



**MCPB**  
**ITEM #**  
**October 28, 2010**

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Mark Pfefferle, Acting Chief *MP*  
Environmental Planning Division

FROM: Amy Lindsey, Senior Planner *ALL*  
Environmental Planning Division

DATE: October 15, 2010

PLAN NAME: Downcounty Consortium School #29 (McKenney Hills)

PLAN NUMBER: MR2010720

PLAN TYPE: Preliminary Forest Conservation Plan

REVIEW BASIS: Chapter 22A of the County Code

APPLICANT: Montgomery County Public Schools

ENGINEER: Loiederman Soltesz Associates

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**RECOMMENDATION**

The Environmental Planning staff has reviewed the preliminary forest conservation for the project reference above. Staff recommends approval of the preliminary forest conservation plan subject to the following conditions:

1. Applicant must comply with the staff recommended conditions of approval for the preliminary forest conservation plan, as per the letter dated October 15, 2010.
2. Applicant must submit a final forest conservation plan in accordance with section 109.B. of the forest conservation regulations. Plan must be approved prior to any land disturbing activities occurring on site. Final forest conservation plan must include:

prior to any land disturbing activities occurring on site. Final forest conservation plan must include:

- a. Detailed and specific tree protection measure for impacted trees prepared by an ISA-certified arborist.
  - b. A detailed planting plan to replant areas of clearing, where possible, and minimize further tree loss due to the creation of new forest edges.
  - c. Provide an edge determination with all trees with a 6" DBH or greater located within 25' of the LOD.
  - d. Field locate all disturbance into the forest to minimize tree loss. This includes areas of erosion repair and path removal or development.
  - e. Revise the stream valley buffer to accurately reflect the approved NRI/FSD.
3. Applicant must record a Category I conservation easement, prior to any clearing or grading occurring onsite, over all areas of forest retention.

## DISCUSSION

Downcounty Consortium School #29 School is a new school being constructed on the site of the former McKenney Hills Elementary School. This school housed an alternative learning center but was demolished in early 2010. The subject property is 12.6 acres and is located at the terminus of Hayden Drive in the Kensington-Wheaton planning area and Capital View sector plan area. Directly adjacent to the school property is the Capital View Park Open Space and McKenney Hills Neighborhood Park. Other neighboring properties include Glenwood Recreation Club and single family residences. The proposed plan is to build a new three-story building, with parking lots, drop-off loops, an athletic field and stormwater management facilities.



The Board's action on the Preliminary Forest Conservation Plan is regulatory and binding. The Planning Board must act on the Forest Conservation Plan before it finalizes its recommendations on the mandatory referral.

## ISSUES

As of October 15, 2010, approximately 55 pieces of correspondence related to the forest conservation plan associated with this mandatory referral have been received. Seventeen letters were written in support of the proposed plan. Thirty-eight of the letters are in opposition to the current plan. The issues raised in these letters are summarized below, with staff response and applicant response, where appropriate.

### **Loss of high priority forest and specimen trees**

This issue was the overarching concern of the citizens and organizations writing in opposition of the proposed plan. The plan proposes to remove 0.55 acres of forest for the construction of the new school and associated facilities. While detailed conformance with Chapter 22A – Forest Conservation Law is discussed under “Regulatory Framework”, staff believes that the loss of high priority forest is unavoidable as a consequence of developing this school.

MCPS has minimized the disturbance associated with this school. While most new schools have a development footprint of approximately 10 acres, this property has a developable area of approximately 4.5 acres. The disturbed area was minimized by:

- a) Using a compact building form that works with the natural landform. The proposed school is a three-storey building that takes advantage of the natural grade in the design of outdoor spaces associated with the building and the needed ingress/egress points.
- b) Reducing the parking constructed to support the school by working with the adjacent Glenwood Recreation Club to share an existing parking lot on the recreation club’s property.
- c) Minimizing outdoor recreation facilities associated with the school. An optimal elementary school facility incorporates two softball fields (with a 200’ radius) and one soccer field (sized 150’ x 240’) superimposed over them. This school proposes only one multipurpose field (sized 85’ x 160’), with a single backstop (with a 80’ radius).
- d) Using facilities provided to meet multiple functions. For example, the basketball courts also serve as required turnarounds for fire and rescue equipment.
- e) Field locating the stormwater management outfall. The exact placement of the necessary outfall and conveyance was determined in the field to minimize tree loss and the design takes advantage of the natural landform by using an existing gully.

The following issues were raised as ways to further minimize forest and specimen tree loss.

### **Use of adjacent park facilities**

Numerous letters proposed that MCPS take advantage of the adjacent McKenney Hills Neighborhood Park and use the already constructed facilities available there. Ideally, that would be feasible. MCPS and the Parks Department have worked together many times to provide joint facilities to meet both agencies needs and requirements. However, in this case, staff does not believe this is feasible solution for the following reasons:

- McKenney Hills Neighborhood Park is an existing park and is not designed or configured as a jointly developed site would be. The facilities are not contiguous to the school, nor designed to the same standards. For example, the playground is

approximately 1/6 of a mile away from the school building and includes equipment MCPS does not use on school facilities.

- Visibility between the school and the park is limited. Due to topographic issues and the presence of a finger of forest between the two facilities, there is no way for staff on the school property to assist with supervision of children on the park property.
- Access to the park and the facilities within the park do not meet the Americans with Disabilities Act (ADA) requirements for accessibility.

