, tennis courts, and sprint lanes. Athletic fields are located on the east and west portion of the site. The east field can accommodate multiple sports, including either three separate softball diamonds or a single soccer field. The west field includes a baseball diamond and a general athletic field. MCPS will make the school facilities and recreation areas available to the public as outlined in their Community Use of Public Facilities Agreement.

Landscaping and Lighting-Lighting onsite will adequately illuminate the parking lots, walkways, and entrance to the building achieving security goals, and provide a safe and efficient environment for both pedestrians and vehicles. The lighting will be 100 percent down lighting, which will adequately illuminate the designated areas, minimize light pollution into the night sky, and significantly decrease potential glare into neighboring residences. Street trees were planted by the developer while constructing the perimeter bike path and stormwater management pond for the Development.

Transportation

Pedestrian and vehicular access is adequate, safe, and efficient. Vehicular trips will not overburden the existing transportation system. The pedestrian system will further accessibility and provide increased connectivity to the surrounding Development.

Vehicular Access and Circulation- All rights-of-way are consistent with the Greenway Village Preliminary Plan and provide adequate road widths to accommodate existing and future vehicular traffic movement.

¹ Chapter 59-C-7.16. -PD-Zone- "Green Area"- refers to minimum green area as percent of Gross Area

The site is located on four roads, including three master planned rights-of-way, and one neighborhood road approved as part of the Greenway Village Subdivision (“Development”) Preliminary Plan.

Little Seneca Parkway (Newcut Road Extended, A-302) to the south which is classified as an Arterial Highway, recommended for a maximum of two lanes and a minimum ROW width of 80 feet (from A-305 to MD27). Ridge Road/MD-27 (A-11) to the east which is classified as a Major Highway, recommended for a maximum of four lanes and a minimum ROW width of 120 feet (Skylark Road to M-83). Skylark Road (P2) to the north is classified as a Primary Residential Street, recommended for a maximum of two lanes, and a minimum ROW width of 70 feet (Piedmont to MD27). Both Skylark Road and Little Seneca Parkways were realigned as part of the Greenway Village Preliminary Plan. Meadow Mist Road to the west is a non-master planned road established by the Greenway Village Preliminary Plan.

The site plan includes two driveways on the south of the site from Little Seneca Parkway to the School’s two parking lots. There are two school entry and exit points, one per parking lot. The proposed parking lot entry and exit points do not conflict with the surrounding residential development.

Pedestrian Access-The site is designed to be easily and safely accessible for students and residents, pedestrian oriented, and well connected to the existing sidewalk and bike path system of the Development. The sidewalks and street crossing on Little Seneca Parkway are strategically placed to minimize pedestrians crossing the ingress and egress of the school parking lots. All crosswalks are ADA compliant, and the crosswalks will be marked appropriately.

Little Seneca Parkway is constructed as a two-lane arterial roadway with 8’ bike path (Class I, a shared use path B12) on the North side and 5’ sidewalk on the south side, within 80’ right-of-way. With the existing bike path and sidewalks along abutting streets and lead-in sidewalks to be constructed by the School, the School will have safe and efficient pedestrian connection to the neighborhood and area roadway system. Staff finds that the proposed access to the School and internal vehicular/pedestrian circulation system as shown on the site plan are adequate.



(Bike Path at Skylark Road- Built)

Local Area Transportation Review (LATR) - The proposed new Clarksburg/Damascus Middle School No. 2 with the proposed capacity of 1,200 students would generate 840 morning and 396 evening peak hour trips, respectively, using trip generation rates obtained from other existing middle schools within Montgomery County. As a requirement of the mandatory referral review and the Local Area Transportation Review Guidelines, the applicant is required to submit a traffic impact study. The following is a summary of the traffic analysis. The congestion standard for the Clarksburg Policy Area is a critical lane volume (CLV) of 1,425. Based on the submitted traffic analysis, all analyzed intersections operate at an acceptable level within the congestion standard. With the future traffic volumes from the proposed school enrollment, the acceptable level of the traffic conditions at all analyzed intersections are projected to continue.

