



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

**MCPB**  
**Item #**  
**1/4/07**

December 21, 2006

**MEMORANDUM – MANDATORY REFERRAL**

**TO:** Montgomery County Planning Board

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

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

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

**SUBJECT:** 1. Preliminary Forest Conservation Plan: Mandatory Referral No. 06602-MCPS-1: Francis Scott Key Middle School – 910 Schindler Drive, Silver Spring, R-90 Zone, 1997 White Oak Master Plan

2. Mandatory Referral No. 06602-MCPS-1: Francis Scott Key Middle School Modernization - 910 Schindler Drive, Silver Spring, R-90 Zone, 1997 White Oak Master Plan

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This combined staff report provides the Preliminary Forest Conservation Plan and the Mandatory Referral review and recommendations for the Francis Scott Key Middle School Modernization.

**SUBJECT 1: Preliminary Forest Conservation Plan for Mandatory Referral No. 06602-MCPS-1**

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

1. Approval of the Preliminary Forest Conservation Plan with the following conditions:
  - a. The Applicant shall submit a Final Forest Conservation Plan (FCP) prepared by a qualified professional to the Environmental Planning staff of the M-NCPPC for review and approval prior to DPS issuance of final sediment control/stormwater management plan approval. This plan must demonstrate full compliance with the requirements of Forest Conservation Law, section 22A-12.

- b. Final forest conservation plan will include, but is not limited to, the following items:
  - i. Permanent markers (such as fences or signs) that clearly identify the boundaries of forest retention.
  - ii. Tree protection plan that addresses maximizing tree-save along the southern property boundary adjacent to residential lots 8, 9, 10 and 11.
- c. Prior to release of building permits, record Category I easement over all areas of forest retention.

**SUBJECT 2: Mandatory Referral No. 06602-MCPS-1**

**RECOMMENDATION:** **APPROVAL** with the following comments to be transmitted to Montgomery County Public Schools (MCPS) for consideration in ensuing detailed design and construction:

1. Increase tree-save along rear lots at south edge of property. Efforts should be made to reconfigure the parking spaces along this property line to preserve large trees, particularly 36" Black Cherry in good condition, and clusters of trees behind lots 8, 9, 10 and 11.
2. The school design as proposed is currently not meeting local green building design standards. The report indicates that the project will be designed to achieve 20 LEED points, whereas a total of 26 LEED points is necessary for LEED certification level. The recently enacted Green Building legislation, although it does not apply to schools, requires that County funded projects achieve a "silver" rating, or 33-38 LEED points. Staff believes that schools, while not covered by the legislation, should strive to incorporate more green building technology.
3. Improve "natural drainage", also known as low-impact design stormwater features on the site.
4. Any future mandatory referral submission for subsequent improvements should include a Local Area Transportation Review study if those improvements are designed to accommodate a core capacity greater than 1,200 students. The replacement school will not have an adverse effect on the transportation network in the immediate area.

**DISCUSSION**

The applicant, the Montgomery County Public Schools (MCPS), has submitted the subject Mandatory Referral for the modernization of Francis Scott Key Middle School which opened in 1966. The school is located at 910 Schindler Drive in Silver Spring and is in the Northeast Consortium. The existing two-story, 120,670 square-foot structure has a program capacity for 954 students and currently enrolls 814 students. A 2001 feasibility study for the school concluded that many structural challenges would have to be faced if the school had to be added onto. The study also concluded that it would be more cost-effective if the existing facility were demolished and replaced by a new replacement facility.

## **Subject Site**

The 20.6-acre site is zoned R-90 and fronts on the western side of Schindler Drive. The neighborhood surrounding the subject site is residentially zoned and developed to the northwest with single-family homes in the RE-2 Zone, and to the east, south, and west by single-family homes in the R-90 Zone. The school site is improved with a two-story building comprising approximately 120,670 square feet. Other features on the site include: 2 relocatable classrooms, 2 ballfields, 4 tennis courts, hard courts used for basketball and other play, a bus loop and a parking lot. The site slopes significantly from the northeast to the southwest corner of the property and there is a 4.5-acre wooded area on the western portion of the site.

## **Description of Project**

The existing 2-story school will be demolished and replaced by a new 2-story school at approximately the same location on the site. The current access points off of Schindler Drive will be utilized, however the north entrance to the school will be used exclusively for school buses and the south entrance used to access the parking area located in front of the school. There will be parking for approximately 20 buses and 110 cars on the site. There is an existing sidewalk along Schindler Drive and two lead-in walks will be provided to the school's entrance. A sidewalk will also encircle the school building with a walking path surrounding the ball fields. All athletic fields, including tennis and basketball courts, will be modernized in their current locations, and a 60-yard sprint track will be added to the site.

The proposed school will accommodate an initial capacity of 928 students with core capacity spaces to support 1,200 students. Eight additional classrooms have been master-planned for future expansion on the northwest corner of the building. The building plans for the school incorporates an outdoor courtyard that will provide natural lighting into the surrounding classrooms. The proposed design will also incorporate various other best practices for sustainable design. A multi-purpose room, media center and gymnasium are located and designed to be accessible to the community for use during non-school hours.

## **ANALYSIS**

### **Relationship to the Master Plan**

The 1997 White Oak Master Plan makes no specific recommendations for the subject site. The Master Plan notes that the two middle schools in the White Oak Master Plan area, White Oak and Francis Scott Key, both have received renovations. White Oak reopened in 1994 after a complete modernization, and Francis Scott Key completed a renovation in 1993. The Master Plan recommended that a sidewalk be provided on one side of La Grande Road (which is located about 200 feet south of the school's boundary) from Schindler Drive to Crethaven Drive. A sidewalk has been built along the north side of that section of La Grande Road.

## Conformance with the Development Standards in the R-90 Zone

The Mandatory Referral is consistent with the applicable development standards of the R-90 Zone as shown in the table below.

