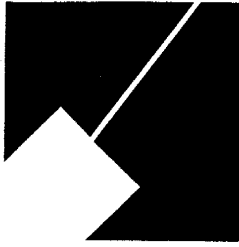


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

May 6, 2005

MEMORANDUM—MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
Judy Daniel, Rural Team Leader
Community-Based Planning Division

FROM: Malaika Abernathy, Community Planner, Rural Team (301-495-1336)
Community-Based Planning Division *MA*

SUBJECT: Mandatory Referral No. 05701-MCPS-1: Gymnasium for the Lois P. Rockwell Elementary School – 24555 Cutsail Drive, R-200 Zone, Damascus Master Plan

RECOMMENDATION: Approval

PROJECT SUMMARY

The Lois P. Rockwell Elementary School was constructed in 1992. It was originally designed to include a gymnasium as an alternate to the originally approved site plan. Due to budgetary constraints, construction of the gymnasium was delayed until now.

The proposed 4,850-square foot, one-level gymnasium will be located on the south east end of the existing school building, adjacent to the existing multi-purpose room. The addition will include a standard gymnasium and its support spaces. Additionally, a few small walkways are proposed leading to and from the gymnasium.

THE SITE

The school is located on 24555 Cutsail Drive in Damascus, within the Damascus Master Plan Area. It is surrounded to the west by existing single-family homes on one-half acre lots, and it abuts both the Upper Magruder Branch Park and the Damascus Regional Park to the north, east and south sides. The 10.6-acre, school property is substantially level, providing easy access to on-site amenities such as parking and recreation. An existing eight-foot wide sidewalk along the east side of Cutsail Drive provides access to the site from Sweepstakes Road.

The existing two-story school building is approximately 70,412 gross square feet, and it is within the R-200 Zone. The proposed gymnasium will be located on the southeast section of the building, adjacent to an existing multi-purpose room with convenient access to the school's playfields and parking lot. Currently, the 8,500-square foot site is used as a grassy play area surrounded by small cherry trees and adjacent to an additional paved play area.

PROJECT DESCRIPTION

Montgomery County Public Schools (MCPS) proposes to construct a 4,850-square foot, elementary school gymnasium and its support spaces. Extra-curricular activities are currently limited to the outside play areas and an existing multi-purpose room. The proposed addition will provide a standard indoor facility where these current activities can be housed.

The gymnasium addition is planned to be a 23-foot high, one-level, brick veneer structure that will complement the existing building façade. Minor renovations proposed include changing an existing large storage room, north of the proposed site, into a physical education office and a bathroom. Three walkways on the south side of the proposed structure will provide access to the gymnasium from the outside. In total, the gymnasium addition and supporting pedestrian walkways will cover approximately 5,500 square feet of impervious area.

The rooms included within the proposed structure include a main gymnasium, an entrance lobby, a physical education office, three (3) indoor storage facilities and one outdoor storage facility, as indicated in the site plan. The interior dimensions of the gymnasium are 74 feet by 50 feet and will include six (6) basketball goals, four (4) climbing ropes, a chinning bar and a horizontal bar. Five (5) floor sleeves will provide anchors for volleyball poles for various court arrangements. The interior amenities include hardwood floors (striped for basketball and volleyball courts), safety pads, painted sound blocks for the walls, and exposed ceilings.

The entrance lobby will be located adjacent to the Physical Education (PE) Office, and provide access to the gym and the office from the first floor of the building. A small bathroom/shower facility is also located within the PE Office. Three, self-contained, indoor rooms on the east side of the building will serve as storage facilities for the gymnasium. One outdoor storage room is proposed to have access to the gym from the existing parking and play areas on the site.

The building will comply with all ADA regulations.

ANALYSIS

Master Plan

The approved and adopted 1982 Damascus Master Plan does not make any specific recommendations for this site. An expansion of this nature is consistent with the Plan.

Environment

Forest Conservation – There are approximately 1.5 acres of forest on a slope on the southeast side of the site. No disturbance is anticipated. Since the elementary school is an existing use and the addition will not disturb any forest, this application is exempt from forest conservation requirements.

Environmental Guidelines – The site is located within the Magruder Branch subwatershed of the Upper Great Seneca Creek watershed. Water quality and habitat conditions are both good. There are no stream valleys, wetlands or other sensitive areas located on this site. There are steep slopes, both natural and created, along the site perimeters that will not be disturbed.