Results of Critical Lane Volume (CLV) Analysis

Location	Existing Condition		Background Condition		Total Future Condition	
	AM	PM	AM	PM	AM	PM
MD 27/Sweepstakes Rd	717	1000	925	1085	939	1091
MD 27/Kings Valley Rd	1007	969	1053	1098	1067	1104
MD 27/skylark Rd	1141	916	1187	1055	1201	1061
MD 27/Brink Rd	851	755	1266	1401	1296	1421
MD 355/MD 27	1079	799	1380	1354	1396	1361
MD 355/Little Seneca Parkway	1264	665	1352	948	1352	966
Snowden Farm Pkwy/ Little Seneca Pkwy (Roundabout)	LOS "A"	LOS "A"	LOS "A"	LOS "A"	LOS "B"	LOS "B"

Parking- The parking provided on-site meets the requirements of the Montgomery County Zoning Ordinance (Ch.59) and required ADA parking standards. Onsite parking is designed to achieve maximum on-site vehicular circulation, while maximizing pedestrian safety, and accommodating parking needs.

All required parking is located in two separate surface parking lots in the center of the site, south of the building. The parking lots include approximately 130 parking spaces, six of which are ADA compliant spots. The west parking lot includes a counterclockwise loop and student drop off area, surrounding 41 diagonal parking spots. The east parking lot includes a counterclockwise loop, bus parking and drop off area, with staff parking in the center. Staff arrives prior to bus arrival in the morning and leave after bus departure in the afternoon, thus locating staff parking in the center of the bus loop will minimize the potential for collision.

Staff concludes that the construction of the Clarksburg/Damascus Middle School No.2 will not have any adverse impacts on the surrounding roadway system and the proposed access to the School and internal vehicular/pedestrian circulation system is adequate.

Environment

Sustainable Building and Site Design

The school will be built to achieve LEED Silver or higher certification from the United States Green Building Council (USGBC). The Mandatory Referral also follows the Sustainable Neighborhood Practices presented from the Germantown Area. Some of the sustainable elements/techniques that will be utilized include:

- Place making
 - Provides Master planned community facility in the Greenway Village Subdivision
 - Provides indoor and outdoor recreation space for the surrounding community
 - Constructs three story building

- Linkages and Pedestrian Orientation
 - Encourages alternative transportation by providing bike racks and preferred parking for fuel-efficient vehicles
 - Extends the existing bike path
 - Emphasizes pedestrian orientation
- Energy Conservation, Solar Orientation and Green Building
 - Orients building to maximize day lighting and mitigate potential conflicts with recreation fields
 - ~~Creates a fully vegetated roof~~
 - Maximizes classroom day lighting
 - Minimizes building footprint by increasing building height
 - Utilizes water-efficient/low-flow plumbing fixtures
 - Utilizes mechanical and electrical systems designed to conserve energy and optimizes performance.
 - Incorporates digital automatic temperature control system
 - Uses local/regional and recycled construction materials
- Environmental Protection and Preservation
 - Manages stormwater on-site
 - Decreases imperviousness by adapting traditional school building techniques to accommodate multiple floors
 - Increases tree canopy

MCPS will not only strive to achieve a sustainable facility and site, but also use the LEED Silver features of the facility to educate its students on the importance of sustainable construction techniques.

Stormwater Management/Water Quality Plan (WQP)

The site is included in the Special Protection Area (SPA), and as required by law. The site will comply with all conditions of the approved Preliminary/Final Water Quality Plan. As proposed, approximately 8.38 acres or 37.48 percent of imperviousness is proposed on the 22.37 acre site. In addition to the stormwater management pond on the south east corner of the parcel, on-site stormwater management techniques will be utilized to control water quality and quantity. Such controls include ~~a fully vegetated roof and~~ ESD techniques such as micro-bioretenion and bioswales.

