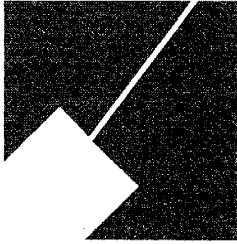


M-NCPPC



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 10, 2006

MEMORANDUM – MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JA*
Community-Based Planning Division

William Barron, Eastern County Team Leader
Community-Based Planning Division



FROM: Calvin Nelson, Jr., Planning Coordinator, Eastern County Team *CN*
Community-Based Planning Division (301-495-4619)

SUBJECT: Mandatory Referral No. 06601-MCPS-1: Sherwood High School Addition –
300 Olney-Sandy Spring Road (MD 108), Sandy Spring/ Ashton Master Plan

STAFF RECOMMENDATION: Approval with the following comments to be transmitted to Montgomery County Public Schools (MCPS):

1. Provide a traffic study for the school in the event that the proposed enrollment exceeds the current enrollment of 2,241 students.
2. Reduce the width of the pathway leading to the greenhouse to 12 feet and provide removable bollards at the start of the pathway to limit vehicular use.
3. Prior to the approval of the final sediment control/stormwater management plan by the Department of Permitting Services (DPS), submit a final Tree Save Plan for Environmental Planning staff review and approval showing the final limits of disturbance including all improvements to the existing stormwater pond, demonstrating no disturbance to forest in the environmental buffer.
4. The project is encouraged to use sustainable building design techniques in accordance with the U.S. Green Building Council on Leadership in Energy and Environmental Design (LEED).

BACKGROUND

Sherwood High School opened in 1950, and it is located at 300 Olney-Sandy Spring Road (MD 108). The school has had a series of additions over the years, and it was modernized in 1991, followed by a 15-classroom addition completed in 1994. There are eight relocatable classrooms currently on the site.

In 1999, the Planning Board recommended approval of a Mandatory Referral for a telecommunications monopole with attached stadium lights.

Subject Site

The 49.3-acre school site is zoned RNC (Rural Neighborhood Cluster) and fronts on the south side of MD 108 with three points of vehicular access. Across MD 108 from the school are single-family detached homes in the RC Zone. A single-family residence in the RNC Zone, the Wyncrest Cluster development in the R-90 Zone, and the Springview development, currently under construction in the R-90 Zone, are located east of the site. Open parkland (M-NCPPC) is located to the south. The Auburn Village development, currently under construction, zoned R-90 and RNC is located west of the site.

The school site is improved with a two-story building comprising approximately 283,726 square feet. Other features on the site include: 8 relocatable classrooms, a lighted football stadium and track, a baseball field, 2 basketball courts, 8 tennis courts, 3 soccer/hockey fields, practice fields, a greenhouse, approximately 480 parking spaces, and a bus staging area for 33 buses. The school building is encircled by a perimeter road and several parking areas. A sidewalk extends from the eastern end of the perimeter road eastward along MD 108, and from the western end of the perimeter road. The new Springview and Auburn Village developments, located east and west of the site respectively, will also have pedestrian pathways to connect with the school site.

Description of Project

The 16-classroom addition is intended to replace the existing 8 relocatable classrooms that are located in an area between the perimeter road and the stadium, and to make other internal improvements to the school building. This project will add a two-story addition to the southwest side of the school building, in an area where the existing greenhouse is located. The addition will include: 16 classrooms, a cafeteria extension, an additional elevator for increased accessibility, renovation of the Food Nutrition Science Laboratory, improvements to the school's internal circulation, and a reconfigured section of the school's perimeter road in the area of the proposed addition of the classrooms and core facilities (Attachment 4 includes a list). The existing greenhouse, which also houses the school's horticulture program, will be replaced by a new detached greenhouse that will be reached by a handicap-accessible path from the proposed addition. Staff recommends that the pathway be reduced in width to 12 feet and that removable bollards be installed at the start of the greenhouse pathway to limit vehicular use.

According to the MCPS, the proposed project will add approximately 46,000 square feet of new space, and 4,477 square feet of renovated space. The existing building would be enlarged from approximately 283,726 square feet to 329,726 square feet with the proposed addition. Current student enrollment is 2,241 with a program capacity of 1,703 students. The 16-classroom addition will increase the capacity of the facility to 2,063 students for the 2007-2008 school year. MCPS projections indicate that student enrollment at the school will decrease to 2,143 in 2007-2008.

All areas affected by this project will be designed to meet Americans with Disabilities Act Architectural Guidelines (ADAAG) requirements as well as national and local building codes including fire, life safety, and health codes. The new addition will be designed to exceed ASHRAE 90.1-2001 energy requirements and BOCA Basic Energy Conservation codes as well as Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Efficient Design for New Buildings. The addition will be provided with an automatic wet sprinkler system in accordance with the National Fire Protection Association (NFPA 13).