Stormwater Management – Stormwater from the existing school is currently addressed via an existing regional wet pond. This existing pond together with an additional on-site quality control device, will serve the entire school site, including the new addition.

Sustainable Building Design – The staff encourages the use of sustainable building design in all public projects, in keeping with the work of the U.S. Green Building Council on Leadership in Energy and Environmental Design (LEED). Due to the limited scale and possible material selections anticipated in the scope of this project, MCPS does not believe that LEED certification would be feasible for this project.

Transportation

The current on-site traffic arrangements, including the bus loop, parking, student drop-off, service drive and pedestrian access will not be impacted by the proposed gymnasium addition. This expansion does not add any new students or staff to the school. No new traffic analysis was required of the applicant.

Any future proposal over the maximum approved student enrollment of 624 students of the school should be subject to a traffic study. The current enrollment is 460 students; additional student enrollment is expected to reach 527 students by September of 2010.

CONCLUSION

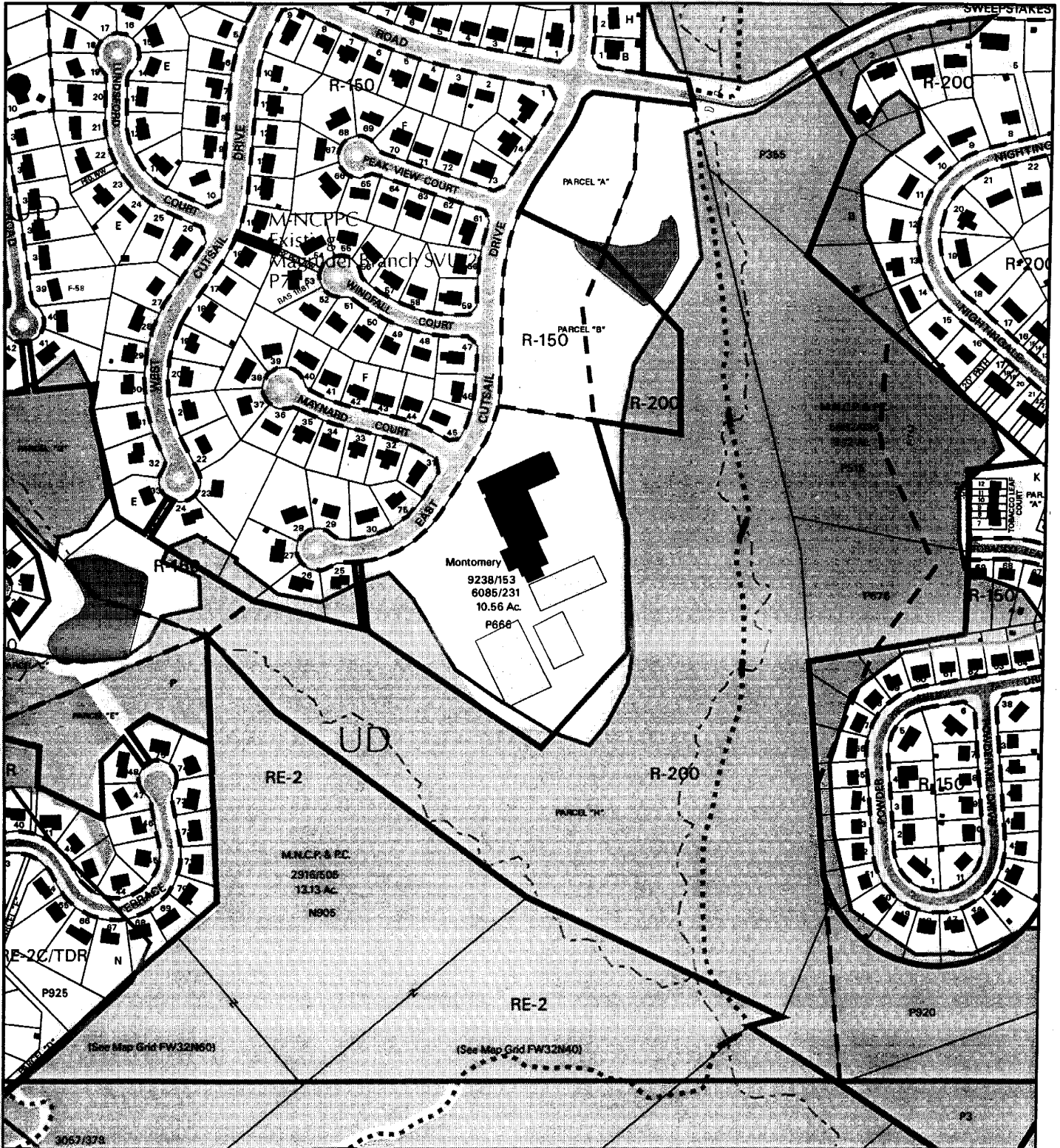
The proposed project meets the applicable standards and guidelines stipulated in the guidelines for a mandatory referral application. Staff recommends approval of this proposed addition to the Rockwell Elementary School.