### Development Standards in the R-90 Zone

| Section No. | Development Standard                          | Required | Proposed   |
|-------------|---|----------|------------|
| 59-C-1.322  | Minimum lot area                              | 9,000 sf | 20.6 acres |
| (b)         | Minimum lot width at street line              | 25 feet  | 376 feet   |
| 59-C-1.323  | Yard Requirements                             |          |            |
| (a)         | Minimum setback from street                   | 30 feet  | 250 feet   |
| (b)         | Minimum setback from adjoining lot - one side | 8 feet   | 40 feet    |
|             | - sum of both                                 | 25 feet  | 155 feet   |
|             | - rear  | 25 feet  | 445 feet   |
| 59-C-1.327  | Maximum building height                       | 35 feet  | 35 feet    |
| 59-C-1.328  | Maximum building coverage (%)                 | 30%      | 12.8%      |

## Transportation

In order to improve the overall transportation safety at the school, the school modernization/replacement project will separate the bus drop-off/pick-up loop from the student drop-off/pick-up and general parking areas. The new school would be able to accommodate approximately 20 buses and 110 cars on the site. A comprehensive network of walking paths will also be added on the site, including two lead-in sidewalks from Schindler Drive to the school doors.

A traffic study was required for the subject mandatory referral according to the 2004 *Local Area Transportation Review (LATR) Guidelines* since the school was estimated to generate **30** or more total peak-hour trips during the typical weekday morning (6:30-9:30 a.m.) and evening (4:00-7:00 p.m.) peak periods. A traffic study (dated November 16, 2006) submitted for the project indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by staff.

Transportation Planning staff finds that the proposed use will not have an adverse effect on the transportation network in the immediate area.

## Environmental

The Environmental Planning staff has reviewed the Preliminary Forest Conservation Plan and the Mandatory Referral application and recommends approval with the conditions found in Subject 1 and Subject 2 on pages 1 and 2 of this report. See Attachment 7 for a complete discussion of Environmental Planning staff comments.

## **COMMUNITY OUTREACH**

Plans for the Francis Scott Key Middle School were developed based on the educational specifications prepared by MCPS and went through a series of design reviews with 17 members of the Facility Advisory Committee that included citizen associations, neighborhood residents, and teachers.

On December 18, 2006 staff notified local citizens associations, adjoining and nearby property owners, and other interested parties, of the proposed hearing date of the mandatory referral.

## **CONCLUSION**

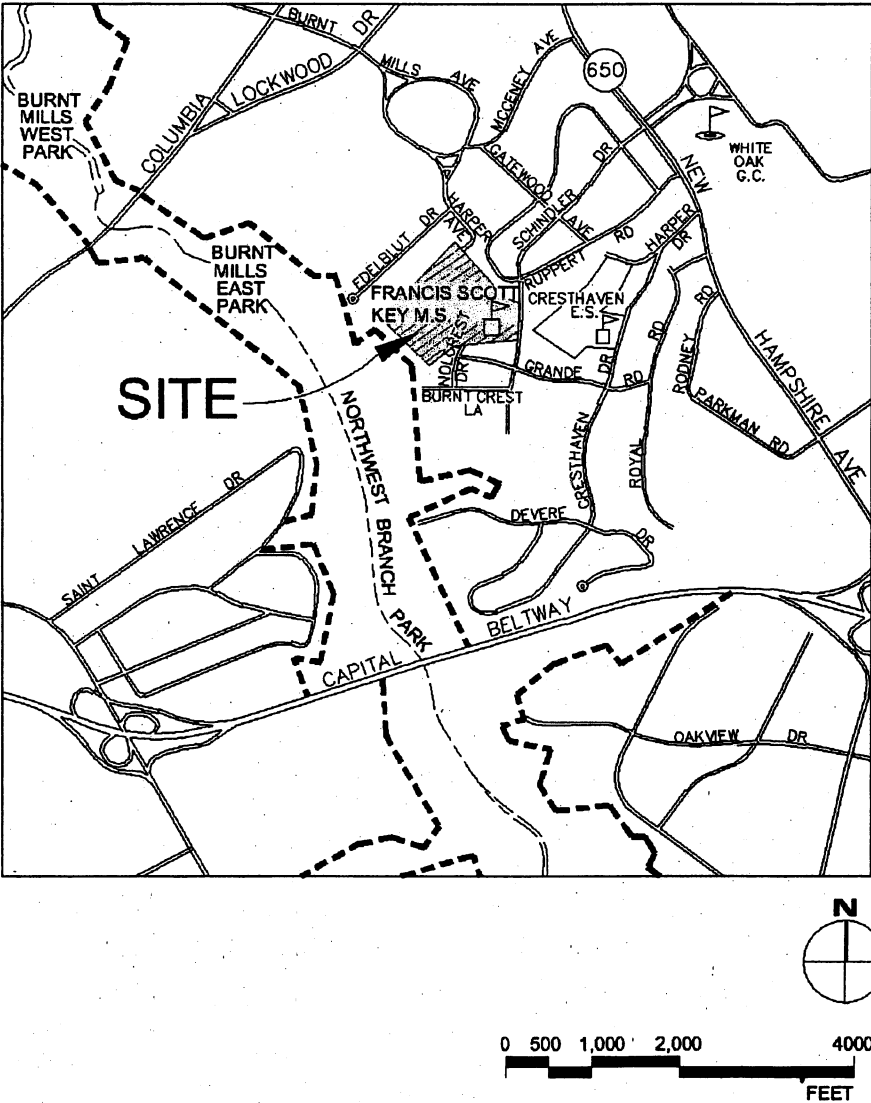
Based on the staff analysis of environmental and transportation requirements, and the land use recommendations of the White Oak Master Plan, staff concludes that the proposed use is consistent with the Master Plan and meets the requirements of the R-90 Zone. Staff recommends approval of the submitted Preliminary Forest Conservation Plan and approval of the subject Mandatory Referral, subject to the conditions stated in Subject 1 and Subject 2 on pages 1 and 2 of this report.