Forest Conservation Plan

The final forest conservation plan (FCP) for the Site was previously approved as a part of the overall Development (Greenway Village Preliminary Plan #120020330 and Site Plan #820040220). The proposed plans for the school are in full compliance with the previously approved FCP. This Site meets all applicable requirements of the Chapter 22A of the County Code (Forest Conservation Law).

Compatibility

The proposed school is compatible with existing and proposed adjacent development. The facility is setback from the residential development and fields are located to provide maximum community access and usable recreation space. Access is adjacent to a large conservation easement, minimizing objectionable views from existing and proposed residences. Parking is located to avoid views from the surrounding residential homes. The parking lots are setback from Route 27, and located south of the school facility. Adjacent and confronting residences are shielded by a forest conservation area, street trees, and a landscaped stormwater retention pond.

COMMUNITY OUTREACH

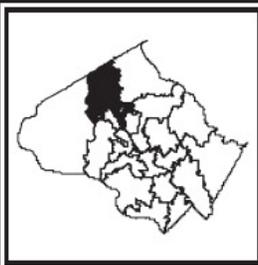
MCPS coordinated with the architect and engineers to hold extensive community outreach meetings. The proposed facility and site design were the result of multiple public schematic design meetings. Based on recommendations from the community, the design was reviewed, and altered to reflect recommendations and address concerns.

CONCLUSION

Staff concludes that the Mandatory Referral for the Clarksburg/Damascus Middle School No.2 will be: consistent with the 1994 Clarksburg Master Plan & Hyattstown Special Study Area, and applicable Development Plan; meets the applicable requirements and development standards, and will have no adverse traffic impact on the existing transportation network.