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Attachments

1. Vicinity Map
2. Site Plan
3. Aerial Photos of Site

LOIS P. ROCKWELL ELEMENTARY SCHOOL



Map compiled on March 25, 2005 at 5:03 PM | Site located on base sheet no - 234NW10

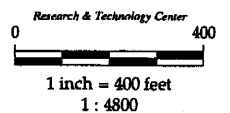
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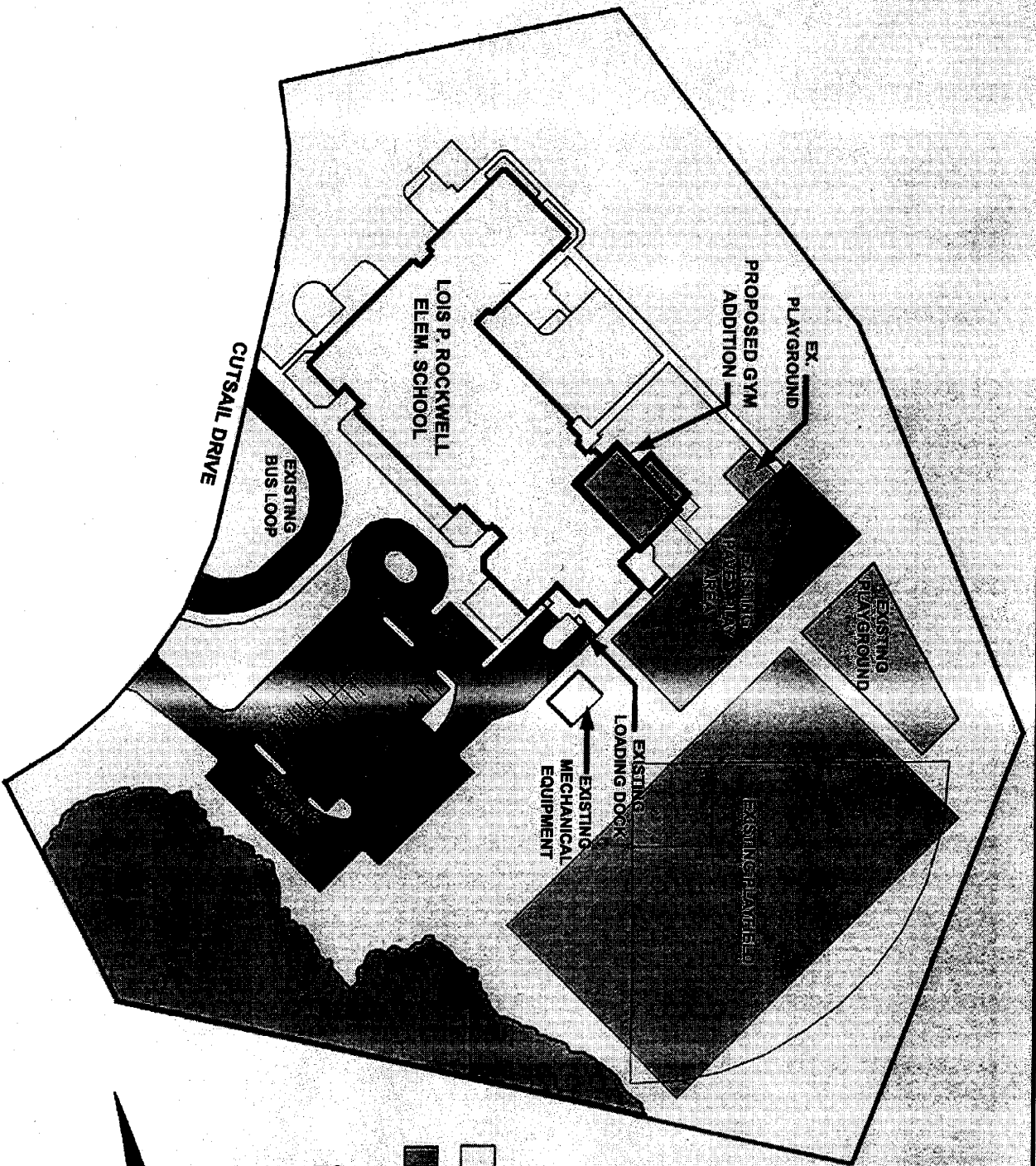
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

