

MCPB
Item No. 6
Date: 10-31-13

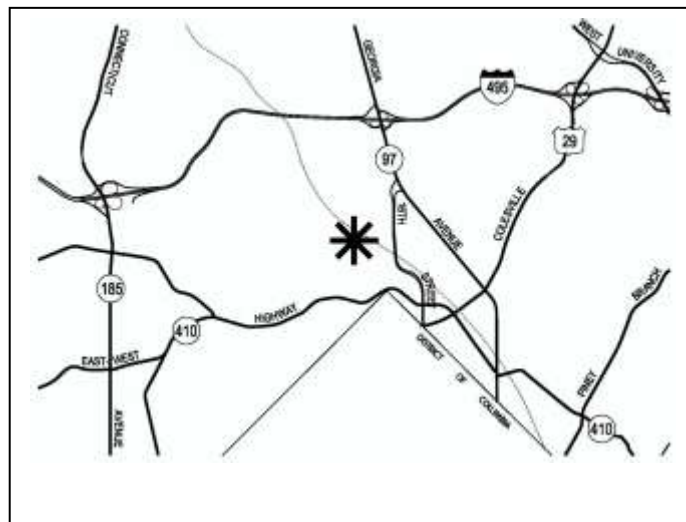
Rosemary Hills Elementary School, Mandatory Referral, MR2014008

MKR Margaret K. Rifkin, Lead Reviewer, Margaret.Rifkin@montgomeryplanning.org, 301 495 4583
[MAF] Matt Folden, Transportation Planner, Area 1, matthew.folden@montgomeryplanning.org, 301 495 4539
ASA Tina Schneider, Environmental Planner, Area 1, tina.schneider@montgomeryplanning.org, 301 495 2101
RAK Robert Kronenberg, Acting Chief, Robert.Kronenberg@montgomeryplanning.org, 301 495 2187

Date of Staff report: 10/18/13

Description

This is a review of an addition to the Rosemary Hills Elementary School located at 2111 Porter Road in the R-60 zone on a 6.07 acre site. It is in the Rosemary Hills neighborhood of the North & West Silver Spring Master Plan area. This submittal was made by Montgomery County Public Schools on August 30, 2013.



Summary

Planning Staff recommends Approval of the Mandatory Referral and transmittal of the comments to the Montgomery County Public Schools.

The Planning Board's action today is to decide what comments to provide to Montgomery County Public Schools (MCPS) concerning changes to the existing school facilities. The proposal is an improvement to the existing school and includes one new two story addition for seven classrooms plus ancillary spaces, and a reconfiguration of the parking lot. This is an advisory review which customarily highlights issues concerning neighborhood character, environmental stewardship and traffic circulation.

Comments for Transmittal:

The following comments should be transmitted to the Montgomery County Public Schools (MCPS):

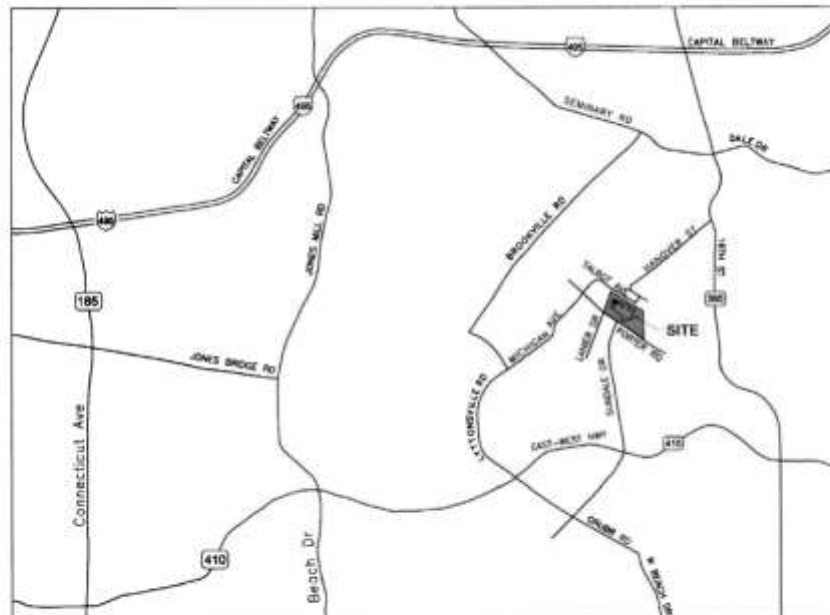
1. The Applicant should improve sidewalks along the entire site frontage to provide a consistent width of five-feet to replace the existing four-foot wide sidewalks.
2. Provide additional low plantings in combination with the proposed ornamental trees on Lanier Drive to further green and enhance the parking lot setback.