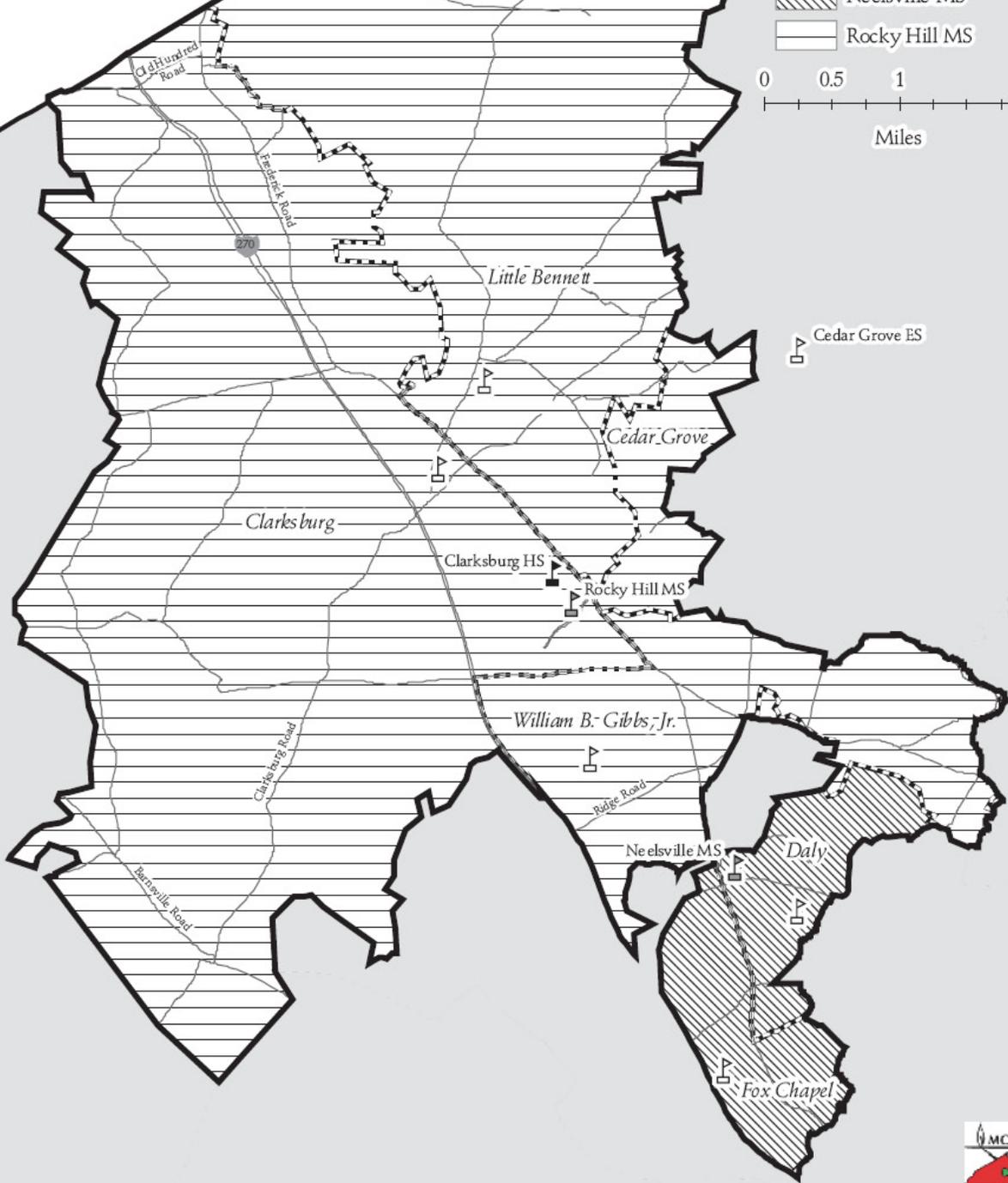
Attachments

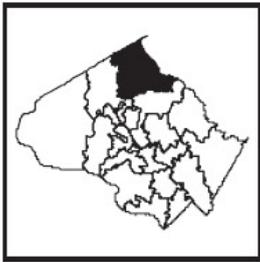
1. Clarksburg School Cluster
2. Damascus School Cluster
3. Master Plan Figure 49, "Existing and Proposed Public Facilities" (Pg. 165)
4. Master Plan Figure 23, "Newcut Road Neighborhood Land Use Plan" (Pg.59)
5. Community Meeting Notice