ANALYSIS

Relationship to the Master Plan

As recommended in the 1998 Approved and Adopted Sandy Spring/Ashton Master Plan, the M-NCPPC has acquired 10 acres south of the school for active recreation. This open parkland is adjacent to the school's athletic fields. This recommendation will help address the 2005 Land Preservation Parks and Recreation Plan (LPPRP) finding that there is a deficit of standard size rectangular fields in the area. The June 2005 Rachel Carson Greenway Trail Plan proposes a greenway near the school and a connection to a parking lot at the western edge of the campus.

Conformance with the Development Standards in the RNC Zone

The Mandatory Referral is consistent with the applicable development standards of the RNC Zone as shown in the table below.

Development Standards in the RNC Zone

Section No.	Development Standard	Required	Proposed
59-C-9.42	Minimum lot area	25,000 sf	49.3 acres
59-C-9.43	Minimum lot width:		
(a)	Along front building line	100 feet	1,285 feet
(b)	Along front street line	25 feet	1,280 feet
59-C-9.44	Yard requirement		
(a)	Minimum setback from street	40 feet	65 feet
(b)	Minimum side yard – one side	15 feet	205 feet
	- sum of both sides	--	500 feet
	- abutting public street	50 feet	65 feet
(c)	Minimum rear yard	35 feet	230 feet
59-C-9.46	Maximum lot coverage		
	-% net lot coverage	10%	10%
59-C-9.47	Maximum building height	35 feet	28 feet*

Note: *Height of the proposed addition

Transportation

The Transportation Planning Unit of the Countywide Planning Division recommends approval with the following comment:

1. Provide a traffic study for the school in the event that proposed enrollment at the school exceeds the current enrollment of 2,241 students.

Traffic Analysis – The proposed additions to student facilities at Sherwood High School will not result in additional student enrollment or additional new traffic at the school during the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods. Therefore, this mandatory referral does not require a traffic study to satisfy Local Area Transportation Review. Future mandatory referrals for the site will not require a traffic study as long as changes are designed to accommodate student enrollments less than or equal to the current enrollment.

The Montgomery County Department of Public Works and Transportation (DPWT) Capital Improvements Program provides for the construction of a sidewalk along the south side of MD 108 between Hidden Garden Lane to the east and Norwood Road to the west (approximately 4,000 feet), and a sidewalk along the east side of Norwood Road to the south of MD 108 (approximately 350 feet). The project is currently under construction with an anticipated completion date in 2007.

The Master Plan describes MD 108 as a master-planned east-west arterial (A-92) between the Howard County line to the east and Dr. Bird Road to the west, with a minimum right-of-way of 80 feet. The roadway serves as the “Main Street” for the Sandy Spring and Ashton village centers. The Master Plan also recommends regional trails along MD 108, with connections to the Rural Legacy Trail and the Northwest Branch Trail that connect to the Sandy Spring, Woodlawn Manor Park, and to the Northwest Branch Park. A Class I (off road) bike-path (PB-66; SP-37 in the Countywide Bikeways Functional Master Plan) is recommended for MD 108 along its north side between MD 650 to the east and Dr. Bird Road to the west.

Parking – There are approximately 480 on-site parking spaces available for staff, students and visitors. Sherwood High School has 254 professional and supporting services staff, leaving approximately 226 parking spaces available for students and visitors. Students have to apply for parking stickers to park at the school.

Environment

Environmental Planning staff recommends approval of the Mandatory Referral with the following comment:

1. Prior to approval of the final sediment control/stormwater management plan, submit a final Tree Save Plan for Environmental Planning staff review and approval showing the final limits of disturbance including all improvements to the existing stormwater pond, demonstrating no disturbance to forest in the environmental buffer.

Discussion – The proposal for a 16-classroom addition and greenhouse relocation consists of redevelopment of a rear portion of the school, utilizing an area that currently contains a perimeter drive and older greenhouse. The plan makes good use of the proposed redevelopment area such that many existing trees in good condition are saved. An existing stormwater pond that does not meet current standards will be upgraded. This work must be carefully managed so that the limits of disturbance to conduct the work on the pond do not impact adjacent forest, triggering additional forest conservation requirements. Staff will review the limits of disturbance and any potential changes to the application of the forest conservation law at the time of detailed sediment control/stormwater management plan approval.

Environmental Guidelines – This property is not located within a Special Protection Area or the Patuxent Primary Management Area. The site is located in the Northwest Branch watershed, and contains a Use IV stream at the southeast edge of the property, along with a stormwater management pond located in the stream buffer. The proposed activity will result in the redevelopment of a portion of the school site, and modifications and maintenance activities to a pond located partially in a stream buffer. Disturbance for the pond work is proposed to be limited to the area already cleared for construction of the pond, with no additional impact to adjacent forest, wetlands, streams or steep slopes.

Forest Conservation – The project is exempt from the Forest Conservation Law as a Modification of Existing Developed Property; the exemption language is as follows per Chapter 22A-5 (s):

Modification of Existing Developed Property

1. no more than a total of 5,000 square feet of forest will be cleared;
2. the modification does not affect any forest in a stream buffer or on property subject to Special Protection Area and Water Quality Plan requirements;
3. the modification does not require approval of a new subdivision plan.

