

# **Montgomery County Planning Board Mandatory Referral—Northwood High School Addition/Facility Upgrades Project**

Montgomery County Board of Education  
July 15, 2021

# Agenda

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- Design Status Report
- Mandatory Referral Comments
  - Site vehicular circulation
  - Pedestrian and bicycle access and vehicular traffic patterns
  - Athletic field surface

# **Northwood HS Addition/Facility Upgrades**

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- **Design Status Report**

- Montgomery County Permitting Process
- MSDE/IAC Review and Approval Process
- Mandatory Referral/Forest Conservation
- State Highway Administration Review and Approval Process
- Existing Cell Tower Lease to remain intact

# Preliminary Plan Approach



## Design Goals

- Compact Footprint
- Site Circulation and Parking to accommodate 2,700 students and staff
- Athletic Facilities - maximize use
- Prominent Entrance and Community Space (Dual Purpose Space)

# Preliminary Plan Approach

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# Preliminary Plan Approach (continued)

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# Preliminary Plan Approach (continued)

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# Northwood HS Addition/Facility Upgrades

- **Design Challenges**

- Maintain existing infrastructure
- Number of access points from University Boulevard
- Escalation of construction cost
- Supply chain of materials to and from factories
- Workforce availability—both manufacturing and construction

# Mandatory Referral Comments

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- **Design Challenges**

- Montgomery County Planning Board - Mandatory Referral comments recommend an alternative site design, connect vehicle “circulation completely around the school”
- Montgomery County Planning Board - Mandatory Referral comments recommend construction of the 16-foot wide pedestrian breezeway along University Boulevard

# Mandatory Referral Comments

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MCPS received the Mandatory Referral review letter on June 1, 2021, titled “Northwood High School – The Future Is Now”

Significant quotations from this letter include:

- “MCPS staff indicated that the design of schools will evolve as people shift from driving to walking, biking, and transit. The Planning Board rejects this sentiment and encourages the Board of Education to acknowledge that the future is now.”
- “Prioritize transportation-demand management strategies”. Strategies to “be considered include carpooling programs, limitations on student parking, and disincentivizing pick-up and drop-offs”.

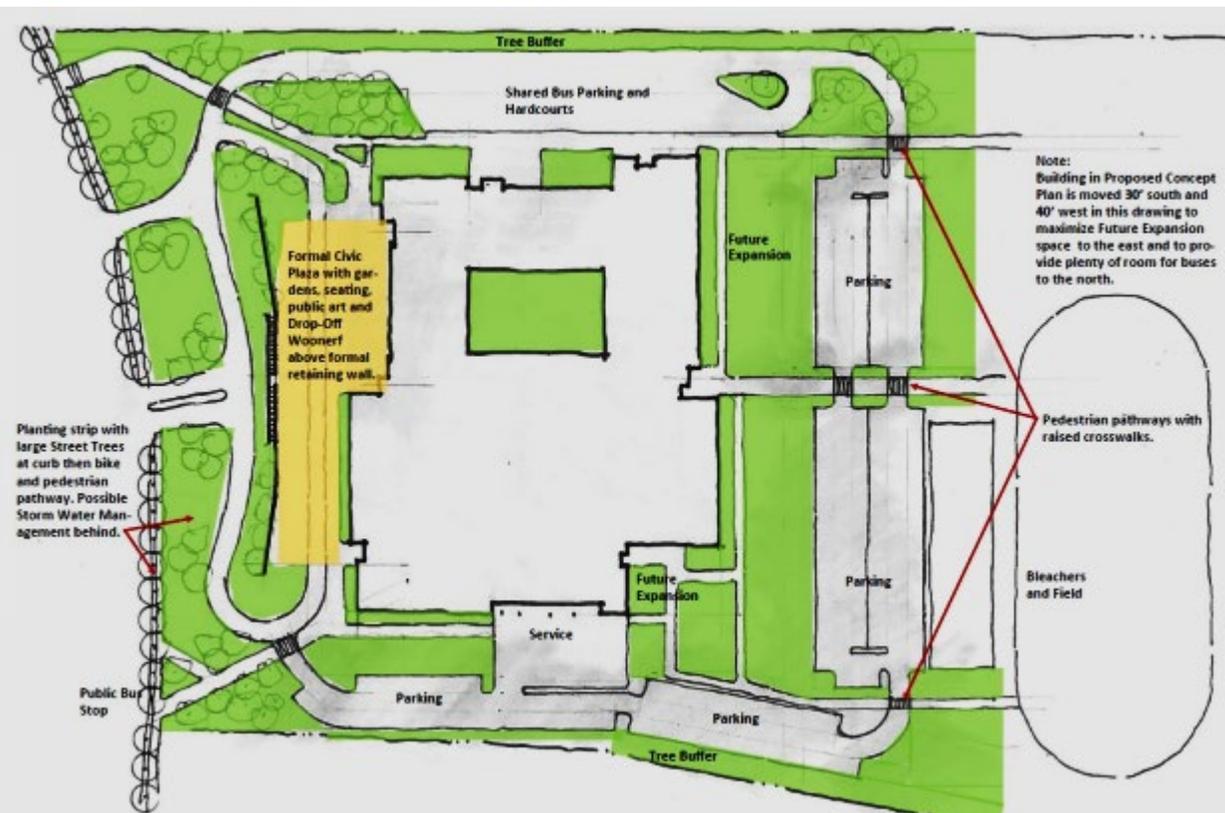
# **Mandatory Referral Comments (continued)**