Clarksburg Cluster

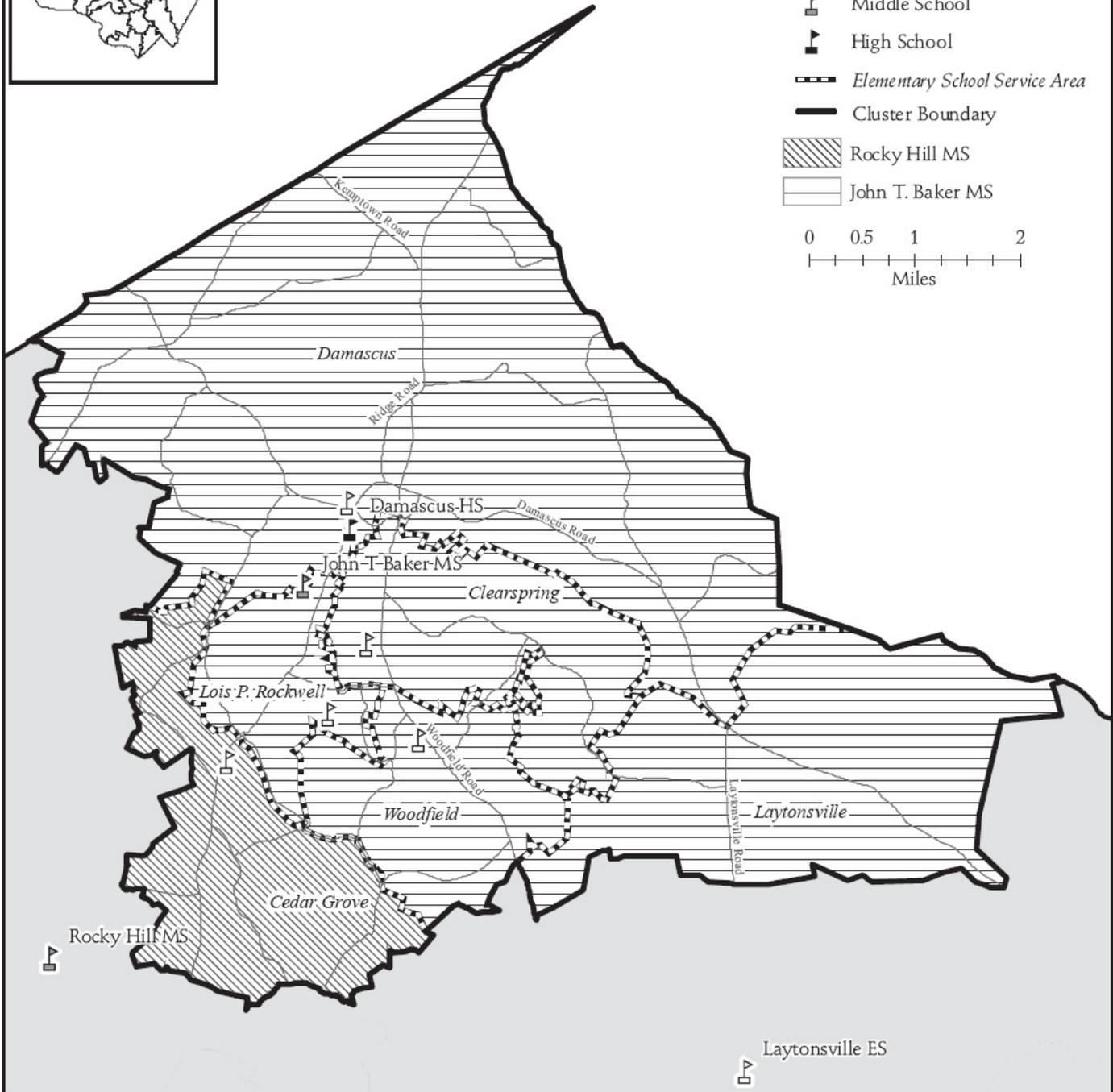
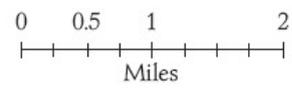
- Elementary School
- Middle School
- High School
- Elementary School Service Area
- Cluster Boundary
- Neelsville MS
- Rocky Hill MS