In addition, MCPS has represented that the use of the adjoining park would cause additional issues.

- In the event of a Code Red situation, it is critical to be able to promptly clear the play areas and get students back into the school where they can be quickly and safely secured and protected.
- Because of the wooded access to the park and the distance, students would need adult supervision to use toilet facilities during physical education and recess. Due to the limited staff, students would be unable to access the school when they are at the park.
- Ensuring the safety and security of students is the most important priority for the school system. When students go outside for recess, staff must be able to supervise a large number of students. Having clear visibility of the site is critical to ensure the safety and security of the students.



### **Relocate or resize the geothermal field**

Many letters suggested that moving the geothermal wells under the parking lot or downsizing the size of the field could reduce the forest loss. Unfortunately, the size and location of a geothermal field is dictated by technical and site design issues and cannot just be moved to another place. The geothermal wells are sized to meet the needs of the school and are designed for the maximum recommended depth of 500 feet and spaced at 20 feet apart. The use of the parking lot for the geothermal field is not feasible because:

- All site utilities, domestic water and water meter vault, sanitary, grease interceptor, storm water, electric and gas service must be routed through this limited area to the building. The geothermal wells could not be properly installed within this maze of underground piping.
- The parking lot is the only access point to the construction site. Even if the wells could be installed here, it would cause substantial delay to the sequencing of construction and there is a potential of damaging the geothermal piping due to all of the heavy construction traffic traveling through this area.

### **Remove stormwater management facilities from forest**

Another frequent suggestion was to remove the stormwater facilities from the forest to minimize clearing. Some clearing is necessary to locate two microbioretention facilities, stormwater conveyance, and a stormwater management outfall. Approximately 16% of the clearing, .09 acres, is caused for the need to provide a proper discharge site.

Removing the stormwater management facilities from the forest is not a reasonable solution because:

- There are no other places on the site to accommodate the need for stormwater management. The development program has been substantially reduced and the site is compactly designed.
- The footprint of stormwater management facilities has been reduced through the provision of a vegetated roof over approximately 80% of the school roof. It has also been reduced by using bioretention areas at the maximum depth allowable, to maximize volume.
- It is critical to provide an appropriate outfall at the base of the steep slopes to prevent erosion. While safe conveyance is required on all stormwater management plans, it is particularly important on sites with steep slopes and highly erodible soils.

In addition, MCPS has proposed to replant all areas practical to minimize edge effect and invasive issues along the forest edge. This includes the area cleared for the stormwater conveyance pipe and the stormwater management outfall.

#### **Use of sustainable landscaping**

Many letters suggested that sustainable landscaping should be used to infiltrate runoff instead of stormwater structures. The stormwater management plan already uses sustainable landscapes in the form of bioretention areas for this purpose. There is only one “structural” stormwater management device proposed for use and that is a filter to provide additional water quality control before the water is discharged. To meet this need non-structurally would require more clearing, as a non-structural element would take up more room.

#### **Use of porous paving**

Another popular suggestion was to use permeable paving to reduce the amount of stormwater management needed. While the use of porous paving is highly encouraged, especially on compact development sites, this material will not be effective on this property for the following reasons:

- Site grading has been designed to closely model the existing terrain to preserve existing forest. Doing so has resulted in site pavement grades at or nearing 5%. To function effectively as a stormwater management feature, porous pavement should be installed at grades at or below 2% over soils that are suitable for infiltration. Porous pavement could not be used in the parking spaces on the site because site paving grades are well in excess of 2%.
- To avoid impacts upon building foundations and to avoid mold issues in schools, MCPS does not use porous paving within 20-feet of building foundations.

- Porous paving is not a suitable material for areas of significant traffic volume or vehicular weight.

In addition, MCPS does not use porous paving on athletic courts or paved play areas because of the high potential for surface spalling. And abrasive wounds received in falls on porous pavement are more severe than those received when students fall on conventional asphalt and concrete.

These issues represent the major issues received in correspondence on or before October 15, 2010.

## **REGULATORY FRAMEWORK**

### **Environmental Inventory**

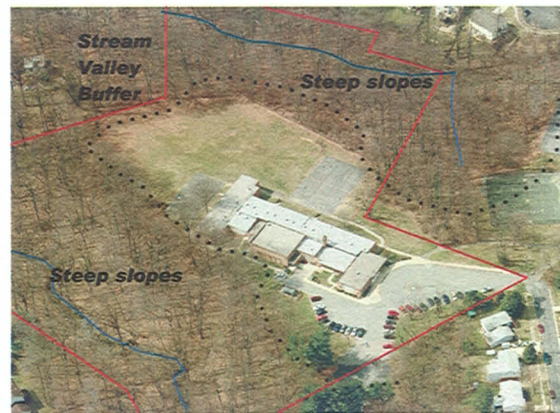
The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420091330 on April 17, 2009. The NRI/FSD was later revised to include adjacent park property and approved on November 16, 2009.

The property is predominantly forested, with steep slopes on highly erodible soils leading down to streams. The only cleared area is an artificially created plateau where the razed school sat. There is 8.04 acres of high priority upland forest, in three separate stands. Two stands are dominated by tulip poplars; one stand is dominated by red and white oaks. While the forest stands differ in composition, all three stands have numerous mature trees greater 30" DBH. All forest on the site is considered a high priority for retention for the following reasons:

- Presence of stream valley buffer;
- Presence of steep slopes;
- Presence of specimen trees;
- Connection of contiguous forest;
- High quality forest.