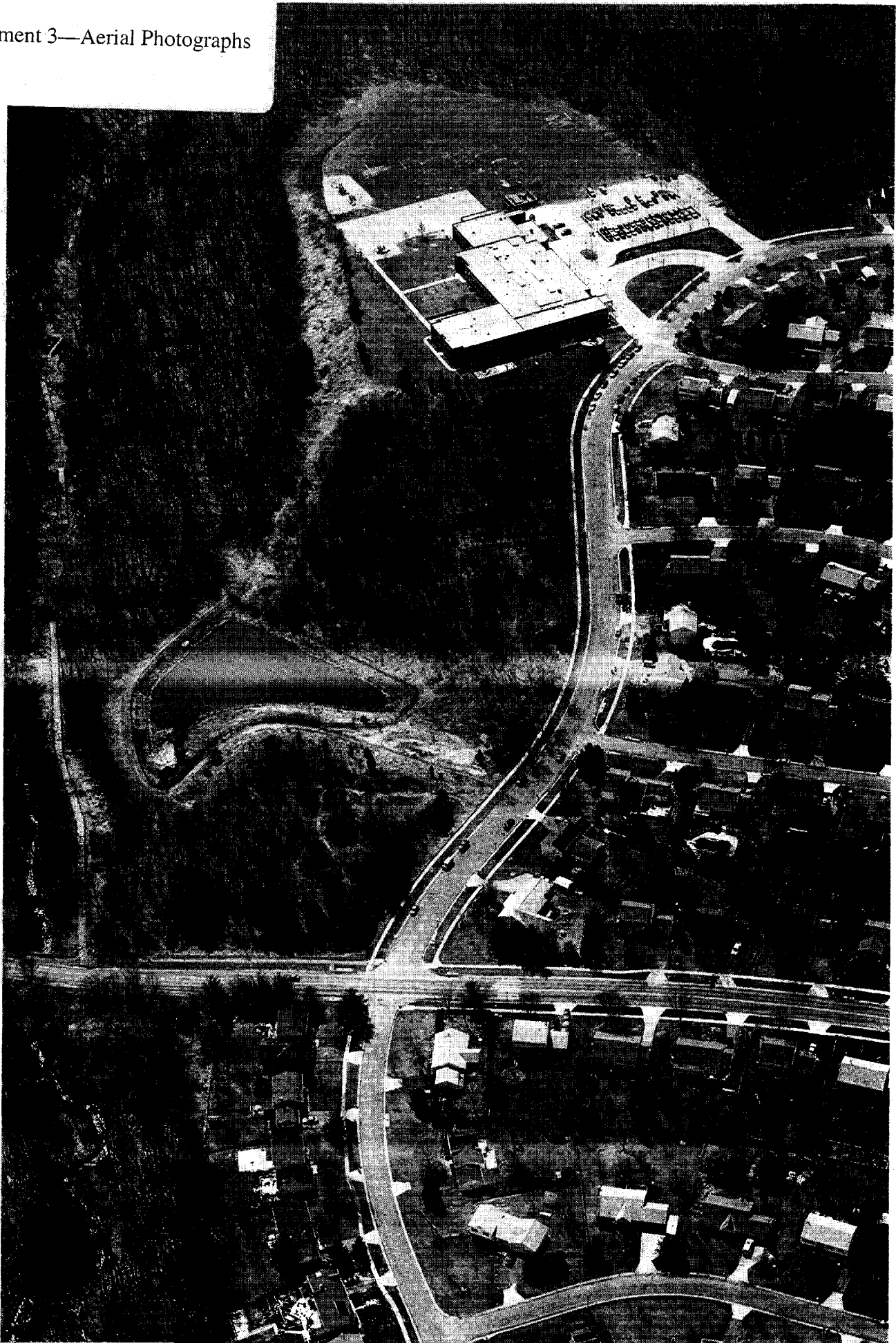
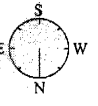