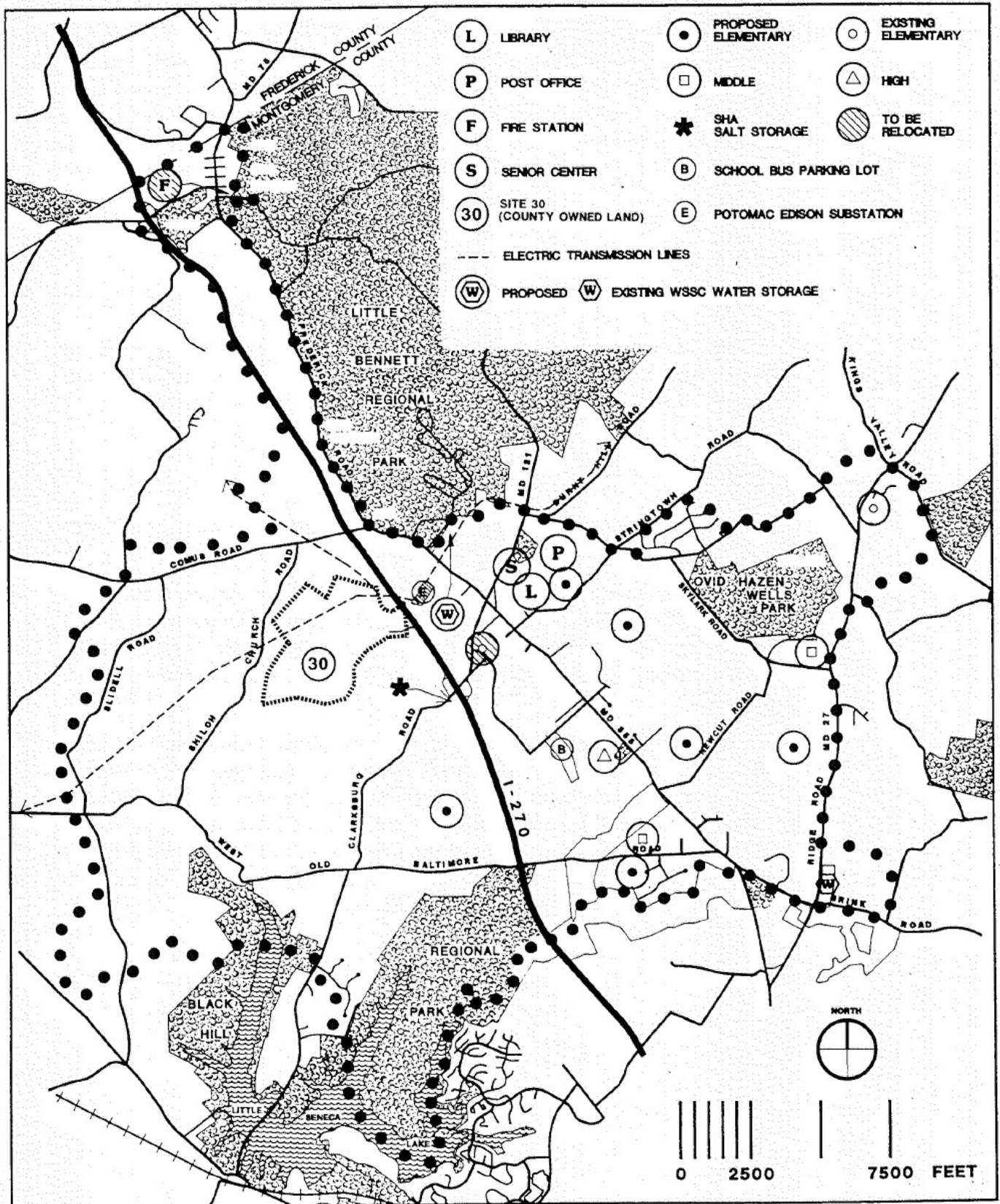
Damascus Cluster

-  Elementary School
-  Middle School
-  High School
-  Elementary School Service Area
-  Cluster Boundary
-  Rocky Hill MS
-  John T. Baker MS