CN:ha j:\2006 staff reports\team 6\Francis Scott Key MS

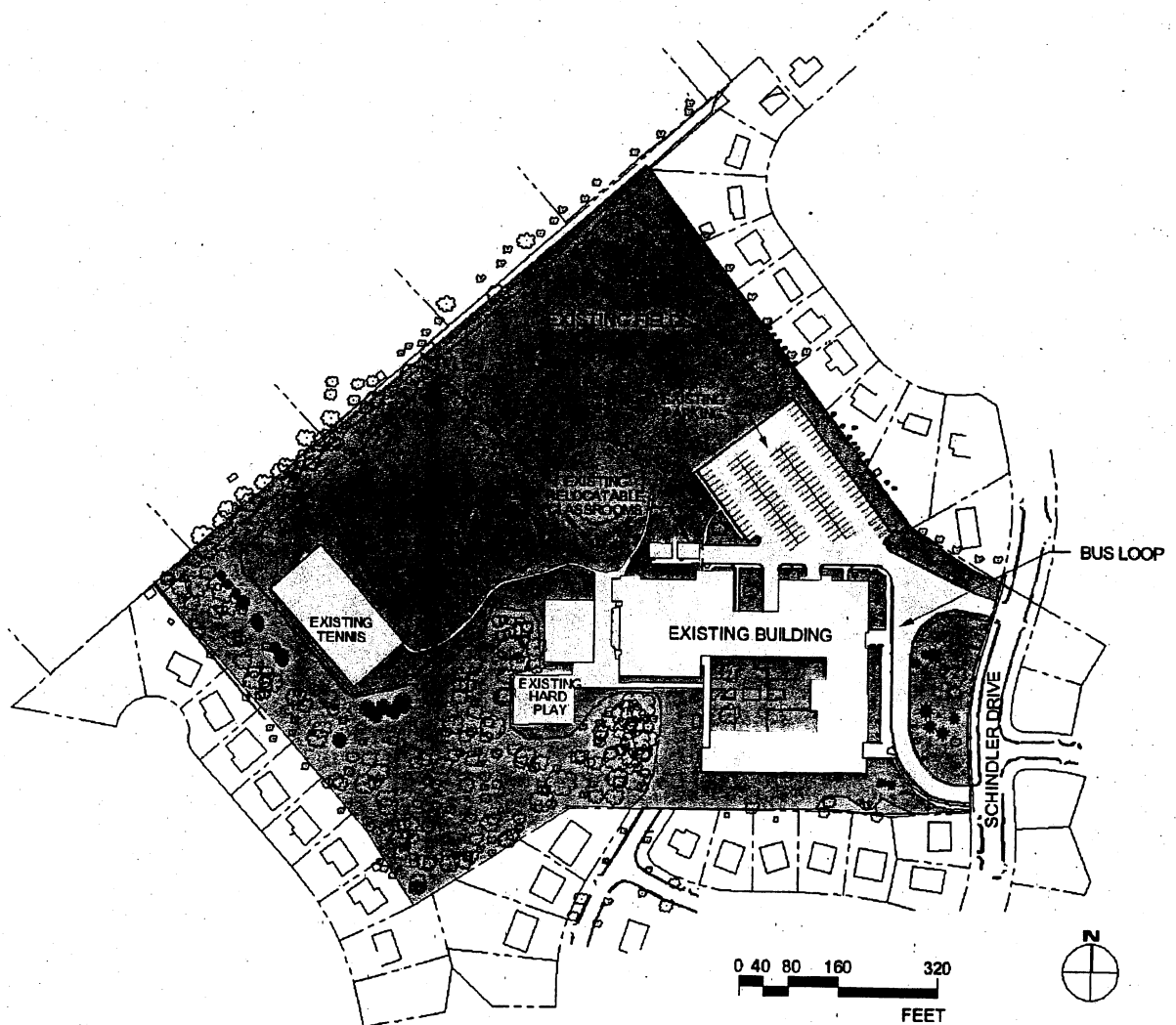
### **Attachments**

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Proposed Plan-First Floor
5. Proposed Plan-Second Floor
6. Proposed Elevations
7. Memorandum from Environmental Planning
8. Memorandum from Transportation Planning