Description

The existing school property is approximately 6.07 acres and on the north side of Porter Road and west of Lanier Drive. It is bordered on the north by Talbot Avenue and the CSX/Purple Line Right of Way. The proposal includes the construction of a new addition and the reconfiguration of the parking lot and the addition of a new drop off loop. The proposed addition is designed to fit into the context of the proposed modernization of Rosemary Hills Elementary School that is scheduled to be completed in 2021 under the currently approved master plan.

The existing school is currently 70,541 square feet and will be increased to 86,548 square feet by the plans for the proposed addition. The purpose of the project is to expand the main school building to add seven classrooms plus ancillary parking spaces. This resulted in the need to reconfigure the parking lot. The school facility will be available for public use under the Montgomery County Community Use of Public Facilities program.

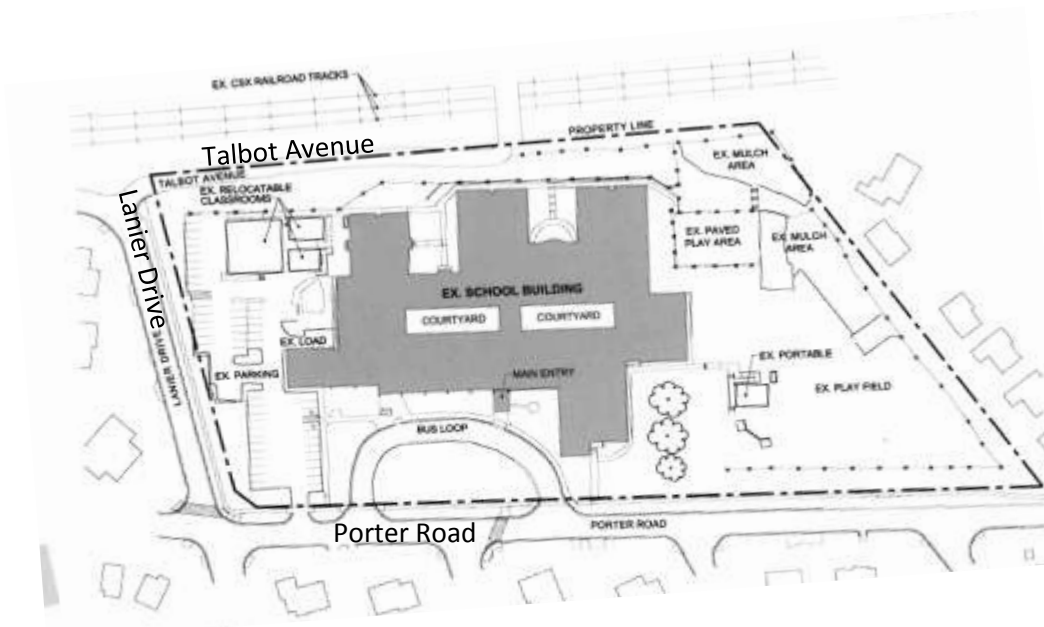
Vicinity Map



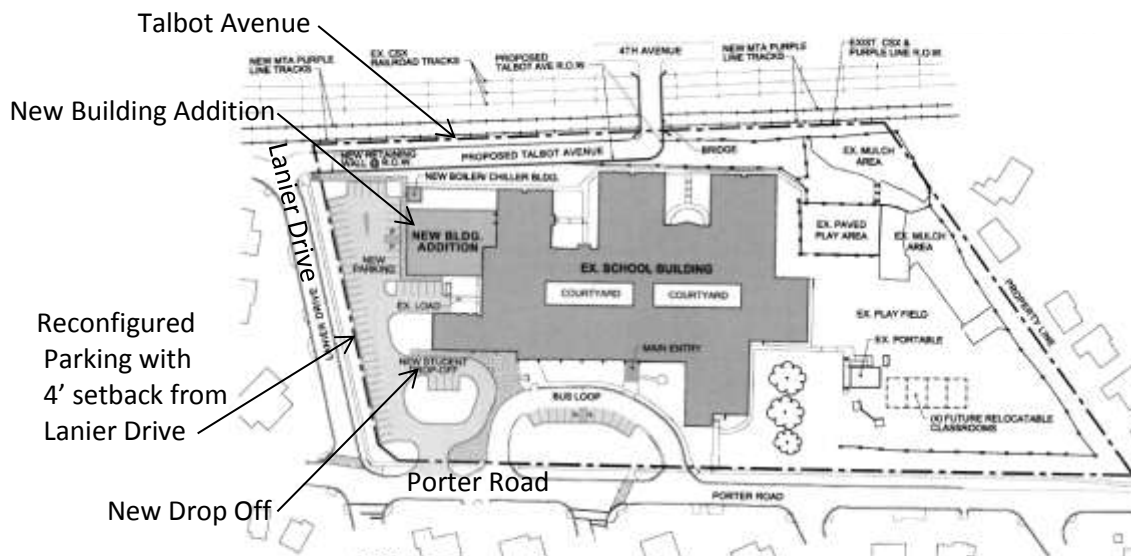
Neighborhood Map



Existing Site Plan



Proposed Site Plan



Analysis

The analysis of this proposal addresses:

- **Community Vision** as expressed by consistency with the *North and West Silver Spring Master Plan 2000*;
- **Neighborhood Fit** as indicated by consistency with the development standards of the zone, compatibility with the existing neighborhood, and connectivity; and
- **Environmental Stewardship** –as indicated by consistency with county policies addressing energy, the environment and transportation alternatives.

Community Vision

The proposal is consistent with the vision for the in the North and West Silver Spring Master Plan, Adopted in 2000. This site is shown as a "Public and Institutional Use", consistent with its longstanding use as a public school. See Map 9, "Proposed Land use in North and West Silver Spring" on page 19 of the Plan.