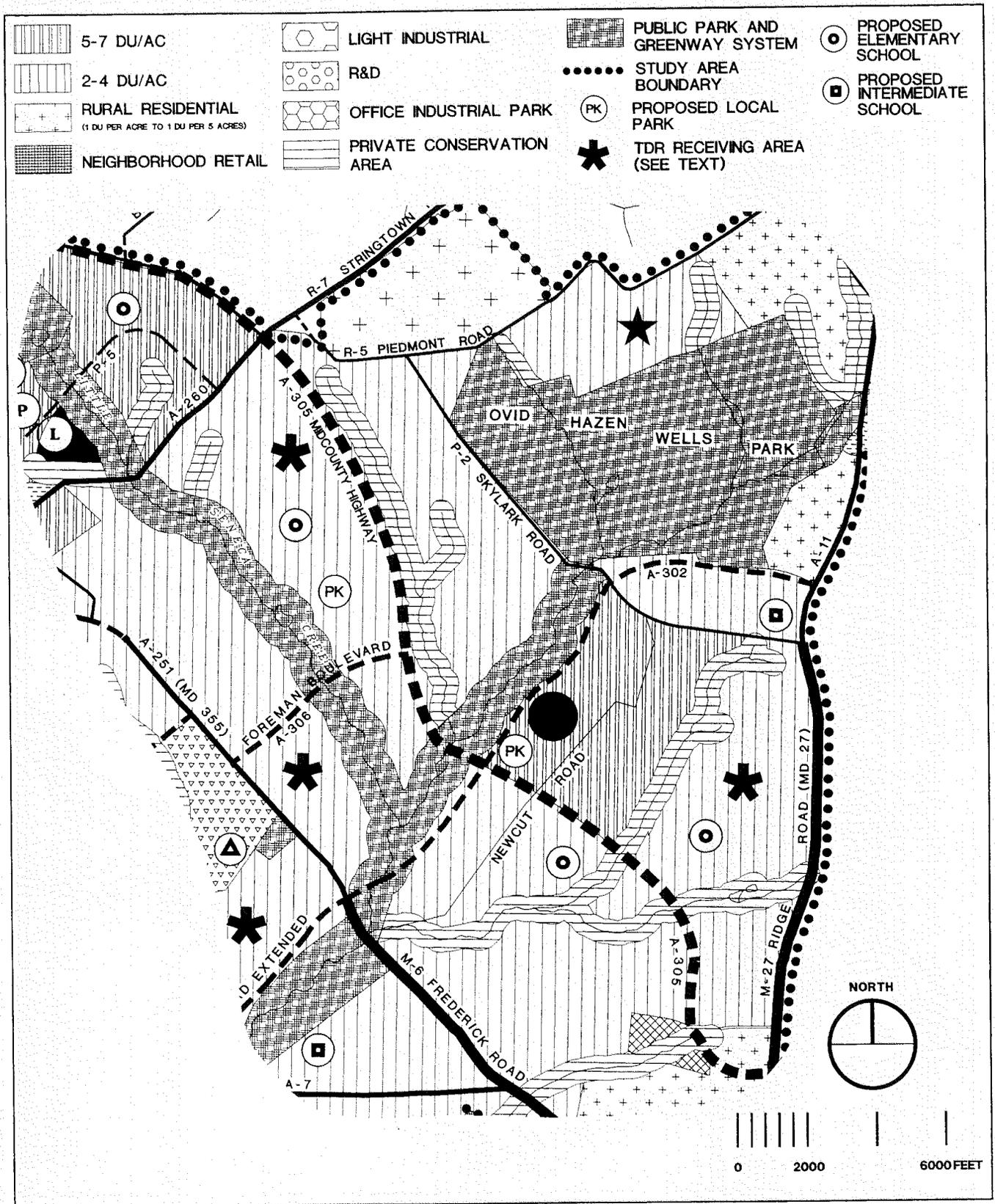
Existing and Proposed Public Facilities

Figure 49



Newcut Road Neighborhood Land Use Plan

Figure 23





MONTGOMERY COUNTY PUBLIC SCHOOLS
MARYLAND

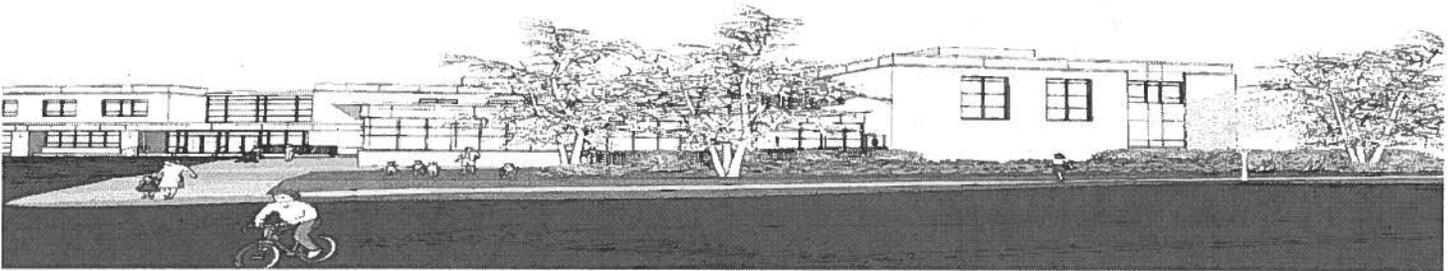
www.montgomeryschoolsmd.org

Montgomery County Public Schools (MCPS) is scheduled to begin the Schematic design phase for an approved capital project in your neighborhood.