A Tree Save Plan has been submitted that proposes to retain two areas of mature trees. Existing significant trees to be saved include 10 large trees ranging from 12” to 32” caliper. The submitted Tree Save Plan provides for inspection of the tree save protection measures prior to clearing and grading, which staff supports in order to ensure the long-term health of the trees to be saved. A final Tree Save Plan will be reviewed prior to issuance of the sediment and stormwater management permits, that demonstrates that no clearing of forest will occur in the environmental buffer.

A total of 27 trees are proposed for removal, consisting of mostly small caliper landscaping trees. Significant trees proposed for removal include a 10” Sycamore, 10” Willow Oak, a 16” and 22” White Ash, and a row of four 12” Leyland Cypress.

Regional Water Quality – The Sherwood High School site is located in the headwaters of the Sandy Spring tributary of the Northwest Branch watershed. The subwatershed has good stream quality and habitat and is categorized as a Watershed Protection Area (remedial level) in the County’s Stream Protection Strategy (CSPS). The proposed stormwater management concept will improve site runoff conditions and is expected to adequately address regional water quality.

Stormwater Management – The Department of Permitting Services has approved a Stormwater Management concept for this site. An existing stormwater pond on the site will be brought up to current standards and will provide treatment for the additional impervious area. The new greenhouse will incorporate rooftop disconnection – directing runoff to pervious areas. The concept plan proposes that access to conduct the work on the pond will be limited to the footprint of the existing pond embankment, avoiding disturbance to the adjacent forested stream buffer.

Noise – The proposed use of the site is not expected to generate noise that is incompatible with surrounding uses. The project complies with Montgomery County's Noise Ordinance and is consistent with the Noise Guidelines.

Green Building Technology – The project proposes to incorporate energy efficient design measures, consistent with the ANSI/ASHRAE/IES Energy Efficient Design Standards for New Buildings. These design standards are now being incorporated into all new school construction.

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, or LEED. As part of the addition and renovations, MCPS may be able to incorporate building materials that employ sustainable or renewable technologies and, to the extent possible, MCPS is encouraged to pursue and implement use of such materials.

Parks

Park staff notes the opportunity exists to have the school's horticultural program linked with the nearby Rural Legacy Trail and Rachel Carson Greenway. This is a joint venture that could be explored in the future.

COMMUNITY OUTREACH

Plans for the Sherwood High School addition were developed based on the educational specifications prepared by the MCPS. Through a series of conferences with the Facility Advisory Committee, several design alternatives were developed and evaluated. The proposed plans were reviewed and subsequently modified in accordance with recommendations and suggestions from the committee, which approved the proposed plans. The membership committee consisted of 33 members which included teachers, community members and staff.

On March 31, 2006, staff notified local citizens associations, adjoining and confronting property owners, and other interested parties, of the proposed hearing date of the mandatory referral.

CONCLUSION

Based on the staff analysis of environmental and transportation requirements, and the land use recommendations of the Master Plan, staff concludes that the proposed use is consistent with the Master Plan, meets the requirements of the RNC Zone, and it is in conformance with the Environmental Guidelines.