All forest on-site is subject to retention provisions of subsection 22A-12(b)(1) of Montgomery County Forest Conservation Law. Compliance with this provision is covered in the Forest Conservation section below.

There are more than 131 trees greater than or equal to 24" diameter at breast height (DBH) on-site. The precise number is not known because the applicant, at staff discretion and direction, was not required to survey all trees greater than 100' into the



stream valley buffer. Of the 131 trees surveyed, 77 are large enough to be considered specimen-sized, that is 30" DBH and greater.

There is 7.33 ac of stream valley buffer on-site, extending from perennial streams crossing the property of directly adjacent on parkland. Stream valley buffers have been extended to protect steep slopes, as per the Planning Board's Environmental Guidelines. The property is within the Capital View Tributary subwatershed of the Lower Rock Creek watershed; a Use I watershed. The *Countywide Stream Protection Strategy (CSPS)* identifies this subwatershed as having poor water quality, due to uncontrolled runoff.

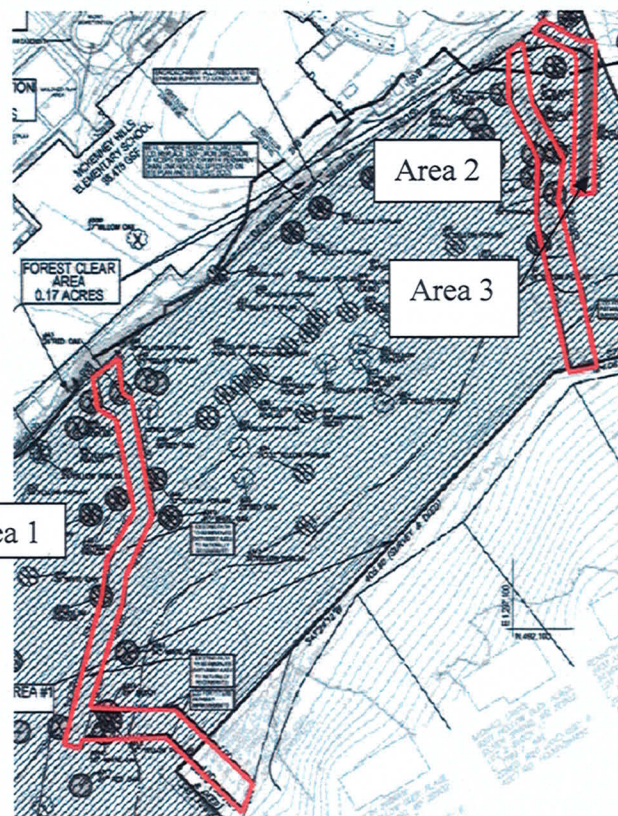
### **Forest Conservation**

This property is subject to the Chapter 22A Montgomery County Forest Conservation Law and a preliminary forest conservation plan has been submitted for approval. There are 8.04 acres of forest in three stands on the subject property. The forest is considered high priority for retention, due to stream valley buffer, steep slopes, specimen trees and forest contiguity.

The applicant is proposing to remove 0.55 acres of forest and retain 7.49 acres in a Category I forest conservation easement. Disturbance has been minimized to preserve forest on steep slopes with highly erodible soils and within the stream valley buffer. Approximately 0.03 acres of permanent encroachment was allowed onto the stream valley buffer but compensated for by using buffer averaging. The area of encroachment is on an unforested man-made slope.

The only other encroachment into the stream valley buffer is for stormwater management safe conveyance and outfall. This follows the Planning Board's Environmental Guidelines Section V – Guidelines for Development and is consistent with previous development applications approved by the Planning Board.

Three linear areas of disturbance are shown within the southern forested area of the site, with no clearing associated with them. Area 1 is currently a concrete path in disrepair. This path will be removed by hand and the bridge over the stream at the base will be repaired or replaced, to maintain connectivity to the various paths through the forest. Area 2 is a site of erosion that will be repaired.



While repairing this, MCPS will construct a new path in that location, to increase connectivity to the surrounding neighborhood. Area 3 is an old outfall in poor condition that will be removed and restored. While the plan shows an LOD surrounding each area and the variance includes trees potentially impacted by these activities, the detailed designs have not been finalized and actual disturbance needed is not known. The plans currently show the most disturbance envision, but the actual final amount will be minimized and partially determined by the need for sediment and erosion control.

All forest conservation requirements are being met on-site for this property. Even though there is no planting requirement, the applicant has committed to further minimize the effects of development on the forest. Where possible, areas of disturbance will be replanted with trees to minimize further tree loss due to edge effects and to decrease invasive issues. This will be a very detailed and specific planting plan and will be determined at the time of final forest conservation.