Addition quotations for consideration include:

- “Provide no more than two vehicular access points along University Boulevard (MD 193) into the site.”
- “Reduce curb radii at all access points to the tightest extent possible to slow turns in and out of the site.”
- “Vice Chair Natali Fani-Gonzalez and other commissioners stated opposition to the use of artificial turf at Northwood High School, an opinion shared in several e-mails from residents.”

# Mandatory Referral Comments

## Planning Board Sketch

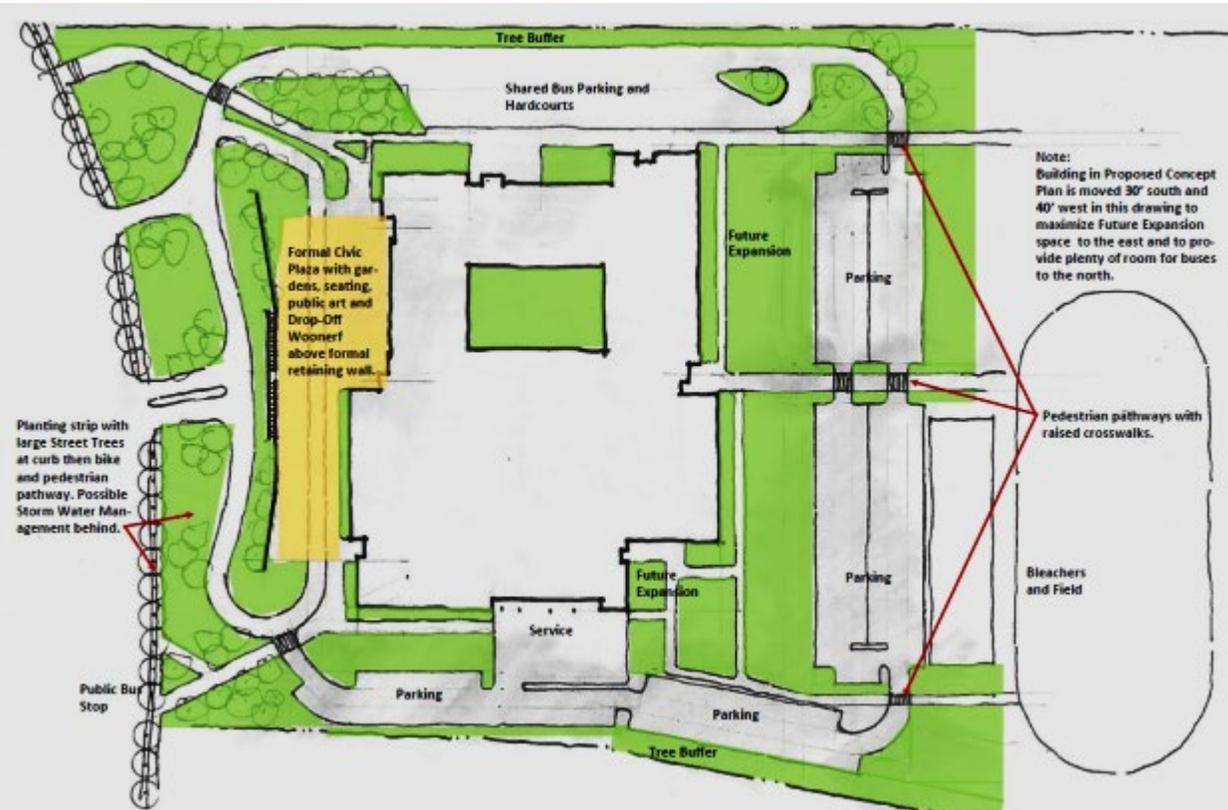


## Preliminary Plan



# Mandatory Referral Comments

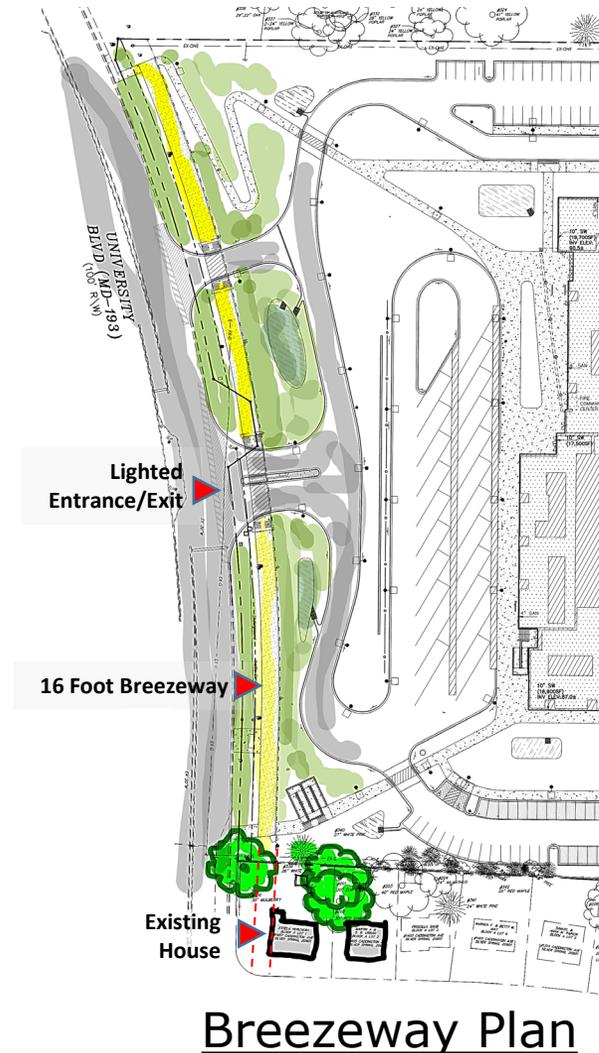
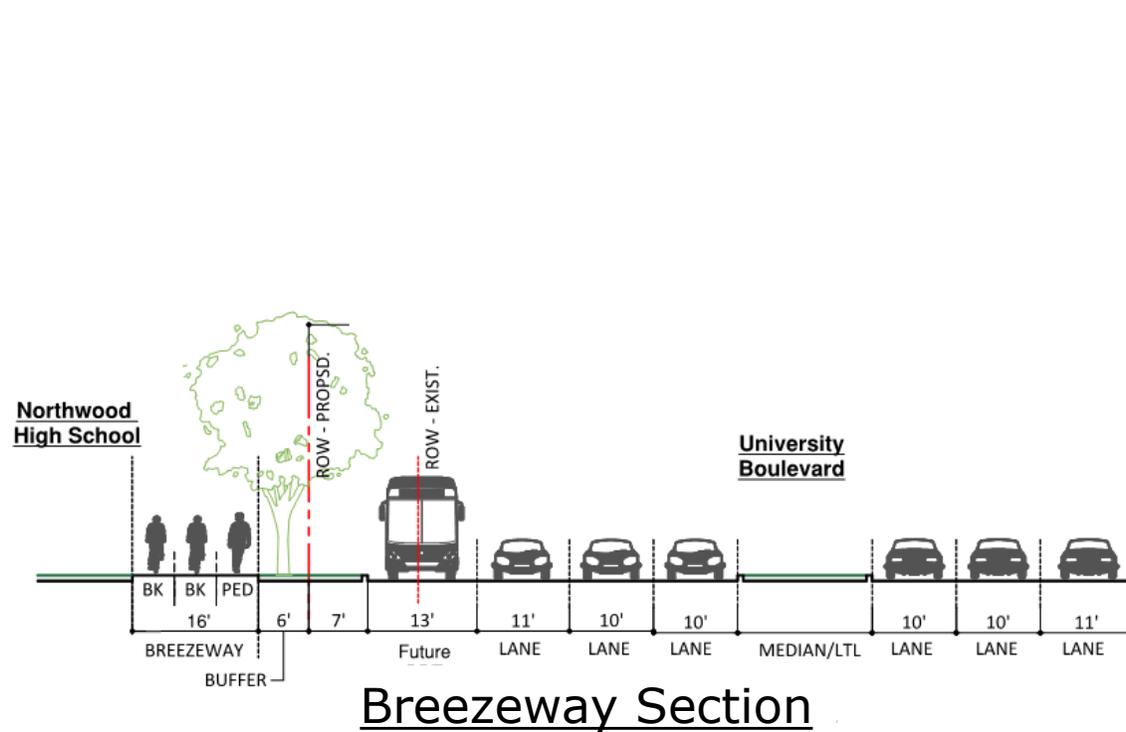
## Planning Board Sketch