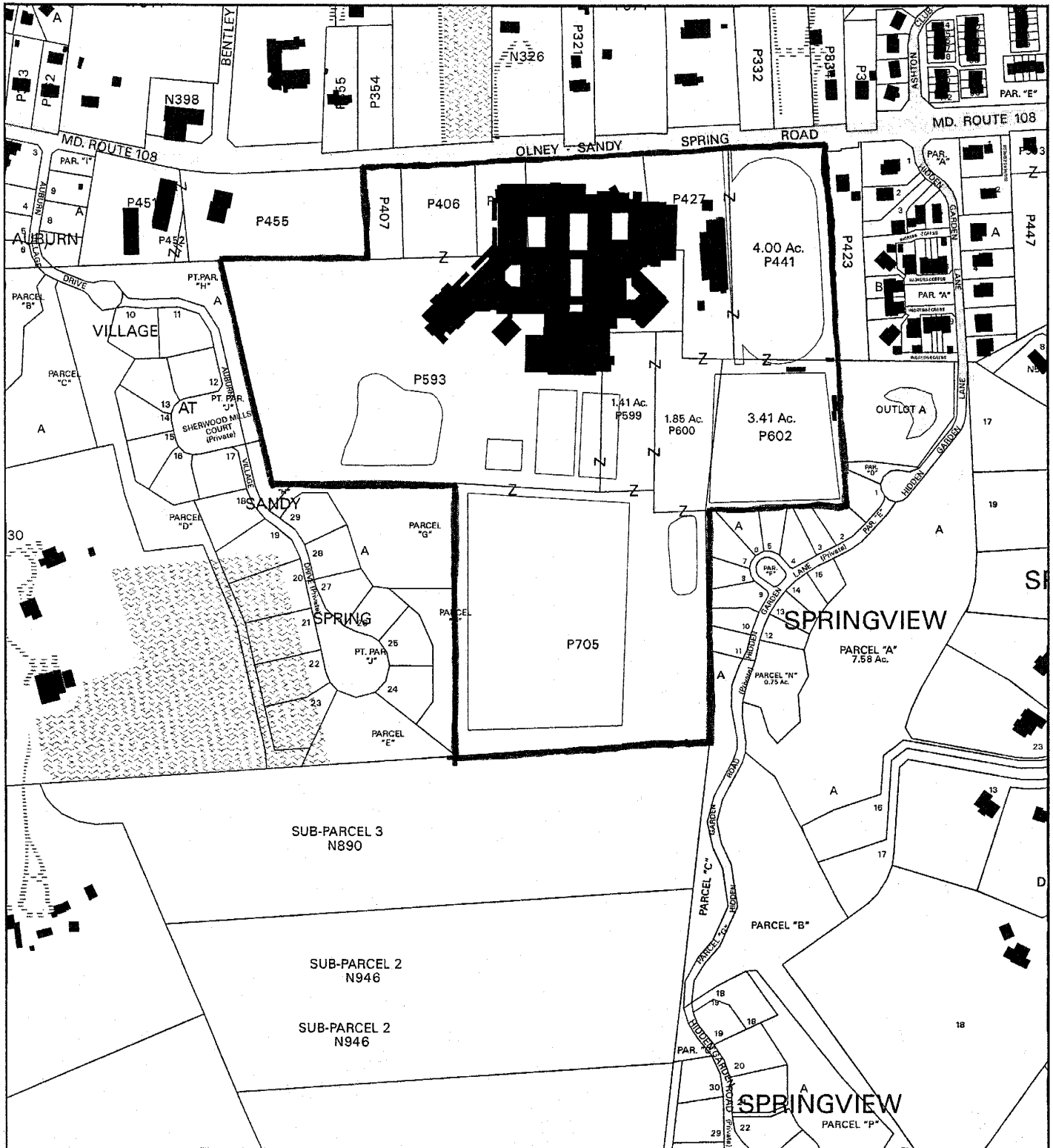
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Attachments:

1. Vicinity Map
2. Existing & Proposed Site Plan
3. Project Design – Lower & Upper Level
4. Project Information Summary
5. Transportation Planning Memo
6. Environmental Planning Memo

ATTACHMENT 1

SHERWOOD HIGH SCHOOL ADDITION #06601-MCPS-1



Map compiled on May 11, 2006 at 1:59 PM | Site located on base sheet no - 224NW01

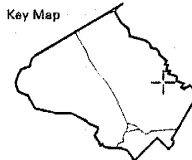
NOTICE

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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



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Research & Technology Center

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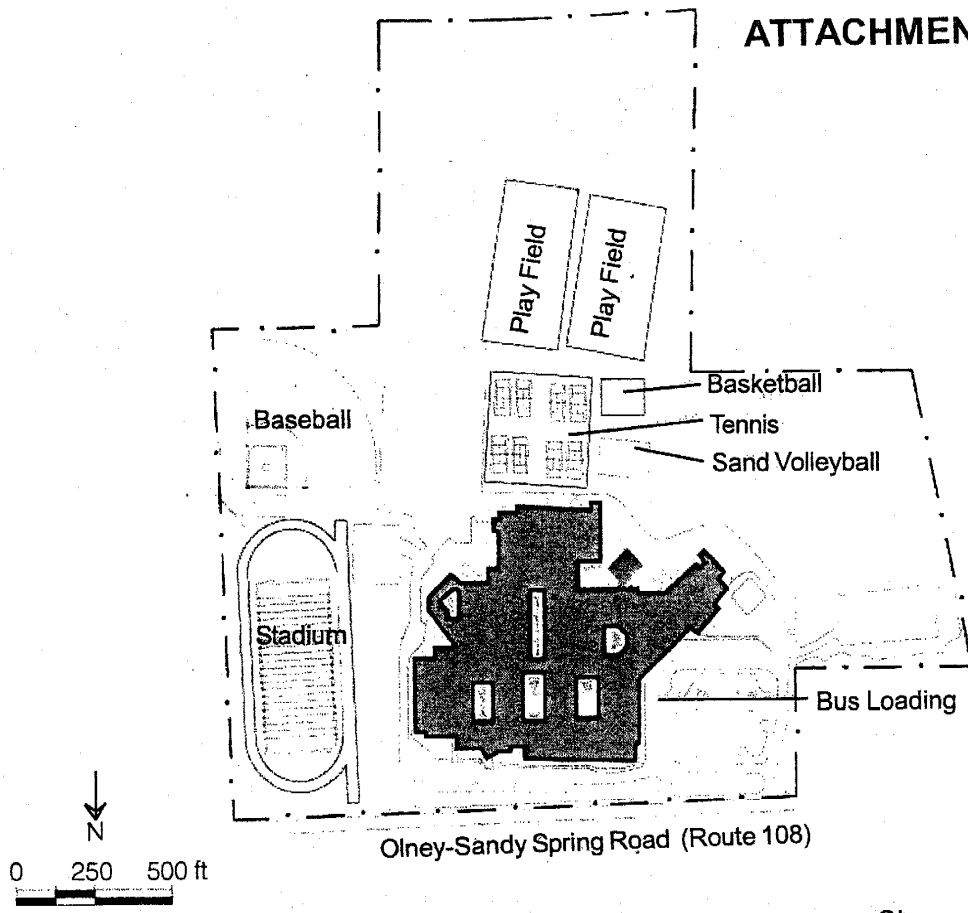
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M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