A number of letters have raised the issue of compliance with State and County Forest Conservation Law. In specific, Section 5-1607, Natural Resource Article, MD Annotated Code and Section 22A-12(b), Montgomery County Forest Conservation Law have been cited. For reference, here are the relevant sections of each law:

**Section 5-1607, Natural Resource Article, MD Annotated Code**

*(c) The following trees, shrubs, plants, and specific areas shall be considered priority for retention and protection, and they shall be left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the State or local authority that reasonable efforts have been made to protect them and the plan cannot reasonably be altered:*

- (1) Trees, shrubs, and plants located in sensitive areas including 100-year floodplains, intermittent and perennial streams and their buffers, coastal bays and their buffers, steep slopes, and critical habitats;*
- (2) Contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;*
- (3) Trees, shrubs, or plants identified on the list of rare, threatened, and endangered species of the U.S. Fish and Wildlife Service or the Department;*
- (4) Trees that are part of a historic site or associated with a historic structure or designated by the Department or local authority as a national, State, or local Champion Tree; and*
- (5) Trees having a diameter measured at 4.5 feet above the ground of:
  - (i) 30 inches; or*
  - (ii) 75% of the diameter, measured at 4.5 feet above the ground, of the current State Champion Tree of that species as designated by the Department.**

**Section 22A-12(b), Montgomery County Forest Conservation Law**

- (b) Retention.*
- (1) The primary objective of the forest conservation plan should be to retain existing forest and trees and avoid reforestation in accordance with this Chapter. The forest*



*conservation plan must retain certain vegetation and specific areas in an undisturbed condition unless the Planning Director finds that:*

- (A) the development would make maximum use of any available planning and zoning options that would result in the greatest possible forest retention;*
  - (B) reasonable efforts have been made to protect the specific areas and vegetation listed in the plan; and*
  - (C) the development proposal cannot be reasonably altered.*
- (2) In general, areas protected under this subsection include:*
- (A) floodplains, stream buffers, steep slopes, and critical habitats;*
  - (B) contiguous forests;*
  - (C) rare, threatened, and endangered species;*
  - (D) trees connected to an historic site;*
  - (E) champion trees and other exceptionally large trees; and*
  - (F) areas designated as priority save areas in a master plan or functional plan*

As the County Law incorporates the State Law and is more specific, staff is providing a point-by-point response as to how this plan complies with the Forest Conservation Law.

#### Maximum Use of Planning and Zoning Options

This development plan has made maximum use of planning and zoning options by:

- Designing a three-story structure to work with existing topography to minimize site grading and to reduce the building footprint.
- Use of an 80% vegetated roof for additional water quality treatment of rainfall to reduce site area required for surface facilities.
- Developing an off-site parking agreement with adjacent pool property to reduce on-site parking to reduce site footprint and grading.
- Reducing field size to minimum MCPS requires for school programs on small school sites.
- Incorporating a geothermal energy system to reduce long-term energy consumption and cost.
- Extending geothermal wells to the maximum effective depth of 500' to minimize the surface area required for the well field.
- Negotiating with Fire Marshall to allow shared use of basketball courts as turn-around required for fire trucks to meet code and to minimize site pavement required.
- Use of significant retaining walls to prevent grading from extending unnecessarily into forested lands.
- Use of all native plantings.

#### Reasonable efforts made to protect vegetation

Efforts made to protect the vegetation and preserved areas include:

- Use of an ISA-certified arborist to prepare detailed and specific tree protection measures.

- Design of a planting plan to minimize further tree loss caused by the introduction of new forest edges.
- Application of a Category I forest conservation easement over all areas of forest retention.

#### Development plan cannot be reasonably altered

Many ideas have been tried for reducing the development footprint of this plan even further. As demonstrated in an earlier section,

- The geothermal field cannot be altered or moved. It is already designed to minimize size and efficiency.
- The stormwater management areas have already been minimized and are necessary for storage, treatment, and safe conveyance.
- The adjacent Park is an unacceptable alternative for outdoor facilities.

#### Protected Areas

This plan protects all sensitive areas and vegetation to the maximum extent possible while still allowing for the development of a public school.

#### Forest Conservation Variance

Section 1607(c) of the Natural Resources Article, Maryland Annotated Code, identifies certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or any disturbance within a tree's critical root zone (CRZ), requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Code. The law requires no impact the retention and protection to the greatest extent possible of all trees that measure 30" diameter at DBH or greater; any tree designated as the county champion tree; trees with a DBH 75% or greater than the diameter of the current State champion for that species; and rare, threatened and endangered species. Since this project did not obtain approval of a preliminary forest conservation plan prior to October 1, 2009 and the applicant is proposing to impact 42 trees greater than 30 inches DBH, a variance is required.

These trees can be divided into three categories of degree of impact. The first is trees that clearly will need to be removed as a consequence of development. Either the trees are located within the development footprint or will be so greatly affected by development that retaining them would be hazardous. There are 8 trees in this category. The second grouping is trees that are being significantly impacted, as shown with the current LOD. A final determination of tree viability will be determined in the field at the time of preconstruction meeting, with the staff and project arborists making the decision. This decision will be based on field conditions, ability to move the LOD, and root placement and tree condition. Every practical effort will be made to save these trees, but a variance to remove them is being requested at this time, so that the applicant will not have to halt construction to re-petition the Planning Board if retention efforts are not successful. The recommendations are particularly cautious on this site due to the slopes and soils present.

This category also includes trees located along the linear disturbances discussed previously, as final construction details are unknown. There are 21 trees in this category. The final category is those trees with critical root zone impacts that are minor and the trees will be retained. There are 13 trees in this grouping.