Neighborhood Fit

The proposed addition and site improvements fit the neighborhood well. They are consistent with the development standards of the R-60 zone, which are the standards for the private development of one-family detached homes in this neighborhood. However, the proposal does not meet the zoning ordinance standards for a privately owned parking lot in a residential zone. Those standards require a 25 foot setback where the provided setback is 4 feet.

This is acceptable in this case due to the characteristics of this particular retrofit and the fact that this is a public facility which is not legally required to adhere to standards in the zone and those for parking.

Analysis of the Project and Standards for Private Development in the R-60 Zone

Development Standard 59-C-1.32	Required for Private Development of Single Family Detached Homes	Proposed
Minimum Lot Area	6,000 square feet	315,444 square feet
Minimum Lot Width At Building Line- Porter Road Lanier Drive Talbot Avenue	60 feet	860 feet 390 feet 700 feet
Min Lot Width At Street Porter Road Lanier Drive Talbot Avenue	25 feet	820 feet 370 feet 670 feet
Minimum (Building) Setback From Street Porter Road Lanier Drive Talbot Avenue	25 feet	46 feet from ROW 70 feet from ROW 25 feet from pavement
Minimum Set Back From Adjacent Lot- (east side of lot is rear yard) One Side Yard Sum Of Both Side Yards	8 feet 18 feet	NA
Rear Yard (east side of lot)	20 feet	180 feet
Maximum Building Height ⁱ	3 stories or 40 feet	31 feet proposed addition
Max Percent Of Net Lot Area That May Be Covered By Buildings	35%	30.5 % 96,175 SF
Maximum Percent Of Front Yard that May Be "Surfaced Area" Lanier Drive	35%	>35%