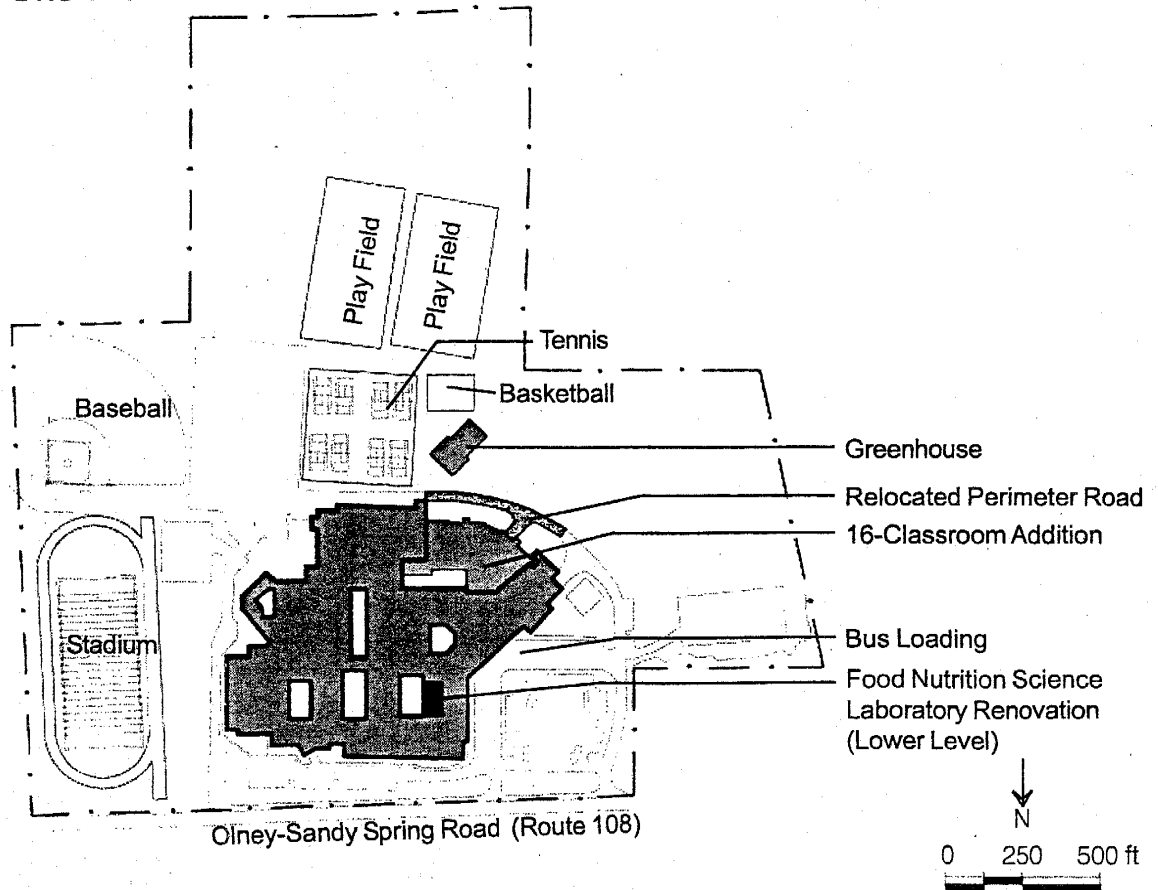
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