The applicant has requested a variance to impact the following trees:

Tree #	Species	D.B.H (Inches)	Tree Condition	Ownership	Comments	Removed	% Impact
2	WHITE PINE	32	FAIR	SCHOOL		REMOVED*	49% IMPACT
4	BLACK CHERRY	46	FAIR	SCHOOL		REMOVED*	84% IMPACT
5	YELLOW POPLAR	32	GOOD	SCHOOL		REMOVED*	84% IMPACT
7	YELLOW POPLAR	34	GOOD	SCHOOL		REMOVED*	42% IMPACT
11	YELLOW POPLAR	33	GOOD	SCHOOL			17% IMPACT
29	RED OAK	33	GOOD	SCHOOL		REMOVED	
30A	YELLOW POPLAR	30	POOR	SCHOOL	HEARTROT, CRACK	REMOVED*	27% IMPACT
31	YELLOW POPLAR	30	GOOD	SCHOOL		REMOVED*	30% IMPACT
32	RED OAK	34	GOOD	SCHOOL		REMOVED*	26% IMPACT
36	RED OAK	36	GOOD	SCHOOL			2% IMPACT
44	YELLOW POPLAR	33	GOOD	SCHOOL		REMOVED*	41% IMPACT
45	YELLOW POPLAR	30	GOOD	SCHOOL		REMOVED*	41% IMPACT
46	YELLOW POPLAR	33	GOOD	SCHOOL		REMOVED*	20% IMPACT
53	YELLOW POPLAR	39	GOOD	SCHOOL		REMOVED*	9% IMPACT
58	RED OAK	58	GOOD	PARK PROPERTY			18% IMPACT
59	YELLOW POPLAR	42	GOOD	SCHOOL		REMOVED	
67	PIN OAK	36	GOOD	SCHOOL			14% IMPACT
68	WHITE OAK	34	GOOD	SCHOOL		REMOVED	
69	YELLOW POPLAR	38	GOOD	SCHOOL		REMOVED*	27% IMPACT
70	RED OAK	40	GOOD	SCHOOL		REMOVED*	20% IMPACT
77	YELLOW POPLAR	34	GOOD	CO-OWNED		REMOVED	
78	BLACK LOCUST	37	POOR	CO-OWNED	BROKEN SCAFFOLDS, CAVITY,	REMOVED	
79	BLACK LOCUST	31	FAIR	CO-OWNED	BROKEN SCAFFOLDS, LEANING	REMOVED	
102	BLACK LOCUST	33	GOOD	PARK PROPERTY	STEM REMOVED		9% IMPACT
103	YELLOW POPLAR	30	GOOD	PARK PROPERTY			7% IMPACT
106	YELLOW POPLAR	30	GOOD	PARK PROPERTY			2% IMPACT
115	WHITE OAK	34	GOOD	SCHOOL			16% IMPACT
116	YELLOW POPLAR	46	GOOD	SCHOOL			8% IMPACT
301	YELLOW POPLAR	37		SCHOOL		REMOVED	
302	YELLOW POPLAR	32		SCHOOL		REMOVED*	30% IMPACT
308	YELLOW POPLAR	42		SCHOOL		REMOVED	
310	WHITE OAK	41		SCHOOL		REMOVED*	29% IMPACT
315	YELLOW POPLAR	34		SCHOOL		REMOVED*	29% IMPACT
322	RED OAK	46		SCHOOL			7% IMPACT
323	YELLOW POPLAR	36		SCHOOL		REMOVED*	49% IMPACT
401	RED OAK	41		PARK PROPERTY			6% IMPACT
402	RED OAK	39	FAIR/POOR	PARK PROPERTY		REMOVED*	35% IMPACT
403	WHITE OAK	38	DEAD	PARK PROPERTY		REMOVED*	DEAD
404	RED OAK	31		PARK PROPERTY		REMOVED*	34% IMPACT
405	WHITE OAK	30		PARK PROPERTY			20% IMPACT
406	RED OAK	36		PARK PROPERTY			6% IMPACT
407	LINDEN	34		PARK PROPERTY		REMOVED*	26% IMPACT

\* ARBORIST TO MAKE FINAL RECOMMENDATION FOR TREE PROTECTION OR REMOVAL

In accordance with Montgomery County Code, Section 22A-21(c) the Planning Board referred a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a written recommendation prior to acting on the request. The variance request was referred to the Montgomery County Arborist on September 23, 2010. The County Arborist has and has elected not to review the variance request (see Attachment A).

In accordance with Section 22A-21(e), Planning staff recommends a finding by the Planning Board that the Applicant has met all criteria required to grant the variance.

1. *Will confer on the applicant a special privilege that would be denied to other applicants.*

The requested variance will not confer on the applicant any special privileges that would be denied to other applicants. The applicant has minimized impacts to trees by restricting limits of disturbance. The use of this site for a public elementary school is an established use and is not a special privilege conferred on the applicant.