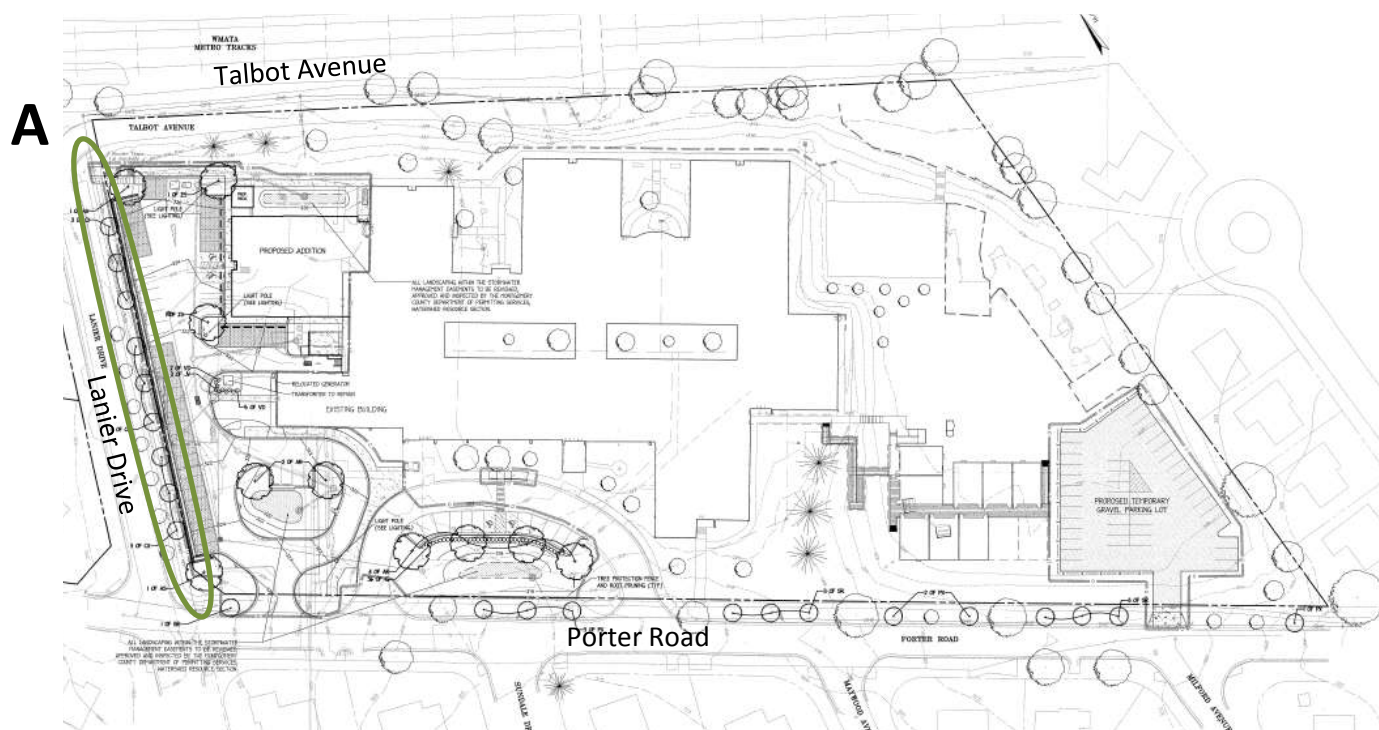
Development Standard 59-C-1.32	Required for Private Development of Single Family Detached Homes	Proposed
Parking Facility 59-E-2.81		
Setbacks Front Porter Road Lanier Drive Talbot Avenue	25 feet 25 feet 25 feet	30 feet 4 feet 30' from pavement
Internal Landscaping 59-E-2.73	5% 1,525 SF	14.8% 4,511 SF
Parking Spaces existing - 58	NA	67

Compatibility

Compatibility with the existing neighborhood is achieved. The exterior features and building design of the addition are an appropriate response to the constrained site within this neighborhood of modest one-family homes the placement and design of the addition contributes to compatibility. The height and setbacks are appropriate for the neighborhood.