ATTACHMENT 2



Existing Site Plan

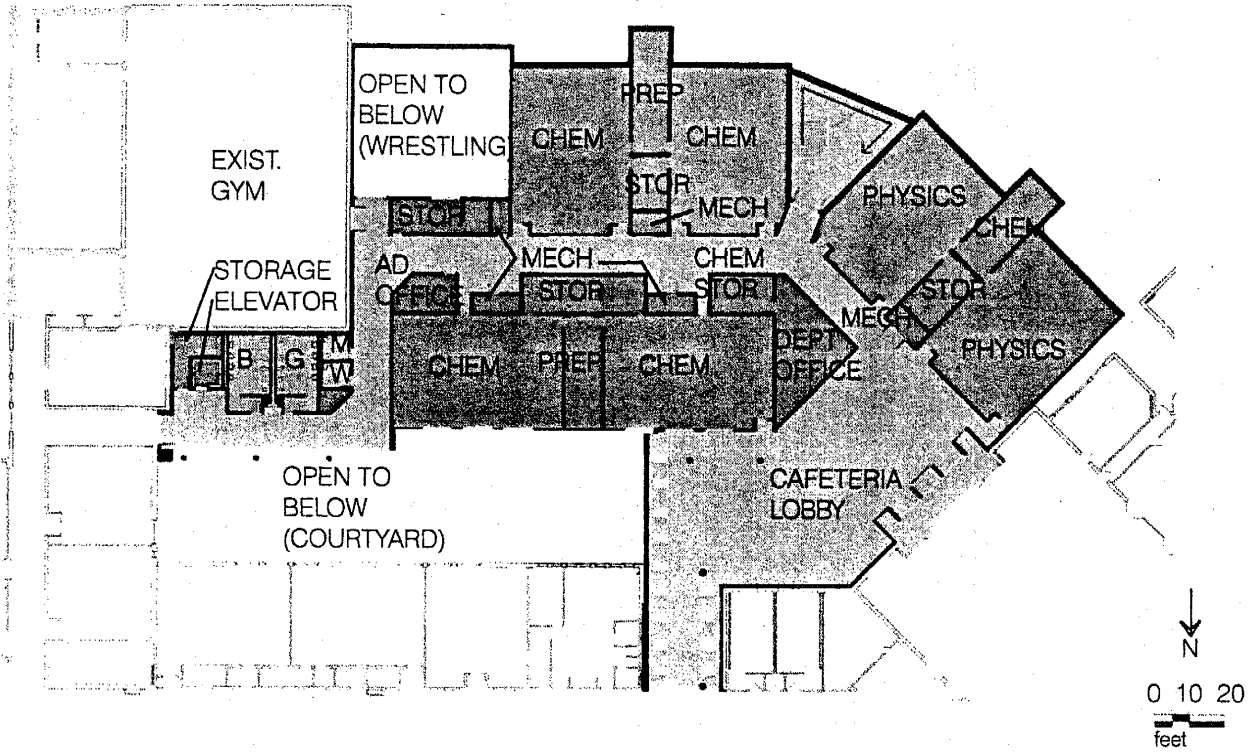
Sherwood High School Addition
Samaha Associates, P.C.



Sherwood High School Addition
Samaha Associates, P.C.