2. *Is based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The inherent site characteristics of stream valley buffer and steep slopes with highly erodible soils severely limit the development footprint of the school. The applicant has minimized disturbance by taking the following steps:

- a) Using a compact building form that works with the natural landform. The proposed school is a three-storey building that takes advantage of the natural grade in the design of outdoor spaces associated with the building and the needed ingress/egress points.
- b) Reducing the parking constructed to support the school by working with the adjacent Glenwood Recreation Club to share an existing parking lot on the recreation club's property.
- c) Minimizing outdoor recreation facilities associated with the school. An optimal elementary school facility incorporates two softball fields (with a 200' radius) and one soccer field (sized 150' x 240') superimposed over them. This school proposes only one multipurpose field (sized 85' x 160'), with a single backstop (with a 80' radius).
- d) Using facilities provided to meet multiple functions. For example, the basketball courts also serve as required turnarounds for fire and rescue equipment.

The applicant will further reduced tree loss by:

- a) Field locating the stormwater management outfall. The exact placement of the necessary outfall and conveyance was determined in the field to minimize tree loss and the design takes advantage of the natural landform by using an existing gully.
- b) Using an arborist to provide detailed and specific tree protection measures to retain trees impacted by development.
- c) Developing a detailed planting plan to replant areas of clearing, where possible, and minimize further tree loss due to the creation of new forest edges.

3. *Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.*

The requested variance is a result of the proposed site design and layout on the subject property and not as a result of land or building use on a neighboring property.

4. *Will violate State water quality standards or cause measurable degradation in water quality.*

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. While some trees are proposed to be removed within the stream valley buffer, the site currently has no stormwater management controls on it. On balance, development of this site should be a positive contribution to water quality, even with the loss of trees.

### Compensation

Staff is not requesting any additional mitigation for the impact and removal of specimen trees located within forest for they will be compensated as part of the overall forest conservation plan. The removal of existing forest will be compensated for in accordance with Chapter 22A of the County code. There are two on-site specimen trees that are not within existing forest. These are #79, 31" black locust, and #29, 33" red oak. As the applicant has voluntarily agreed to replant areas of forest removal and supplement the forest edge, staff believes that all requirements for mitigation and compensation are being met for on-site tree loss.

Staff is not requesting any additional mitigation for the impact and removal of specimen trees located on adjacent Park property, as this will be covered by Park staff as part of the Park permit process.

As a result of the above findings Environmental Planning staff recommends the approval of the applicant's request for a variance from individual tree retention requirements of the Forest Conservation Law to impact the 42 trees. The variance approval is assumed into the Planning Board's approval of the forest conservation plan.

### **RECOMMENDATION**

Environmental Planning recommends approval of the Preliminary Forest Conservation Plan with the conditions above.

Attachments:

- A. Letter from County Arborist
- B. Copy of forest conservation plan submitted for PB approval
- C. Correspondence received on forest conservation issues

**Attachment A – Letter from County Arborist**



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert G. Hoyt  
Director

September 28, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Great Falls, DAIC 120080200, NRI/FSD applied for on 5/2/2007  
Sandy Spring Friends School, DAIC 120030920, NRI/FSD applied for on 2/25/2009  
McKenney Hills ES, MR2010720, NRI/FSD applied for on 1/30/2009  
Rolling Ridge Phase II, SC2010008, NRI/FSD applied for on 11/10/2008  
Anselmo - Revised, DAIC 120100160, NRI/FSD applied for on 8/19/2009

Dear Ms. Carrier:

Based on a review by the Maryland National Capital Park & Planning Commission (MNCPPC), the applications for the above referenced requests are required to comply with Chapter 22A of the Montgomery County Code. As stated in a letter to Royce Hanson from Bob Hoyt, dated October 27, 2009, the County Attorney's Office has advised me that the specific provisions pertaining to significant trees in the State's Forest Conservation Act do not apply to any application that was submitted before October 1, 2009. Since these applications were submitted before this date, I will not provide a recommendation pertaining to the approval of these requests for variances.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Laura Miller  
County Arborist

cc: Robert Hoyt, Director  
Walter Wilson, Associate County Attorney  
Mark Pfefferle, Acting Chief

**Attachment B – Preliminary Forest Conservation Plan**



**GENERAL NOTES**

1. This property is owned by E.O.
2. The total tract area is 12.58 acres.
3. The property was surveyed by Michael Stork, Norton Land Design LLC and was approved on November 16, 2009.
4. This site is within the Lower Rock Creek watershed, Unit 1.
5. This property is not within a SPA or PAL.
6. The property is not within the boundaries of any property-protected stream.
7. There is no floodplain on the portion of the stream from LEAN Road map Community Parcel Number 2401C103700. There is a floodplain statement on adjacent 9910 Hayden Drive Pike.
8. Topography and boundary survey was provided performed by Mercedes Stork, Inc. in January, 2009.
9. There are no prime agricultural soils on the property.
10. All trees 2" and greater diameter approximately 100' into the stream buffer on the property are surveyed and measured with a Forester's diameter tape measure by Michael Stork, Norton Land Design LLC. All diameters are measured by ocular estimate only by Michael Stork, Norton Land Design LLC. All diameters are measured by ocular estimate and photographs and/or estimates.
11. All trees less than 2" in diameter are measured by ocular estimate only by Michael Stork, Norton Land Design LLC. All diameters are measured by ocular estimate and photographs and/or estimates.
12. All trees less than 2" in diameter are measured by ocular estimate only by Michael Stork, Norton Land Design LLC. All diameters are measured by ocular estimate and photographs and/or estimates.
13. No on-site streambed or riparian habitat was observed on or off-site at the time of the investigation by Michael Stork, Norton Land Design LLC.
14. There are no county champion trees on the property. There are two white pines within 150' of the stream.
15. All trees are not shown on the stream bank and sides of historic date.
16. Soil from the property does not appear on the stream bank and sides of historic date.
17. All trees are not shown on the stream bank and sides of historic date.
18. All forest stands were identified on the NHDOT at Priority Area 1, High, due to the stream buffer, stream bank and specimen trees.