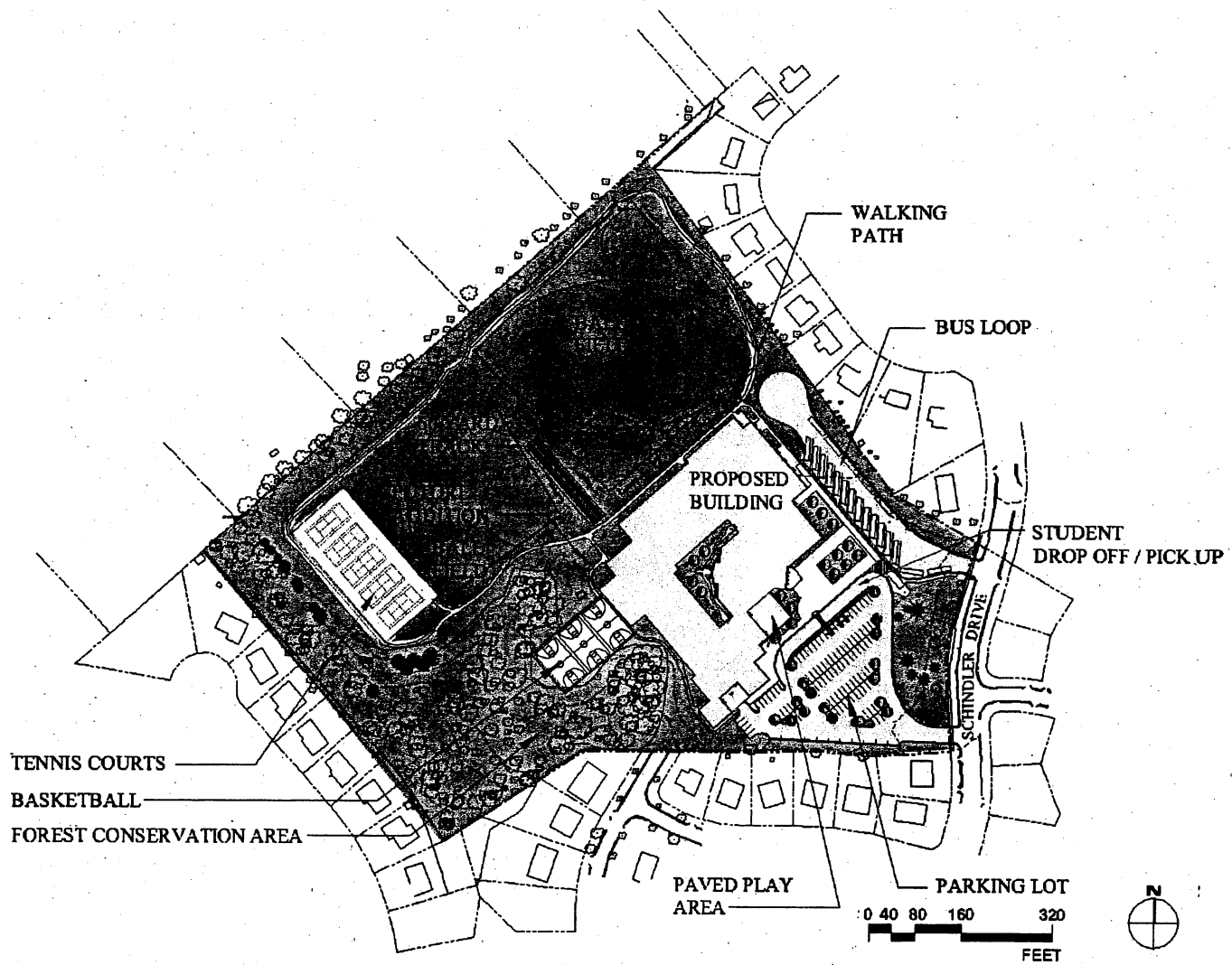
Vicinity Map



## Existing Site Plan

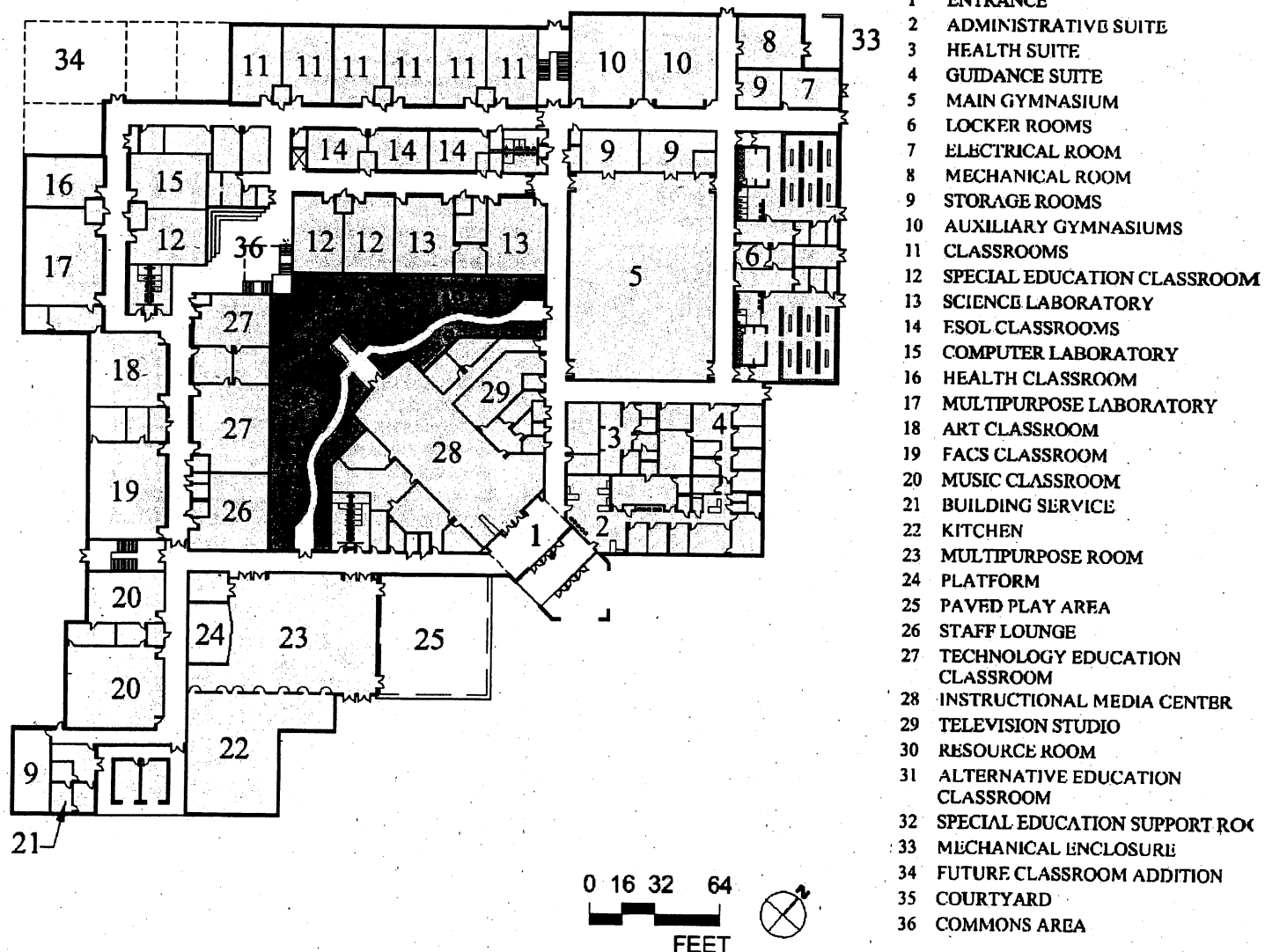


## Proposed Site Plan

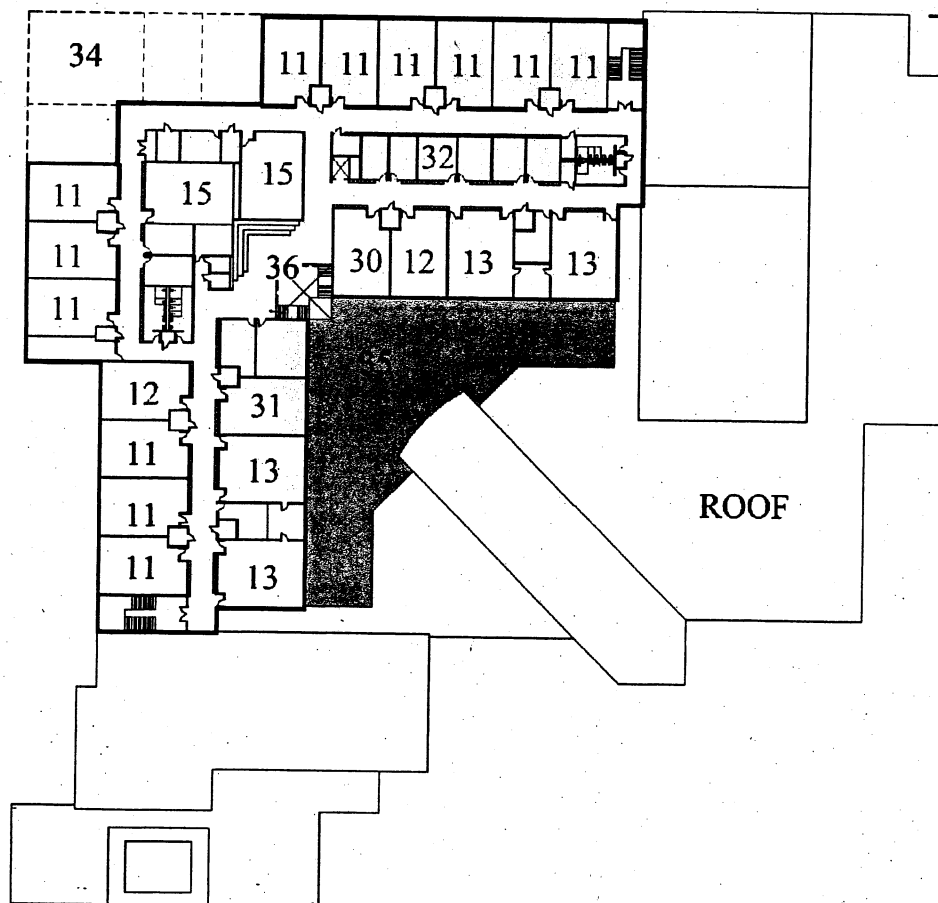




## Proposed Plan – First Floor



## Proposed Plan – Second Floor



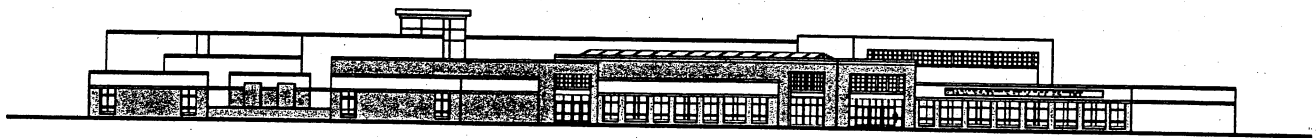
- 1 ENTRANCE
- 2 ADMINISTRATIVE SUITE
- 3 HEALTH SUITE
- 4 GUIDANCE SUITE
- 5 MAIN GYMNASIUM
- 6 LOCKER ROOMS
- 7 ELECTRICAL ROOM
- 8 MECHANICAL ROOM
- 9 STORAGE ROOMS
- 10 AUXILIARY GYMNASIUMS
- 11 CLASSROOMS
- 12 SPECIAL EDUCATION CLASSROOM
- 13 SCIENCE LABORATORY
- 14 ESOL CLASSROOMS
- 15 COMPUTER LABORATORY
- 16 HEALTH CLASSROOM
- 17 MULTIPURPOSE LABORATORY