## Revised Plan Based on Comments



# Mandatory Referral Comments



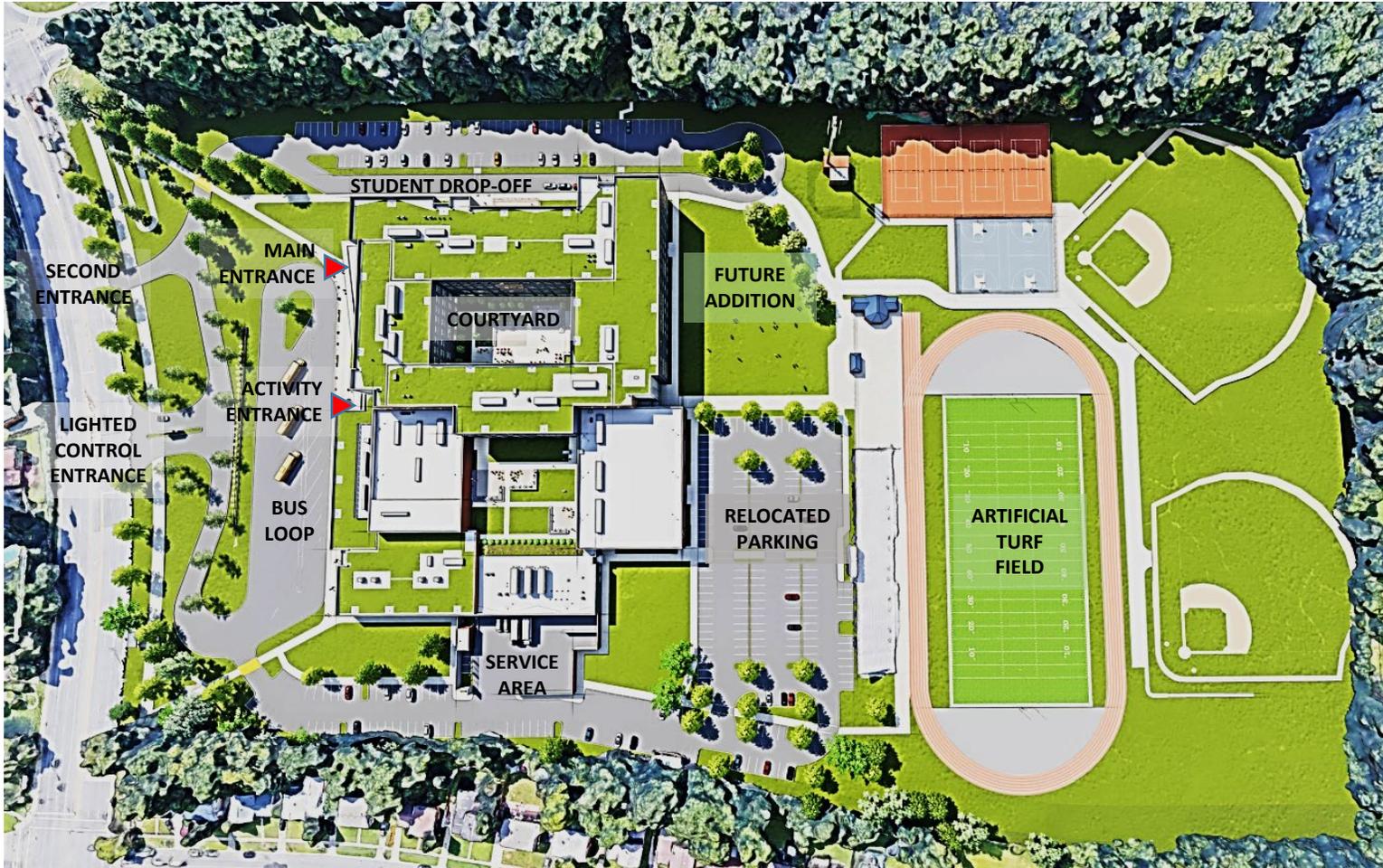
# Revised Site Plan

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## MCPS Responsiveness

MCPS has made modifications to the site design to address comments presented by the Maryland National Capital Park and Planning Commission (M-NCPPC). Specifically, MCPS has made modifications to the plans in response to the 22 comments that were received.