**FOREST CONSERVATION WORKSHEET**

Worksheet 184

**NET TRACT AREA**

A. Total tract area	12.58
B. Land dedication to state, county, state, and federal	0.00
C. Land dedication to other non-agricultural uses	0.00
D. Area to remain in agricultural production	0.00
E. Other (dedication to other uses)	0.00
F. Net tract area	12.58

**LAND USE CATEGORY**

See the notes on the adjacent sheet and this sheet for details.

AM	WM	GA	HM	WPD	CA
0	0	1	0	0	0
					20%
					1.4%

**ESTIMATED FOREST COVER**

1. Existing forest cover	0.36
2. Area of forest to be added	0.34
3. Area of forest to be removed	0.00
4. Net change in forest cover	0.34

**FOREST COVER**

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**Attachment C – Correspondence**

RECEIVED  
0847

OCT 06 2010

October 6, 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills ES, Plan # 420091330

Dear Madame Chair,

As a teacher, neighbor, and former student at McKenney Hills Elementary School, I welcome construction of the new school to relieve congestion at Oakland Terrace. Likewise, I applaud the plan to employ geothermal heat pumps for the sake of economy and the environment. I am concerned, however, that the current site design is flawed, that the special character of the site will be compromised and the watershed will be adversely impacted. In particular, I am concerned that the remaining woods and the local stream (Capitol View Branch) will be damaged irreparably if trees are allowed to be cleared to accommodate the new facility in its present configuration.

Having lived in Capitol View Park since 1949, I have witnessed the destruction of hundreds of mature trees on Menlo, Brunswick, and Mount Pleasant. When the community tried to get one developer to refrain from cutting all the trees on the parcel he proposed to develop, he replied that the trees would die eventually, so it was of no consequence that he cut them now. That was the thinking 30 years ago. But we know better now and realize that every tree contributes to the welfare of folks near and far, which is why my family and I opted to participate in the Legacy Open Space program to save trees from being cut near the site of the new school.

When I worked with Legacy Open Space to preserve the trees that protect the watershed, it was my understanding that all County agencies, including MCPS, shared my commitment to the preservation and stewardship of the entire contiguous woods, of which the McKenney Hills school site is a crucial part. Accordingly, I join with the McKenney Hills Forest Preservation Group in asking the Planning Board to do everything possible to encourage MCPS to find a reasonable, eco-friendly alternative to protect these woods, the Capitol View Branch watershed and the environment downstream.

Sincerely,



Bruce B. Cohen, PhD  
9819 Capitol View Avenue  
Silver Spring MD 20910  
301-816-9394

(C)

## **MCP-CTRACK**

---

**From:** Rochelle Bartolomei [rockypandora@yahoo.com]  
**Sent:** Wednesday, October 06, 2010 1:12 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills woods

**Importance:** Low

**RECEIVED**

OCT 06 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

October 6, 2010

**Re: Elementary school project at McKenney Hills, Plan # 420091330**

Dear Madame Chair,

I am writing on behalf of the McKenney Hills Forest Preservation Group in defense of the trees marked for elimination in preparation for the construction of the new McKenney Hills Elementary School. My name is Rochelle Bartolomei and I am the owner of an environmental landscaping business, Small Planet Projects, which I started 6 years ago in response to the severe erosion of the streambank that runs behind my property. One of the goals of my business is to build rain gardens for the people whose properties back to the stream in an effort to decrease the erosion experienced with big rain events. My home at the end of Rosensteel Avenue backs to the woods behind McKenney Hills. I use the trails in the woods every day to walk my dog and I am an active Weed Warrior so I have spent hundreds of hours in these woods removing invasive plants and also leading groups of volunteers to do the same. In other words, I am very committed to the health and well-being of this valuable forest and stream.

I have several neighbors with young children so I know about the overcrowding at Oakcrest Elementary and I am completely in favor of the construction of a new school at McKenney Hills. I was also happy to learn that the building will be LEED certified and was reassured that the architects and engineers involved were committed to taking the health of the environment into account with their designs. Recently I learned that part of the project involves the expansion of the footprint of the property into the woodland surrounding the land. I have looked at the plans and the proposed cutting of trees with great trepidation and dismay. The trees surrounding McKenney Hills are of great value to wildlife, to the community, and also to the children who will be occupying the building. I am writing to strongly object to the removal of any trees and to the encroachment further into the woodland, and also to adding further to the degradation of the stream that runs around the school by adding the burden of further runoff. I am also advocating for a solution that will preserve the trees while serving the needs of the school and its admirable environmental aspirations by including bioretention swales around the edges of the school property to keep water on the property and to allow it to gently filter

down into the water table. This gives the woods a nice buffer for runoff from the school and allows the wildlife to coexist in a sustainable way. These practices are endorsed by the EPA and by the Chesapeake Bay Foundation because they will help to prevent additional sediment and nutrient runoff from entering the Chesapeake Bay.