Montgomery County Public Schools (MCPS) is planning to build a new school, Clarksburg/Damascus Middle School # 2, located at the intersection of Skylark Road and Ridge Road (Route 27) in the community of Arora Hills. This notice is to inform you of the Schematic Design Work Shops that will be conducted for the new middle school. MCPS would like to extend an invitation to you to participate in this process. While all are invited, the community is encouraged to send representatives from their respective streets, areas, and associations. All meetings will take place at Rocky Hill Middle School. We have scheduled the following dates and times for the Schematic Design (SD) Work Shops and a final community presentation.

Since the meeting dates and times may be revised, please confirm the meeting prior to your attendance. Everyone present will have the opportunity to hear about the design process, the project timetable, and plans for keeping the community informed. For the betterment of the community and school, please plan to attend. Thank you.

Sign language interpreter services will be provided upon request with notice as far in advance as possible but no less than 5 business days prior to the event. If you need this service or any other aids to participate in this activity, please call Mr. Dennis Cross at 240-876-4586 voice; TTY users should call Maryland Relay (711) or email at Dennis_Cross@mcpsmd.org. Taking these steps will help us have sufficient time to best meet your needs.



MONTGOMERY COUNTY PUBLIC SCHOOLS
MARYLAND

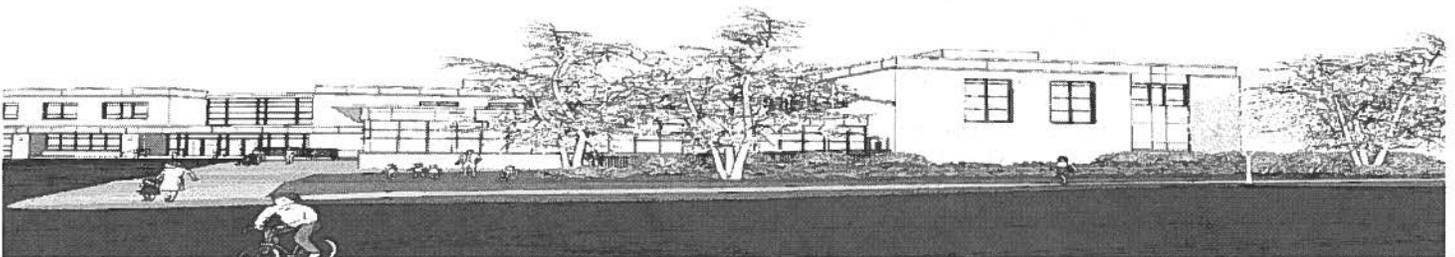
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Schematic Design for Clarksburg / Damascus Middle School Project

Meeting location

**Rocky Hill Middle School
22401 Brick Haven Way
Clarksburg, MD 20871**

Meeting Schedule

**Work Session Meeting #1
Thursday, October 11, 2012
3:00 pm**

**Work Session Meeting #2
Thursday, November 1, 2012
7:00 pm**

**Work Session Meeting #3
Thursday, November 15, 2012
3:00 pm**

**Work Session Meeting #4
Thursday, November 29, 2012
7:00 pm**

**Community Presentation Meeting
Tuesday, December 11, 2012
7:00 pm**

Check web site for schedule changes.

**If you have any questions regarding
this process please contact Mr. Dennis Cross at
240-876-4586 or send an email to
Dennis_Cross@mcpsmd.org**

Montgomery County Public Schools
Division of Construction
2096 Gaither Road, Suite 201
Rockville, Maryland 20850

Homeowner
1111 Sample Way
Sample, MD 20817

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