



Addition to Bethesda-Chevy Chase High School, Bethesda CBD, Mandatory Referral, MR2016014

LGH Leslye Howerton, Planner-Coordinator, Leslye.howerton@montgomeryplanning.org, 301.495.4551

RAK Robert Kronenberg, Chief, Area 1, Robert.kronenberg@montgomeryplanning.org, 301.495.2187

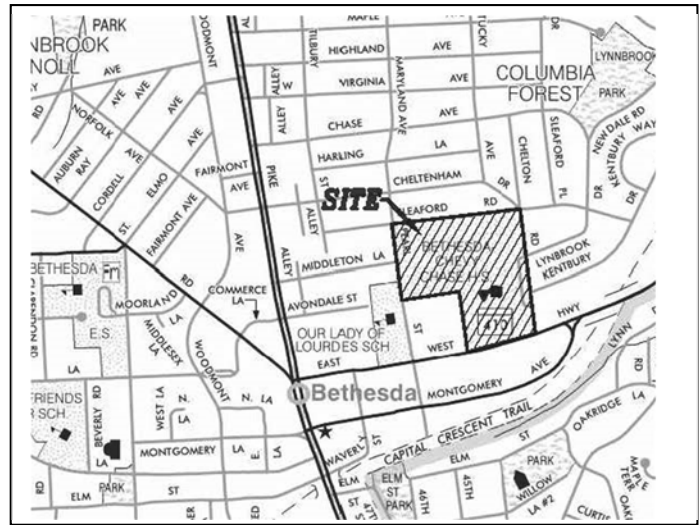
Tina Schneider, Senior Environmental Planner, Tina.Schneider@montgomeryplanning.org, 301.495.2101

Matthew Folden, Planner Coordinator, Matthew.folden@montgomeryplanning.org, 301.495.4539

Date of Report: 1/29/16

Description

- Mandatory Referral for the proposed addition of Bethesda- Chevy Chase High School, Bethesda Central Business District.
- Located at 4301 East-West Highway, approximately 1,200 feet east of Wisconsin Avenue
- R-60, 1994 Bethesda Sector Plan
- 16.36 acres
- Applicant: Montgomery County Public Schools
- Filing date: 12/11/15



Summary

- Staff recommends **approval of the Mandatory Referral** with recommendations.
- The Bethesda-Chevy Chase High School is constructing an addition to accommodate projected enrollment.

Recommendations

Staff is providing the following recommendations to be incorporated into the final design of the Bethesda-Chevy Chase High School:

Transportation:

1. The Applicant must limit future development on the Bethesda-Chevy Chase campus to an additional 405 students for a total enrollment of 2,398.

Tree Save Recommendations:

1. Prior to installing the portable temporary classrooms along the front of the campus, contact the M-NCPPC forest conservation inspector for proper tree protection measures for trees #8, 12, and 33.

Background & History

Bethesda-Chevy Chase High School, located at 4301 East-West Highway in downtown Bethesda, is seeking to construct an addition in order to increase student capacity. Enrollment is currently 2,007 students and is projected to be 2,434 students by the 2021-2022 school year. The addition will increase the capacity of the school from the current 1,683 students to 2,398 students with a (master-planned core capacity or a core capacity) for 2,400 students. The project consists of an addition of 34 classrooms and support spaces to meet the program needs of the school.