# Revised Site Plan



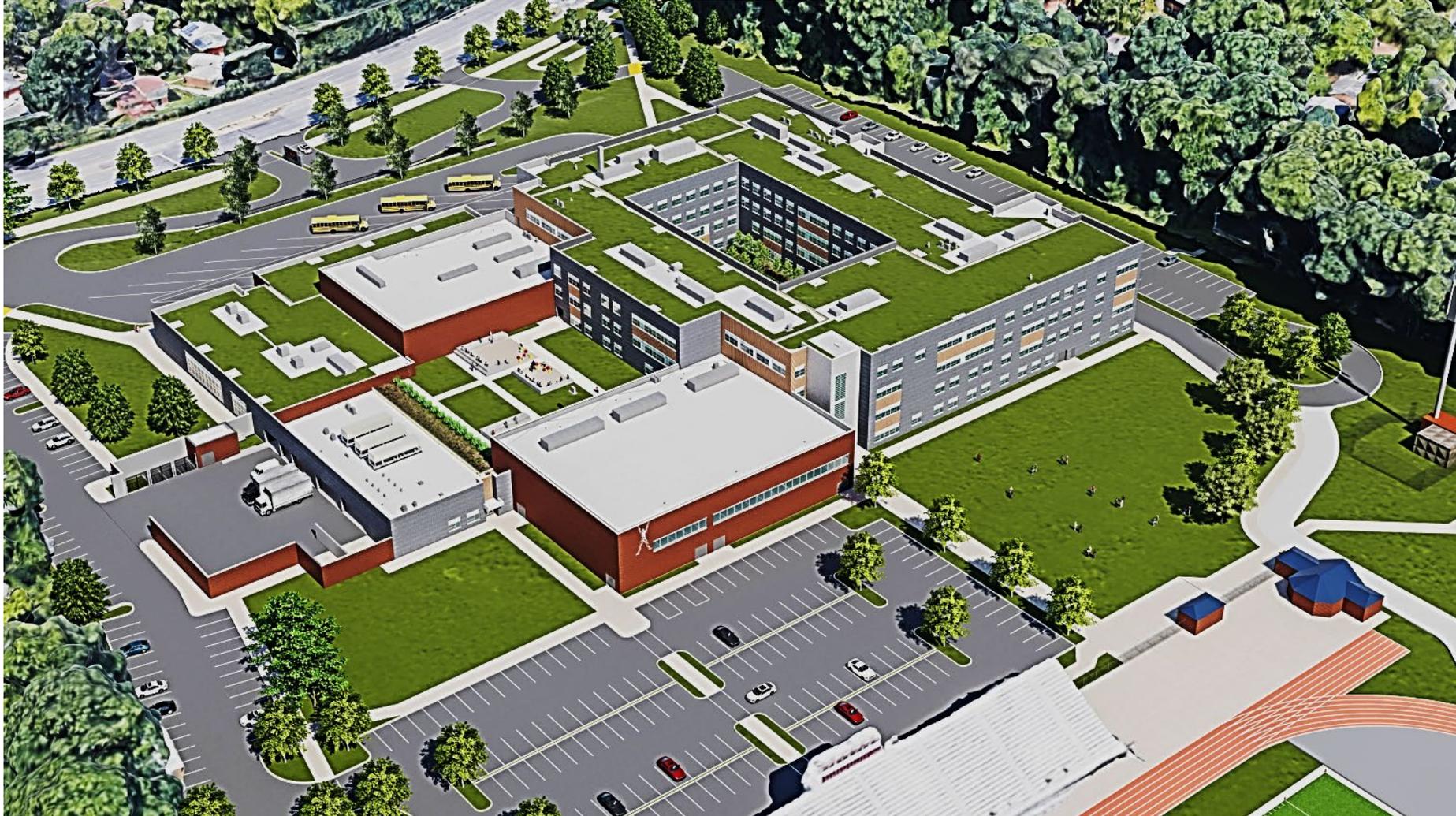
## Revisions:

- Shifted parking between fields and school
- Provided "as needed" vehicle access between parking
- Dedicated 16-foot wide pedestrian breezeway along University Boulevard
- Removed third vehicular access point from University Boulevard
- Enhanced retaining wall at front of school
- Provided area for future addition

# Revised Site Plan (continued)



# Revised Site Plan (continued)



# Northwood HS Addition/Facility Upgrades

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- **Next Steps**

- Obtain all related environmental and site permits and approvals
- Obtain building permits in fall 2022
- Relocate school to Charles W. Woodward High School in June 2023
- Begin Construction in July 2023
- Construction completion for the 2025–2026 academic year

# Discussion