The parking lot is between six and ten feet below the existing grade of Lanier Drive. This reduces the visual impact of the parking lot. However, the parking lot is only 4 feet from the property line which is less than that required for a privately developed parking lot in the zone. Due to the site constraints, the elevation change and the proposed planting of new trees at the existing grade of Lanier Drive, this is acceptable to achieve compatibility with the residential properties opposite Lanier Drive. Additional low plantings under the new ornamental trees should be provided to further enhance the setback. See "A" on the proposed landscape plan that follows.

Proposed Landscape Plan



Connectivity

Connectivity is provided for vehicles, pedestrians and bicyclists.

Rosemary Hills Elementary School is located along the north side of Porter Road and east side of Lanier Drive in Silver Spring. Primary access into the neighborhood from East West Highway (MD 410) is provided via Sundale Drive while circulation to and from the school is provided via Porter Drive. Porter Drive is a two-lane street with a posted speed limit of 25 mph. Lanier Drive is a two-lane street that connects Porter Road with Talbot Avenue and Fourth Avenue, to the north.

The Site's rear property line is along Talbot Avenue and the CSX rail line/ future Purple Line. As per the Applicant's project narrative, future improvements to Talbot Avenue associated with the Purple Line will not conflict with this proposed elementary school addition. Staff coordinated with the Maryland Transit Administration (MTA) project management team to confirm that the proposed addition will have no adverse impact to the proposed Purple Line. There are no further revisions to the school's plans needed to respond to the MTA design. The Final Environmental Impact Statement for the Purple Line is the subject of a separate review by the Planning Board.

Transit service to the Site is provided by Ride On route 2, which is accessed by bus stops located near

the site frontage. Additional transit routes, available ½ mile away on MD 410, include Ride On routes 1 and 11 and Metrobus routes J1, J2, and J3. Safe and accessible pedestrian connections are provided to the Site via marked pedestrian crosswalks, at Sundale Drive and Lanier Drive, and recently improved ADA-compliant sidewalk ramps. While the existing sidewalks meet ADA minimum accessibility guidelines, staff recommends that MCPS upgrade the sidewalks to a minimum of five feet-wide to improve the pedestrian experience. The current surface route of the Georgetown Branch Bicycle Trail is provided on Talbot Avenue

Local Area Transportation Review and Transportation Policy Area Review

Traffic generated by elementary school facilities is local, consists of a significant number of pass-by and diverted trips, and occurs during the morning peak period only. As a result, elementary school additions and modernizations satisfy the Adequate Public Facilities test and are not subject to either the Local Area Transportation Review or Transportation Policy Area Review.

Environmental Stewardship

Forest Conservation Law

The application received an exemption (42013201E) from the Forest Conservation Law (Chapter 22A-5[t]) on July 8th, 2013 and is therefore not subject to the tree variance.

A Tree Save Plan was combined with the NRI/FSD and exemption request for the removal of one 36" specimen tree (#9, Pin oak) on the south-western edge of the property. Tree protection measures will be taken to preserve another specimen tree (Tree #17) located directly next to the proposed sidewalk improvements. Tree protection measures will be taken to protect the critical root zones of tree #17; however, should the tree not survive the impacts approval for its removal has been granted.

Mitigation requirements for the loss of a specimen tree and the potential loss of another requires the planting of six (6) 2.5"-3" caliper trees and is indicated on sheet LS-1 of the June 28, 2013 site plan.

Stormwater Management

A Stormwater Management preliminary concept approval letter dated July 12, 2013 has been provided by Department of Permitting Services (DPS) and is attached.