Mandatory Referral Review

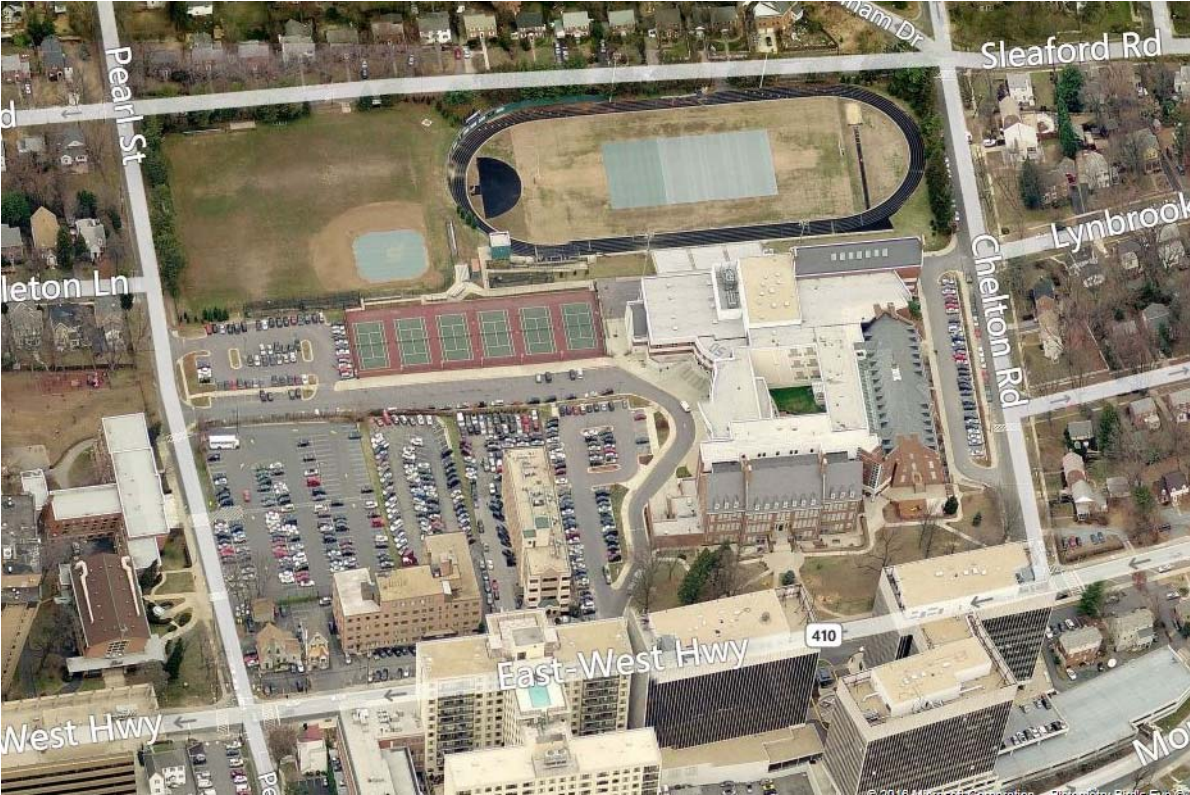
The Montgomery County Public Schools proposal for the addition to Bethesda-Chevy Chase High School requires the Mandatory Referral review process consistent with the Montgomery County Department of Park and Planning Uniform Standards for Mandatory Referral Review. This regulation requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.