- 18 ART CLASSROOM
- 19 FACS CLASSROOM
- 20 MUSIC CLASSROOM
- 21 BUILDING SERVICE
- 22 KITCHEN
- 23 MULTIPURPOSE ROOM
- 24 PLATFORM
- 25 PAVED PLAY AREA
- 26 STAFF LOUNGE
- 27 TECHNOLOGY EDUCATION CLASSROOM
- 28 INSTRUCTIONAL MEDIA CENTER
- 29 TELEVISION STUDIO
- 30 RESOURCE ROOM
- 31 ALTERNATIVE EDUCATION CLASSROOM
- 32 SPECIAL EDUCATION SUPPORT ROOM
- 33 MECHANICAL ENCLOSURE
- 34 FUTURE CLASSROOM ADDITION
- 35 COURTYARD
- 36 COMMONS AREA

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FEET



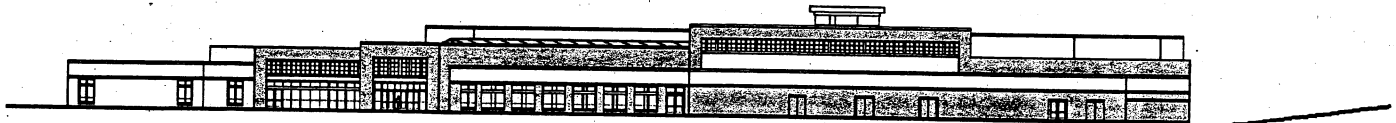
## Proposed Elevations

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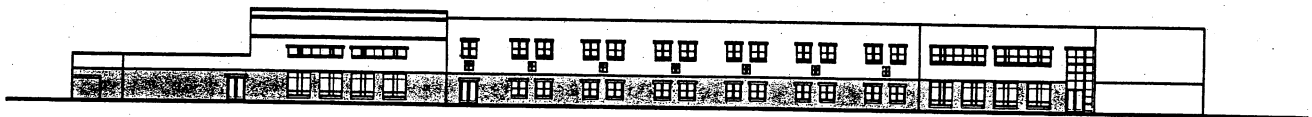
SOUTH ELEVATION