PROPOSED SITE PLAN



Lois P. Rockwell Elementary School – Gymnasium Addition
 nolen • Emr + Associates Architects

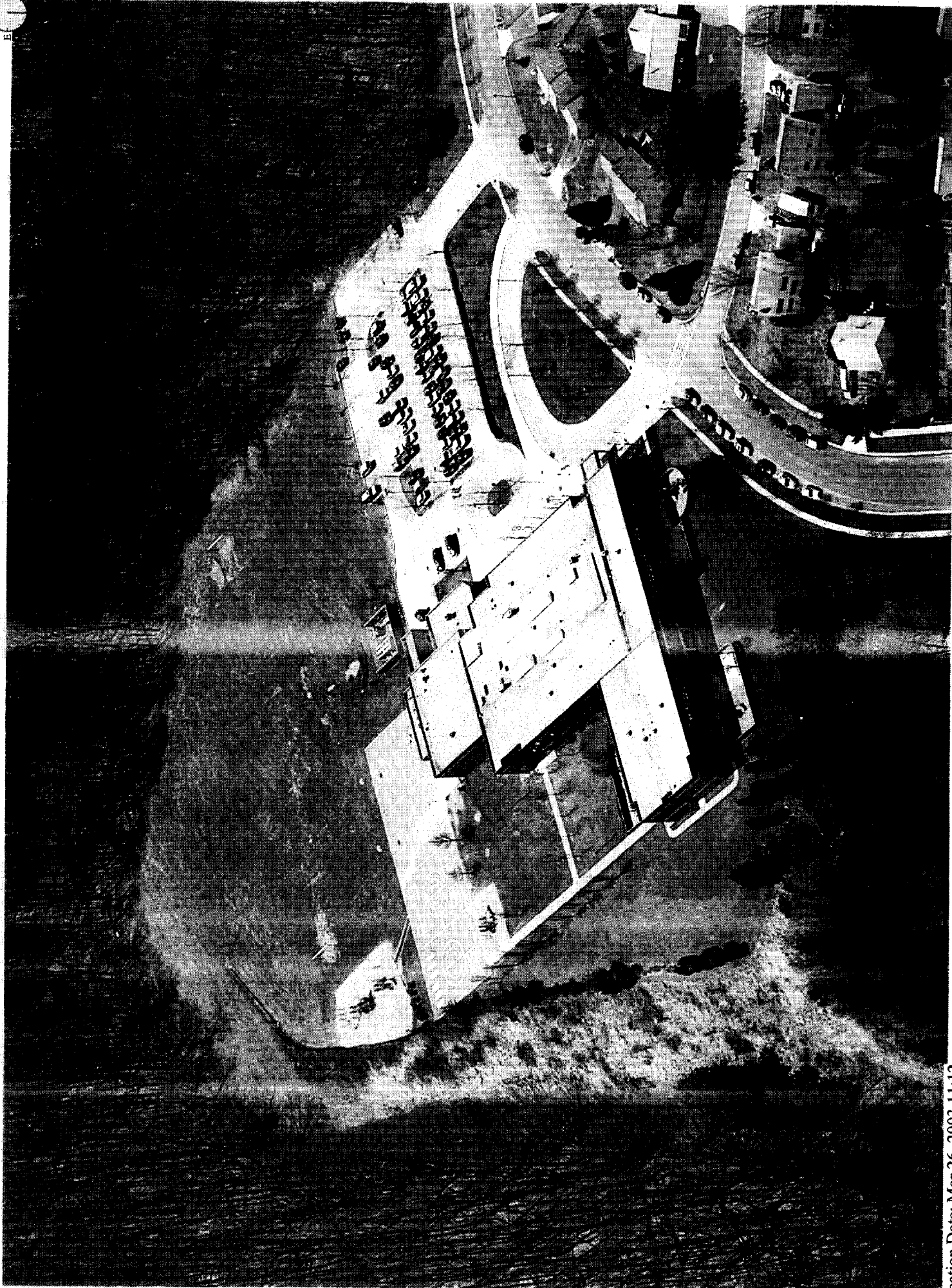
Attachment 3—Aerial Photographs



Creation Date: Mar 26, 2003 11:12
Modification Date: Feb 17, 2004 15:44

Average Scale: 1 inch = 136.0 feet

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Creation Date: Mar 26, 2003 11:12
Modification Date: Feb 17 2004 15:44

Airframe Scale: 1 inch = 84.7 feet

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