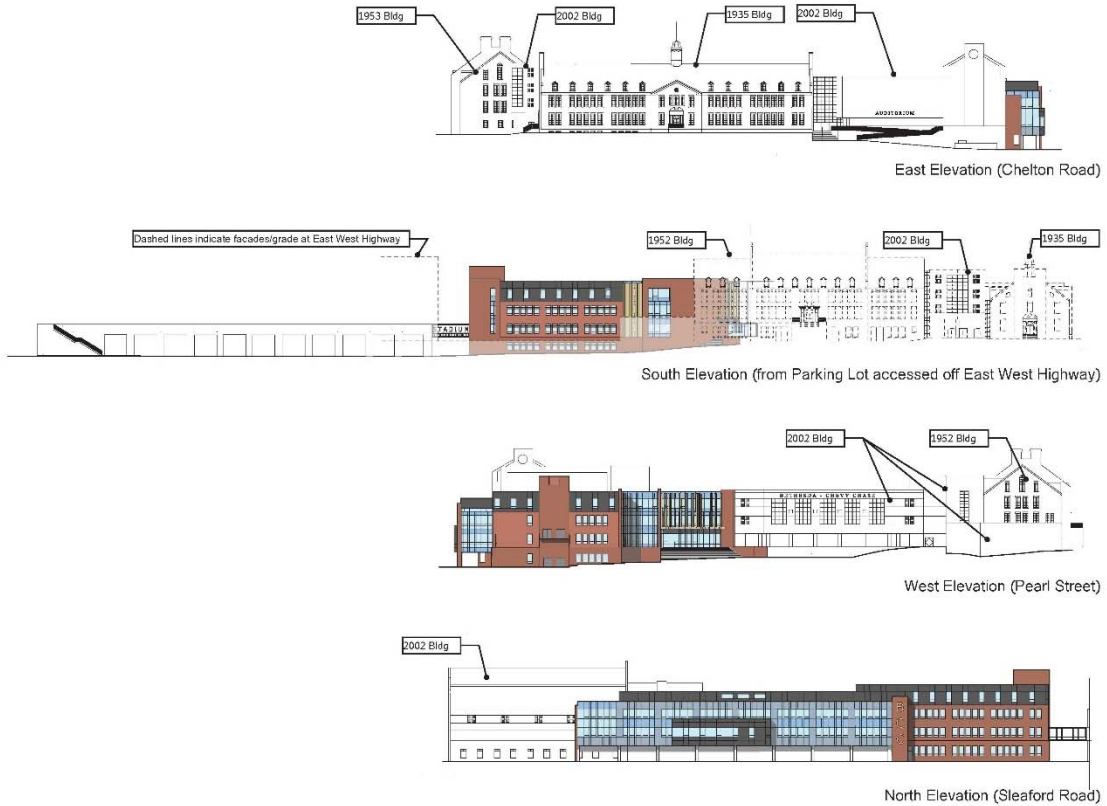
Project Description and Surrounding Property

The Property is located at 4301 East-West Highway in downtown Bethesda and is identified as parcel 153. The Property is comprised of the main school building at the southeast section of the lot, the athletic fields that occupy the north section of the property, and the parking lot and tennis courts south of the athletic fields and west of the main building.

The Property is bounded by Pearl Street to the west, Chelton Road to the east, Sleaford Road to the north, and East-West Highway to the south. It is less than 1,500 feet east of the intersection of East-West Highway, Old Georgetown Road, and Wisconsin Avenue. Directly to the south and west of the Property are two commercial office buildings ranging in height from 4-5 floors (approximately 40-50 feet in height). To the east and north of the Property is a neighborhood of single-family homes. South of the Property

and across East-West Highway is Topaz House, an 11-story apartment building, and Bethesda Towers, a pair of 11-story office buildings.





Proposed Building Elevations

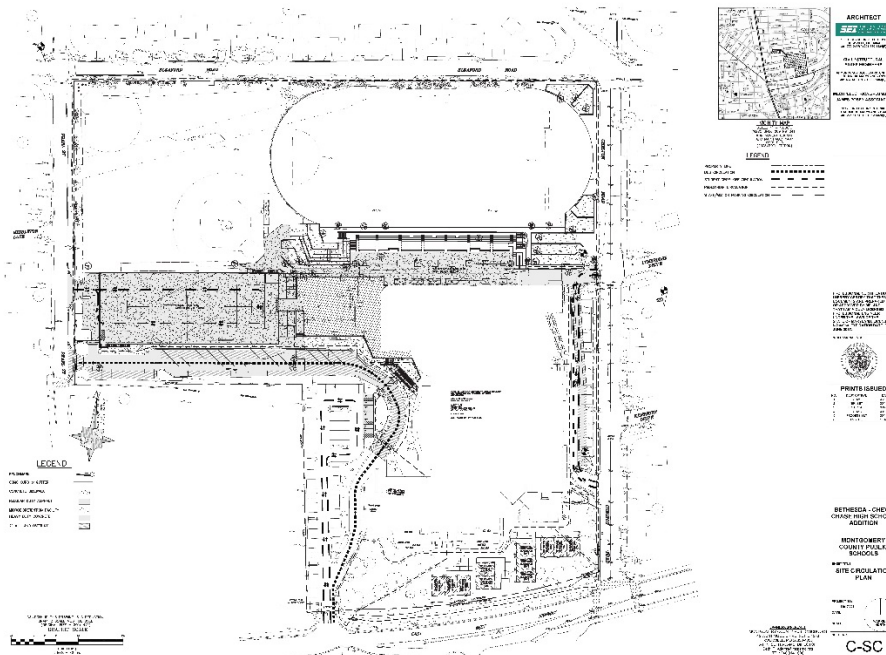
**Bethesda-Chevy Chase High School Data Table
R-60**