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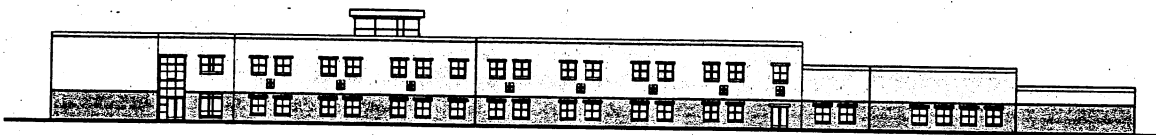
EAST ELEVATION

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NORTH ELEVATION

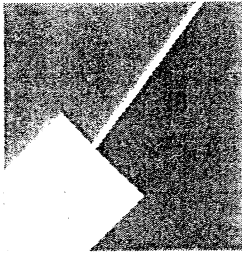
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WEST ELEVATION

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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  
301-495-4500, www.mncppc.org

MEMORANDUM

Date: December 18, 2006

To: Calvin Nelson, Development Review Division

Via: Mary Dolan, Countywide Planning Division, Environmental Planning *PD*

From: Pamela Rowe, Countywide Planning Division, Environmental Planning *PR*

Subject: 1. Preliminary Forest Conservation Plan - Francis Scott Key Middle School Reconstruction Mandatory Referral  
2. Mandatory Referral Comments Francis Scott Key Middle School Reconstruction

Staff Recommendations

1. Approval of the Preliminary Forest Conservation Plan with the following conditions:
  - The Applicant shall submit a Final Forest Conservation Plan (FCP) prepared by a qualified professional to the Environmental Planning staff of the M-NCPPC for review and approval prior to DPS issuance of final sediment control/stormwater management plan approval. This plan must demonstrate full compliance with the requirements of Forest Conservation Law, section 22A-12.
    - a. Final forest conservation plan will include, but is not limited to, the following items:
      - i. Permanent markers (such as fences or signs) that clearly identify the boundaries of forest retention.
      - ii. Tree protection plan that addresses maximizing tree-save along the southern property boundary adjacent to residential lots 8, 9, 10 and 11.
    - b. Prior to release of building permits, record Category I easement over all areas of forest retention.
2. Staff recommends that the following comments and recommendations be transmitted to the Board of Education for consideration in ensuing detailed design and construction:
  - a. Increase tree-save along rear lots at south edge of property. Efforts should be made to reconfigure the parking spaces along this property line to preserve

large trees, particularly 36" Black Cherry in good condition, and clusters of trees behind lots 8, 9, 10 and 11.

- b. The school design as proposed is currently not meeting local green building design standards. The report indicates that the project will be designed to achieve 20 LEED points, whereas a total of 26 LEED points is necessary for LEED certification level. The recently enacted Green Building legislation, although it does not apply to schools, requires that County funded projects achieve a "silver" rating, or 33-38 LEED points. Staff believes that schools, while not covered by the legislation, should strive to incorporate more green building technology.
  - i. Improve "natural drainage", also known as low-impact design stormwater features on the site.

### **Environmental Guidelines**

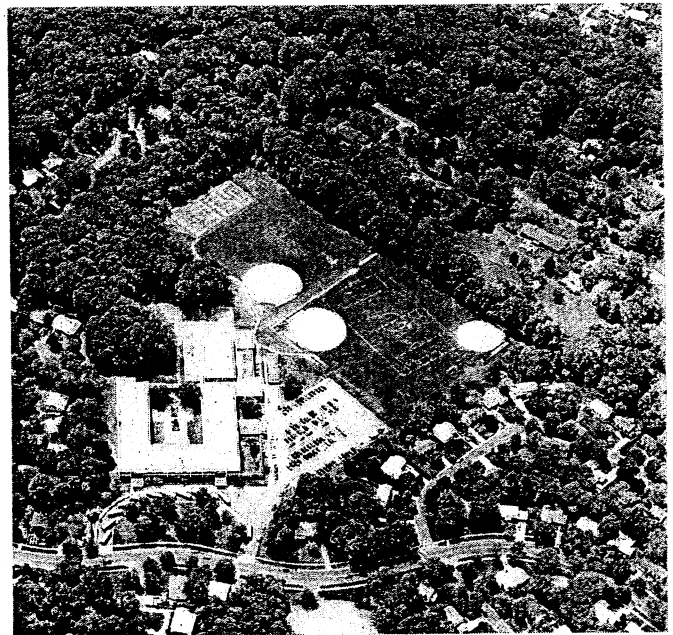
This property is **not** located within a Special Protection Area or the Patuxent Primary Management Area. The site is located in the Northwest Branch watershed (Use IV), and contains no streams, buffers or wetlands

### **Forest Conservation**

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD #4-06219) was approved for this site on 3/8/06. The project will meet Forest Conservation requirements by preserving 4.46 acres of the existing 4.5 acre forest stand that is on the site.

Several large trees will be removed for the school construction, including trees within the building footprint, as well as several large trees along the southern edge of the property.

Staff recommends that the design of the parking along this edge be re-evaluated to provide bump-outs and/or partial islands to preserve more critical root zone to allow these trees to be saved.



### **Regional Water Quality**

The site is located in the Lower Mainstem section of the Northwest Branch watershed. The subwatershed has fair stream conditions and is categorized as a Watershed Restoration Area in the County's Stream Protection Strategy (CSPS). Uncontrolled stormwater runoff is a significant issue, as most of the development in this part of the watershed occurred without stormwater management.