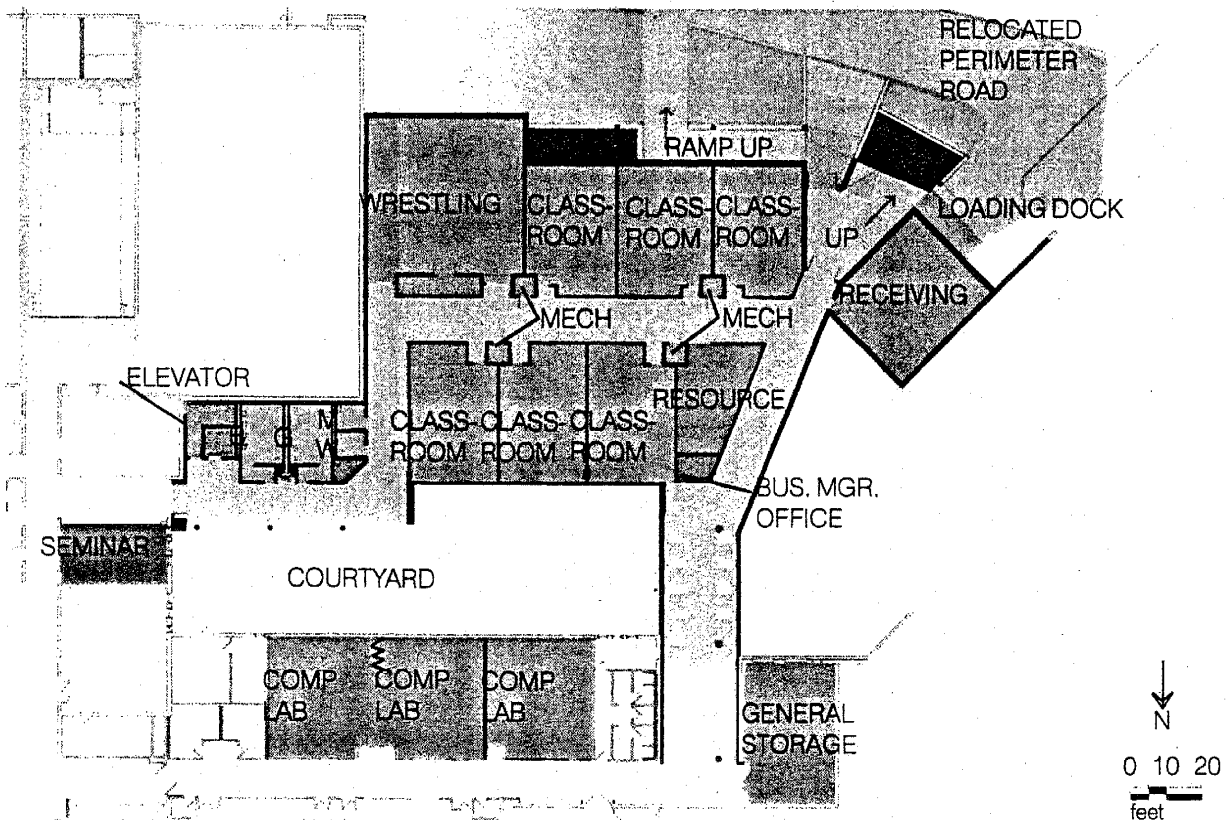
Proposed Site Plan

ATTACHMENT 3



Sherwood High School Addition
Samaha Associates, P.C.

Main Level



Lower Level

Sherwood High School Addition
Samaha Associates, P.C.

ATTACHMENT 4

Project Information (continued)

Teaching Stations and Spaces Provided When Complete

(Number of teaching stations is indicated in parentheses)

Summary of Classrooms

Chemistry Laboratory	(4)
Physics Laboratory	(2)
Standard Classroom	(6)
Computer Laboratory	(3)
Wrestling Room	(1)

Total Teaching Stations (16)

Core Facilities and Support Spaces

Department Office	1
Offices	2
Seminar	1
Science Preparatory/Project	3
Science Storage	3
Chemical Storage	1
Resource Center/Workroom	1
Textbook Storage	1

Sherwood High School Addition
Samaha Associates, P.C. Architects

ATTACHMENT 5

March 23, 2006

MEMORANDUM

TO: Calvin Nelson, Jr.
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator
Transportation Planning
301-495-4525

SUBJECT: Mandatory Referral 06601-MCPS-1
Sherwood High School Additions
Montgomery County Public Schools
300 Olney-Sandy Spring Road, Sandy Spring
Patuxent (Rural) Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral regarding the proposed additions to Sherwood High School located at 300 Olney-Sandy Spring Road, within the Patuxent (Rural) Policy Area.

RECOMMENDATIONS

Transportation Planning staff have reviewed the subject mandatory referral and have the following recommendation to incorporate into the Planning Board's comments to Montgomery County Public Schools (MCPS) regarding the APF test for this mandatory referral.

- Provide a traffic study for the school in the event that proposed enrollment at the school exceeds the current enrollment of 2,241 students.

DISCUSSION

Site Location, Access, Pedestrian Facilities, Parking, and Public Transportation

Sherwood High School is located along Olney-Sandy Spring Road (MD 108) in Sandy Spring. Access to the school is facilitated through three driveways off MD 108. The school hours are 7:30 a.m. to 2:40 p.m., Monday through Friday. The school currently has approximately 2,241 students and 226 professional/support staff members, and a parking supply of approximately 480 spaces, which includes a staging area for approximately 33 buses. MCPS projections indicate that student enrollment at the school will decrease to 2,143 in 2007-2008.

The proposed additions to Sherwood High School were estimated by MCPS to increase core student capacity at the school from its current level at 1,703 to 2,063 students. The increase in core student capacity is related to the proposed construction of additional space at the school, which includes 16 new student rooms (classrooms, laboratories, and a wrestling room), several other core facilities and support spaces, and a detached greenhouse. The additions also realign existing on-site driveways along the perimeter of the school.

Master Plan Roads, Bikeways, and Pedestrian Facilities

The 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan* describes the nearby master-planned roadways, pedestrian and bikeway facilities as follows:

- Olney-Sandy Spring Road (MD 108), as a master-planned east-west arterial (A-92) between the Howard County line to the east and Dr. Bird Road to the west, with a minimum right-of-way of 80 feet. The roadway serves as the "Main Street" for the Sandy Spring and Ashton village centers. The master plan also recommends regional trails along MD 108, with connections to the Rural Legacy Trail and the Northwest Branch Trail that connect to the Sandy Spring, Woodlawn Manor Park, and to the Northwest Branch Park. A Class I (off-road) bike-path (PB-66; SP-37 in the Countywide Bikeways Functional Master Plan) is recommended for MD 108 along its north side between MD 650 to the east and Dr. Bird Road to the west.

Nearby Transportation Improvement Project

The Montgomery County Department of Public Works and Transportation (DPWT) Capital Improvement Program includes the following nearby transportation improvement project:

- MD 108 Sidewalk: This DPWT project provides for the construction of a sidewalk along the south side of MD 108 between Hidden Garden Lane to the east and Norwood Road to the west (approximately 4,000 feet), and a sidewalk along the east side of Norwood Road to the south of MD 108 (approximately 350 feet). The project is currently under construction with an anticipated completion date in 2007.