Development Standard	Permitted/Required (Standard Method)	Proposed
Gross Tract Area (SF)	N/A	707,323
Minimum Net Lot Area (SF):	6,000	707,323
Maximum Building Height (feet):	35	70
Lot Coverage (%):	35	16.56
Vehicle Parking	0	295

Access, Parking, and Public Transportation

The site, located at 4301 East-West Highway, currently has vehicular access points on each of the three abutting streets: East-West Highway (MD 410), Chelton Road, and Pearl Street. The primary access point for the site is the unsignalized driveway from East-West Highway, which is limited to right-in/ right-out maneuvers due to the one-way westbound operation of East-West Highway. The East-West Highway driveway circulates through the site, ultimately connecting to the driveways on Pearl Street. The southernmost Pearl Street driveway is limited to outbound traffic only while the northern Pearl Street driveway permits both inbound and outbound traffic. The access points on Chelton Road operate in a one-way counter-clockwise loop for student drop-off and service access. No substantive changes to the site's access points are proposed as part of this modification. Temporary construction access will be provided on Sleaford Road.

In order to accommodate the increased enrollment, the application proposes a new parking garage on the site of the current school parking lot adjacent to Pearl Street. Internal site access and circulation around this garage will remain similar to the current operations. As a result of the proposed project, the school will have a total of 295 standard parking spaces, an increase of 62 spaces over the currently available 233 spaces.



Pedestrian and vehicular circulation plan

The pedestrian network within and around the site is generally complete and provides adequate accommodation for large volumes of pedestrians travelling to and from the site. Sidewalks vary between 5-6 feet in width.

The immediate area is well served by transit that includes the Red Line Bethesda Metrorail Station (located approximately 0.5 mile, or 2,500 feet to the west of the site), Metrobus, RideOn, the Bethesda Circulator and future Purple Line. The WMATA Metrobus "J2," "J3," and "J4" Routes (Bethesda-Silver Spring) stop on or near the site frontage. Additional transit routes near the Site include:

1. RideOn Bus Routes 29, 30, 32, 34, 36, 40, 47, 70
2. WMATA Metrobus Routes J4, J7, and J9

In addition to the public transportation available within a short walk of the subject site, Montgomery County Public Schools operates an extensive bus service for students that provides direct access between residential neighborhoods and the school site. Under this program, MCPS provides approximately 20 different morning and evening bus routes.

Master Plan Roadways and Pedestrian/Bikeway Facilities

The following summarizes transportation recommendations included in the 2005 Countywide Bikeways Functional Master Plan and 1994 Bethesda Central Business District Sector Plan:

- East-West Highway (MD 410) as a major Highway (M-20) with a minimum right-of-way width of 120 feet along the site frontage.
- Pearl Street as a business district street with a minimum right-of-way of 60 feet along the site frontage.

The Property does not affect the recommendations to East-West Highway or Pearl Street.

Adequate Public Facilities

A traffic study (dated July 2015) was submitted for the subject application per the *LATR/TPAR Guidelines* because the proposed development is estimated to generate more than 30 peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. Trip generation, summarized in Table 1, illustrates the site's trip generation based on recent driveway counts conducted at the Bethesda Chevy Chase High School driveways (AM: 0.216 trips per student (63% in/ 37% out); PM: 0.133 trips per student (54% in/ 46% out)).

TABLE 1
SUMMARY OF SITE TRIP GENERATION
BETHESDA CHEVY CHASE HIGH SCHOOL

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
405 Students*	54	34	88	29	25	54

*Proposed increase above current enrollment. Although the application seeks to increase the school's capacity by 715 students, the current enrollment exceeds capacity by 310 students. These 310 students are counted under "existing" conditions for traffic purposes.