### **Stormwater Management**

The existing school site does not contain stormwater management controls, so the reconstruction of the school with the addition of new stormwater controls provides a

significant opportunity to improve existing conditions. The Department of Permitting Services approved a Stormwater Management concept for this site on 9/12/06. The project design proposes to locate all stormwater treatment systems in underground structures. Staff recommends that more innovative, natural drainage features be incorporated into the design to provide more infiltration of runoff on site and provide educational opportunities.

#### **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 project, however, is currently designed to achieve only 20 LEED points, rather than the 26 required for certification, or the 33-38 points that will be required for new County funded buildings. Staff recommends that additional green building features be incorporated into the design, particularly natural drainage, or LID stormwater management features, and more innovative heating and cooling systems, such as ground-source geothermal.

MARYLAND-NATIONAL CAPITAL  
PARK & PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Calvin Nelson, Community Based Planning

SUBJECT: Preliminary Forest Conservation Plan # MR 06602-MCPS-1 (NRI/FSD 4-06219)  
Mandatory Referral: Francis Scott Key Middle School Reconstruction  
Date Recd: 7/19/06

SENT VIA FAX TO: Michael Norton, Haines Land Design 301-216-9650, for the applicant

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

☒ **Adequate as submitted**

☐ Inadequate for evaluation. The following items must be submitted:

- ☐ Forest Conservation Plan Drawing ☐ Forest Conservation worksheet
- ☐ Approved NRI/FSD Map ☐ Development Program
- ☐ Justification for afforestation/reforestation method
- ☐ Qualifications of Preparer(s) ☐ Long term protection methods
- ☐ Other \_\_\_\_\_

RECOMMENDATIONS

☐ Disapprove for reasons cited in comments below.

☐ Revise according to the comments specified below.

☒ **Approve subject to the following conditions:**

☒ **Submission of Final Forest Conservation Plan to include tree protection plan that addresses maximizing tree-save along the southern property boundary adjacent to residential lots 8, 9, 10 and 11.**

☒ **Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")**

☒ **Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:**

☒ **Tree Protection Plan**

☐ Afforestation/Reforestation Planting Plan

☐ Submittal of financial security to M-NCPPC prior to clearing or grading.

☒ **Prior to release of building permits, record a Category I easement over all areas of forest retention. Agreements must be approved by M-NCPPC staff prior to recording plats.**

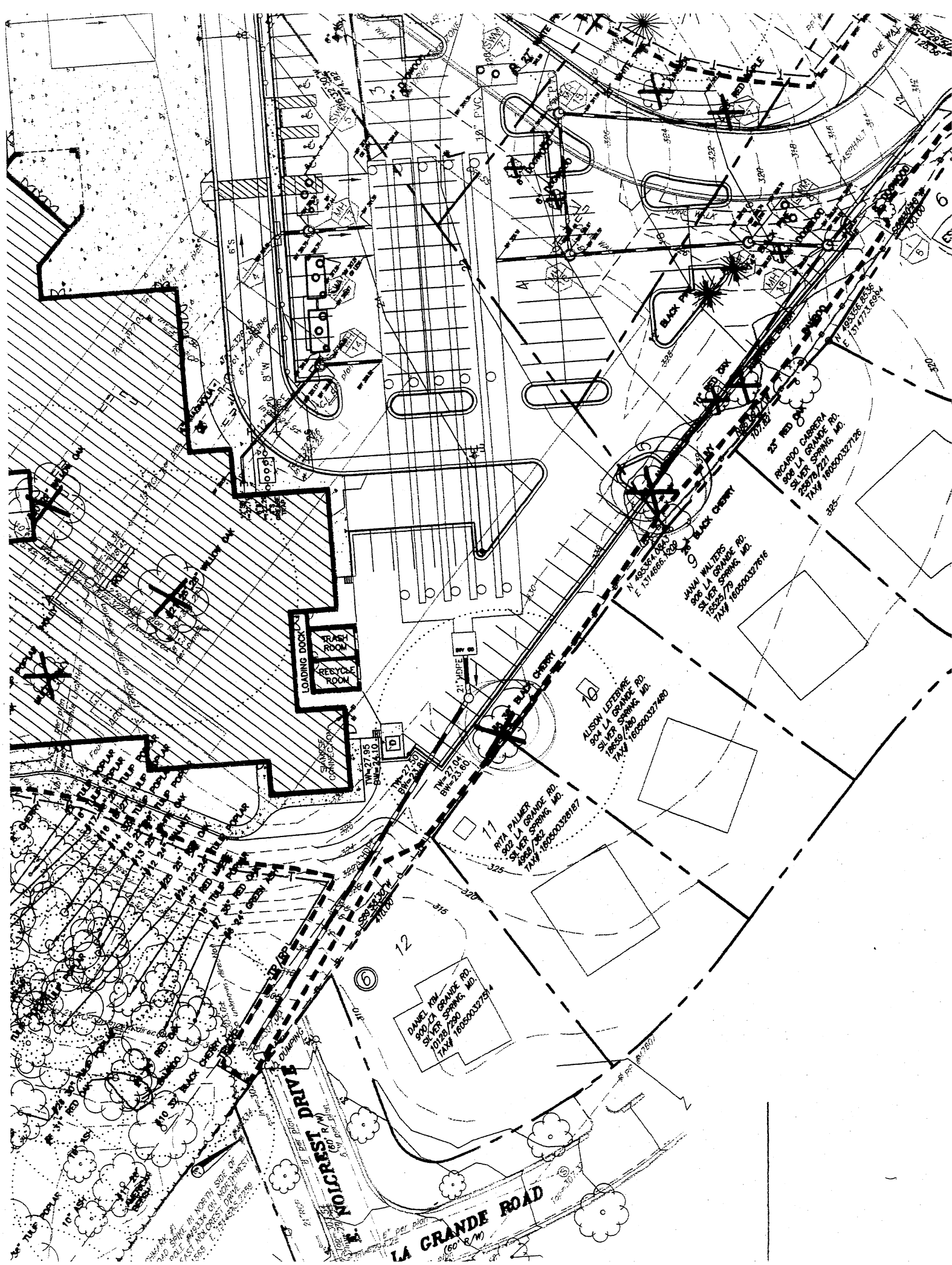
☐ Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

☐ Other \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Pamela R. Rowe, Environmental Planning Division, x4541

DATE: 12/8/06







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

December 20, 2006

**MEMORANDUM**

TO: Calvin Nelson, Jr.  
Community Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

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

SUBJECT: Francis Scott Key Middle School Mandatory Referral 06602-MCPS-1  
Modernization/Replacement of Francis Scott Key Middle School

910 Schindler Drive, Silver Spring  
Fairland/White Oak Policy Area

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This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral by Montgomery County Public Schools (MCPS) to modernize/replace Francis Scott Key Middle School located at 910 Schindler Drive within the Fairland/White Oak Policy Area.