Green Building

According to MCPS, the project will not be certified for conformance with Leadership in Energy and Environmental Design (LEED); however the design will incorporate sustainable design measures as follows:

1. Manage stormwater to both reduce runoff quantity and improve quality.
2. Use highly reflective roof surfaces combined with a vegetated roof portion will reduce heat island effect, lower energy demands, improve water quality, and provide habitat. Install water-conserving low-flow plumbing fixtures.

3. Install water-conserving low-flow plumbing fixtures.
4. Optimize the energy performance of the building by providing a highly energy efficient building envelope, lighting system, and heating, ventilation, and air-conditioning system.
5. Divert construction “waste” from landfills that can instead be salvaged for reuse or recycled.
6. Adhere to construction for indoor air quality management plans using low-emitting building materials to safeguard occupant health.
7. Provide a high level of occupant control over individual lighting and thermal comfort to promote enhanced indoor environmental.
8. Use construction materials that are recycled and regionally manufactured.
9. Implement a green housekeeping plan.
10. Maximize daylight in classrooms.
11. Minimize background noise level from HVAC systems in classrooms and other core learning spaces and control reverberation time with sufficient sound-absorptive materials.

Neighborhood Response

MCPS has held a series of community meetings while planning this project. The Mandatory Referral notices were sent to the community and no comments have been received as of the date of the completion of this staff report.

Conclusion

Staff recommends that the Planning Board transmit the comments to the Montgomery County Public Schools.

Attachment:

Department of Permitting Services Letter July 12, 2013

Staff Memo – Environmental Issues



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwarz Jones
Director

July 12, 2013

Ken Jones
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Rosemary Hills Elementary School
SM File #: 251451
Tract Size/Zone: 7.24 Ac./R-60
Total Concept Area: 1.60 Ac.
Lots/Block: 1-24/H, & 1-5/I
Parcel(s): P795
Watershed: Lower Rock Creek

Dear Mr. Jones:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept proposes to meet required stormwater management goals for full ESDv via micro-bioretenion, green roof and permeable pavement.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Use MCDPS latest design standards for all ESD structures.
6. The temporary parking is not to drain onto the adjacent residential lots.
7. Once the new parking is ready for use you must call out in the sequence for the removal of the temporary gravel lot and replace with grass.
8. You must coordinate with MCDEP for the removal of existing storm water structures # 3 & 5.

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www.montgomerycountymd.gov

montgomerycountymd.gov/311  240-773-9556 TTY



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

TO: Margaret Rifkin, Coordinator, Area 1
FROM: Tina Schneider, Senior Planner, Area 1
DATE: September 17, 2013
SUBJECT: Rosemary Hills Elementary School Addition
 Mandatory Referral
 Forest Conservation Exemption # 42013201E

RECOMMENDATION: APPROVAL with the following conditions:

1. The trees proposed on the edge of the stormwater management facility (4-Acer rubrum) are not counted towards specimen tree mitigation.
2. A preliminary approval letter of the stormwater management concept is required from the Department of Permitting Service (DPS).

The property was granted an exemption from the Forest Conservation Law (22A-5[t]) on July 8th, 2013. The exemption (42013201E) met the conditions because the site is a modification to an existing developed property and:

1. The modification will not remove more than 5,000 square feet of forest;
2. Does not affect any forest in a stream buffer or located on property in a special protection area
3. The modification does not require approval of a new subdivision plan.

A Tree Save Plan was combined with the NRI/FSD and exemption request for the removal of one 36" specimen tree on the south-western edge of the property. Tree #17, a 30" willow oak is located directly next to the proposed sidewalk improvements. Tree protection measures will be taken to protect the critical root zones, however, should the tree not survive the impacts, approval for the removal of tree #17 has been granted.

Mitigation requirements for both the loss of a specimen tree and the potential loss of another requires the planting of six (6) 2.5"-3" caliper trees.

Stormwater management preliminary approval letter from DPS is required.