Source: TEMOSS, llc. Traffic Study dated July 2015.

TABLE 2
SUMMARY OF CAPACITY CALCULATIONS
BETHESDA CHEVY CHASE HIGH SCHOOL

Intersection	Traffic Conditions					
	Existing		<i>Background</i>		Total	
	AM	PM	AM	PM	AM	PM
Montgomery Avenue (MD 410)/ Pearl Street	553	998	639	1,167	653	1,180
East-West Highway (MD 410)/ Montgomery Avenue	929	698	972	711	1,004	727
East-West Highway (MD 410)/ Chelton Road	916	664	959	678	991	690
East-West Highway (MD 410)/ BCC HS Driveway	801	671	844	685	877	702
East-West Highway (MD 410)/ Pearl Street	733	690	790	775	805	791
Chelton Road/ BCC HS Driveway (South)	158	114	158	114	182	117
Chelton Road/ BCC HS Driveway (North)/ Lynnbrook Dr	129	118	129	118	146	120
Pearl Street/ BCC HS Driveway (South)	168	181	185	197	193	215
Pearl Street/ BCC HS Driveway (North)	152	178	169	194	173	208

Source: TEMOSS, llc. Traffic Study dated July 2015.

The proposed development is within the Bethesda CBD Policy Area and is exempt from the transit test and adequate public facilities test under the roadway test of the Transportation Policy Area Review ("TPAR"). As a result, the proposed development satisfies 2012-2016 Subdivision Staging Policy without making a TPAR payment. Staff concludes that the proposed development satisfies the *LATR and TPAR requirements* of the APF review and will provide safe, adequate, and efficient vehicular and pedestrian access.

Conclusion

Staff recommends that the Planning Board approve the Mandatory Referral with the recommendations cited in this staff report.

Public Meetings

Multiple community work sessions and meetings were held for the public. In addition, MCPS sent notice letters to adjoining neighbors and community groups. Staff has not received any correspondence regarding the application.

Funding

The project is a part of the FY 2017 – 2022 MCPS Capital Improvements Program requested by the Board of Education of Montgomery County.

Impacts to Parkland

The site does not contain parkland.

Forest Conservation

A Forest Conservation Exemption (42016078E) was approved on November 23, 2015 by MNCPPC staff.

The project was exempt from Article II of the Montgomery County Code, Chapter 22A, Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) the modification will not remove more than 5,000 square feet of forest, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

An onsite preconstruction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. If there are any subsequent additions or modifications planned for this project, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring.

The modification to an existing developed property is not subject to a regulatory Tree Save Plan. However, prior to installing the portable temporary classrooms along the front of the campus, staff is recommending that MCPS contact the MNCPPC forest conservation inspector for proper tree protection measures for trees #8, 12, and 33.

Stormwater Management

The stormwater concept plan proposes 10 micro-retention facilities along around the north-east, south-east, and south-western borders of the soccer field. The retention facilities will capture and treat water from the new structure, a few parking spaces, and some of the existing school.

The proposed micro-retention facilities show a 3-inch topping of hardwood mulch. Over time, the cleanout is likely to clog with mulch caused by rainfall and the migration of light mulch into the overflow drains.

The stormwater management concept plan was *approved* on October 28th, 2015 by Montgomery County Department of Permitting Services (SM276775).

LEED Certification

This project is not registered for LEED. The project will be designed and constructed per the MCPS Environmental Sustainability Management Practices.

Montgomery County Noise Ordinance

The project will comply with Montgomery County's Noise ordinance, Section 31(b) of the County Code. This project will also be consistent with the Montgomery County Department of Park and Planning Noise guidelines.

Historic Preservation:

A portion of the Bethesda-Chevy Chase High School is listed in the Master Plan for Historic Preservation. The modifications do not alter the proposed exterior of the portion of the building that is listed in the Montgomery County Master Plan for Historic Preservation, therefore no Historic Area Work Permit for Historic Preservation is required.

Conclusion

Staff recommends that the Planning Board approve the Mandatory Referral with the recommendations cited in this staff report.