The existing middle school has program capacity for 954 students, and has an enrollment of 814 students. The replacement building and the eight-room classroom addition (estimated to be completed by 2010) will have ultimate core capacity for 1,200 students.

**RECOMMENDATION**

Transportation Planning supports approval of this mandatory referral with the following comment:

- 1) Any future mandatory referral submission for subsequent improvements should include a Local Area Transportation Review study if those improvements are designed to accommodate a core capacity greater than 1,200 students.

The replacement school will not have an adverse effect on the transportation network in the immediate area.

## DISCUSSION

### Site Location, Pedestrian and Vehicular Access, and Public Transportation

Francis Scott Key Middle School is located along the west side of Schindler Drive, between Lagrange Road to the south and Ruppert Road/West Nolcrest Drive to the north, in Silver Spring. Vehicular access to and from the school is through driveways on Schindler Drive. In order to improve the overall transportation safety at the school, the school replacement project will separate the bus drop-off/pick-up loop from the student drop-off/pick-up and general parking areas. The new school would be able to accommodate approximately 20 buses and 110 cars on the site. A comprehensive network of walking paths will also be added on the site, including two lead-in sidewalks from Schindler Drive to the school doors.

Schindler Drive is a north-south residential road to the south of New Hampshire Avenue (MD 650), and has a posted speed limit of 25 mph. The roadway has 4-foot wide sidewalks on both sides. Transit services in the area include RideOn Routes 20 and 22 along Schindler Drive, with bus stops in the vicinity of the school.

### Master Plan Roadways and Bikeway/Pedestrian Facilities

The Approved and Adopted 1997 *White Oak Master Plan* includes the following nearby master-planned roadway facilities:

1. New Hampshire Avenue, as a six-lane major highway (M-12) with 120-feet of minimum right-of-way. The *Countywide Bikeways Functional Master Plan* recommends a dual bikeway (DB-7) for MD 650 south of Lockwood Drive to the Prince George's County line.
2. Schindler Drive, a north-south two-lane primary residential road (P-14) between New Hampshire Avenue (MD 650) to the north and Crest Park Drive to the south, with 70-feet of minimum right-of-way.

### Local Area Transportation Review

A traffic study was required for the subject mandatory referral according to the 2004 *Local Area Transportation Review (LATR) Guidelines* since the school was estimated to generate 30 or more total 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. A traffic study (dated November 16, 2006) submitted for the project complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by staff.

Trip generation estimates associated with the increase in capacity/enrollment at the school were based on trip generation data collected at the existing school under its normal operating conditions. The fully completed school with capacity for 1,200 students was estimated to generate approximately 601 peak-hour trips during the weekday morning peak-period and 161 peak-hour trips during the weekday evening peak-period. A summary of the above is provided in Table 1.

**TABLE 1  
SUMMARY OF SCHOOL TRIP GENERATION  
FRANCIS SCOTT KEY MIDDLE SCHOOL MANDATORY REFERRAL**

| School Build Scenario  | Trip Generation           |     |       |                           |     |       |
|--|---------------------------|-----|-------|---------------------------|-----|-------|
|  | Weekday Morning Peak-Hour |     |       | Weekday Evening Peak-Hour |     |       |
|  | In                        | Out | Total | In                        | Out | Total |
| Existing School – 814 Students   | 232                       | 176 | 408   | 36                        | 74  | 110   |
| Capacity Addition with Replacement School + 8 Additional Classrooms – 386 Students | 109                       | 83  | 193   | 17                        | 34  | 51    |
| Completed Replacement School + 8 Additional Classrooms – 1,200 Students            | 341                       | 259 | 601   | 53                        | 108 | 161   |

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and evening peak hours is presented in Table 2. For the purpose of independently demonstrating the effects of the proposed driveway reconfiguration and the increased enrollment, the background conditions in Table 2 reflect the driveway reconfiguration, but not the increased enrollment. As shown in Table 2, capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Fairland/White Oak Policy Area (1,500 CLV). Therefore the mandatory referral satisfies the LATR requirements of the APF test.

**TABLE 2**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**FRANCIS SCOTT KEY MIDDLE SCHOOL MANDATORY REFERRAL**

| Intersection                               | Traffic Conditions |      |            |      |       |      |
|--|--------------------|------|------------|------|-------|------|
|  | Existing           |      | Background |      | Total |      |
|  | AM                 | PM   | AM         | PM   | AM    | PM   |
| MD 650/Relocated Michelson Rd/Northwest Dr | 1045               | 919  | 1131       | 1283 | 1158  | 1290 |
| MD 650/Mahan Rd/Schindler Dr               | 1100               | 893  | 1134       | 1114 | 1228  | 1141 |
| MD 650/Fire Station Access/Chalmers Dr     | 1097               | 1042 | 1132       | 1089 | 1135  | 1091 |
| Schindler Dr/North School Driveway         | 408                | 182  | 260        | 137  | 370   | 171  |
| Schindler Dr/South School Driveway         | 144                | 94   | 388        | 190  | 560   | 241  |

Source: Francis Scott Key Middle School Modernization Traffic Study. VHB, Inc., November 16, 2006.  
Congestion Standard for Fairland/White Oak Policy Area: 1,500

cc: Barbara Kearney

FSK MS Staff Report.doc