Local Area Transportation Review

The proposed additions to student facilities at Sherwood High School will not result in additional student enrollment or additional new traffic at the school during the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak-periods. Therefore, this mandatory referral does not require a traffic study to satisfy Local Area Transportation Review. Future mandatory referrals for the site will similarly not require a traffic study as long as changes are designed to accommodate student enrollments less than or equal to the current enrollment. However, staff recommends that MCPS provide a traffic study for the school in the event that proposed enrollment at the school exceeds the current enrollment of 2,241 students.

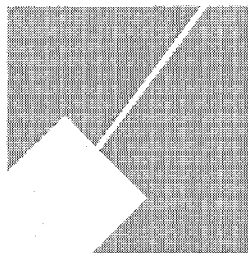
CE:gw

cc: Ivy Leung
Steven R. Reeves

memo to Nelson re Sherwood HS 06601-MCPS-1

ATTACHMENT 6

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

MEMORANDUM

Date: April 26, 2006

To: Calvin Nelson, Development Review Division

Via: Mary Dolan, Countywide Planning Division, Environmental Planning

From: Pamela Rowe, Countywide Planning Division, Environmental Planning 

Subject: Sherwood High School Mandatory Referral for Greenhouse and Classroom Addition

Recommendation

The Environmental Planning staff recommends **approval** of this request with the following condition:

- Prior to DPS issuance of final sediment control/stormwater management plan approval, submit a final Tree Save Plan for EPD staff review and approval showing the final LOD including all improvements to the existing stormwater pond, demonstrating no disturbance to forest in the environmental buffer.



Discussion

The proposal for a 16-classroom addition and greenhouse relocation consists of redevelopment of a rear portion of the school, utilizing an area that currently contains a perimeter drive and older greenhouse. The plan makes good use of the proposed redevelopment area such that many existing trees in good

condition are saved. An existing stormwater pond that does not meet current standards will be upgraded. This work must be carefully managed so that the limits of disturbance to conduct the work on the pond do not impact adjacent forest, triggering additional forest conservation requirements. Staff will review the limits of disturbance and any potential changes to the application of the forest conservation law at the time of detailed sediment control/stormwater management plan approval.

Environmental Guidelines

This property is **not** located within a Special Protection Area or the Patuxent Primary Management Area. The site is located in the Northwest Branch watershed, and contains a Use IV stream at the southeast edge of the property, along with a stormwater management pond located in the stream buffer. The proposed activity will result in the redevelopment of a portion of the school site, and modifications and maintenance activities to a pond located partially in a stream buffer. Disturbance for the pond work is proposed to be limited to the area already cleared for construction of the pond, with no additional impact to adjacent forest, wetlands, streams or steep slopes.

Forest Conservation

The project is exempt from the Forest Conservation Law as a Modification of Existing Developed Property; the exemption language is as follows per Chapter 22A-5 (s):

Modification of Existing Developed Property

1. no more than a total of 5,000 square of forest will be cleared
2. the modification does not affect any forest in a stream buffer or on property subject to SPA WQP requirements;
3. the modification does not require approval of a new subdivision plan.

A tree save plan has been submitted that proposes to retain two areas of mature trees. Existing significant trees to be saved include 10 large trees ranging from 12" to 32" caliper. The submitted tree save plan provides for inspection of the tree save protection measures prior to clearing and grading, which staff supports in order to ensure the long-term health of the trees to be saved. A final Tree Save plan will be reviewed prior to issuance of the sediment and stormwater management permits, that demonstrates that no clearing of forest will occur in the environmental buffer.

A total of 27 trees are proposed for removal, consisting of mostly small caliper landscaping trees. Significant trees proposed for removal include a 10" Sycamore, 10" Willow Oak, a 16" and 22" White Ash, and a row of four 12" Leyland Cypress.

Regional Water Quality

The Sherwood High School site is located in the headwaters of the Sandy Spring tributary of the Northwest Branch watershed. The subwatershed has good stream quality and habitat and is categorized as a Watershed Protection Area (remedial level) in the County's Stream Protection Strategy (CSPS). The proposed stormwater management concept will improve site runoff conditions and is expected to adequately address regional water quality.

Stormwater Management

The Department of Permitting Services has approved a Stormwater Management concept for this site. An existing stormwater pond on the site will be brought up to current standards and will provide treatment for the additional impervious area. The new greenhouse will incorporate rooftop disconnection – directing runoff to pervious areas. The concept plan proposes that access to conduct the work on the pond will be limited to the footprint of the existing pond embankment, avoiding disturbance to the adjacent forested stream buffer.

Noise

The proposed use of the site is not expected to generate noise that is incompatible with surrounding uses. The project complies with Montgomery County's Noise Ordinance and is consistent with the Noise Guidelines.

Green Building Technology

The project proposes to incorporate energy efficient design measures, consistent with the ANSI/ASHRAE/IES Energy Efficient Design Standards for New Buildings. These design standards are now being incorporated into all new school construction.