Although the removal of some trees in order to build the school as you choose may seem inconsequential, the impact becomes increasingly significant when placed into the context of regional trends. In our area alone, recent development has diminished the amount of greenspace by at least one third. If you look at the development of the Chesapeake Bay watershed along with the projected population growth, you can see that every last bit of forestland must be preserved.

According to a 2007 report from the Environmental Protection Agency (see Appendix 1), runoff from the increasingly developed lands of the Chesapeake Bay watershed is the primary cause of Bay degradation. Like tributaries throughout the region, The Capitol View tributary is already heavily eroded. The rehabilitation of our creek and waterways like it across the area are dependent upon the maintenance of the few forested areas remaining. In addition, deforestation has ravaged the Eastern Seaboard for years. In the attached Appendix 2, I have included a memorandum from Legacy Open Space to the Montgomery County Planning Board detailing the historical and environmental importance of this swath of trees. Trees are carbon sinks, and in the face of climate change and increasing carbon emissions, this is not the time to unnecessarily remove the trees. A healthy water ecosystem and a diverse tree community would provide green spaces, cleaner air, and a living laboratory for students, their families, and our neighborhood.

Regarding the importance of this forest in particular, this is a unique and rare environment with trees that are tremendously important to insect species, birds, small mammals and reptiles. A white oak, for example, supports 517 species of lepidoptera. "The value of oaks for supporting both vertebrate and invertebrate wildlife cannot be overstated. Oaks have joined hickorys, walnuts, and beech in supplying the bulk of nut forage necessary to maintain populations of vertebrate wildlife. Cavities that develop in living and dead Oak giants supply vital nesting sites for dozens of species of birds. From the insect perspective, Oaks are the quintessential wildlife plants. No other plant genus support more species of Lepidoptera thus providing more types of bird food than the Mighty Oak" (Bringing Nature Home, Douglas Talamy, 2007). There are many other valuable trees in this woodland that not only provide food and shelter but also sequester carbon and hold the slopes in place. The steepness of the slopes around the site are such that any further disturbance would be devastating to the whole woodland and the stream.

Additionally, this woods serves our community. The trails are heavily travelled by dog walkers, birders, commuters, children exploring, etc. In this time when so few natural areas are left, it would be a shame to diminish this beautiful place. The children in the school would have a living laboratory in which to learn the importance of preserving native species, understanding the connection between themselves and the world around them and how important it is to treat our remaining natural resources as the treasures they are.



Please act to fully enforce the Forest Conservation Law to protect these high priority woods from any loss of mature trees or other form of damage or loss at the site in question, for the following reasons:

- 1) These woods deserve the highest level of protection required under the Forest Conservation Law, because they qualify as high-priority under the County Code;
- 2) Also under the FCL, all reasonable options for planning, designing and configuring a given site, in order to protect all the mature trees in a high priority forest, must be shown to have been exhausted in order for the Planning Board to consider allowing cutting of, or damage to, such trees and the associated forest of which they are a part.
- 3) Clearly, the MCPS proposed Forest Conservation Plan is seriously flawed; it fails to incorporate either of these two crucial elements - it fails to show that MCPS fully recognizes the high priority status of the woods on this site; and it fails to show that all reasonable planning, design, and site configuration options have been exhausted that would enable full protection of 100% of the site's existing woodlands.

Therefore, I request that the Planning Board reject the proposed Forest Conservation Plan and require MCPS to fully protect 100% of the existing woodland and all mature trees on this site.

With some moderate changes to the plans, the woods can be protected and all the people of the community who benefit from these woods can continue to enjoy this natural resource. I would propose changing the location of the geothermal wells to be underneath the building or parking lot. Additionally, I would suggest that retention swales be placed around the perimeter of the site and planted with native plants to absorb the runoff and allow it to gently filter through to the water table. And finally, I would recommend that the current recreational facilities of McKenney Hills park be utilized instead of duplicating them on site. These changes would work well to preserve the highly valuable tree canopy as well as providing a beautiful and functional school building. And finally, it is imperative that the stream surrounding the property be evaluated for erosion. In the 10 years I have lived here I have seen the banks scoured by each rain event due to huge swells of water from the streets. Almost every storm brings down trees whose roots have had the soil sucked out of them by the water. I fear for the stability of the steep bank leading up to the school as well as the bank of my and my neighbors' properties. This stream should be assessed for rebuilding, especially in the face of additional runoff from the school.

My small business has worked for years in our neighborhood to install dynamic landscape plans to protect our woods and reduce erosion. Community engagement is an important component of LEED construction, and this forest is one of the few forested, green spaces left for us to enjoy. By adopting the changes to the plans we advocate, a top-notch elementary school and a low-carbon building can co-exist with the community without sacrificing high environmental or education standards. We are confident that our recommended changes will lead to a thriving educational and living environment in our community for generations to come.

Very sincerely yours,

**Rochelle Bartolomei**

**Owner, Small Planet Projects, LLC**

## **Appendix 1: Report form EPA**

**U.S. Environmental Protection Agency 2007-P-00031 Office of Inspector General** September 10, 2007

Over 64,000 square miles of land drain to the Chesapeake Bay. Population in the watershed exceeds 16 million and is projected to surpass 19 million before 2030. Excessive loads of nutrients and sediments have been identified as primary causes of Bay degradation. From 1985 to 2005, EPA estimated loads from developed land sources increased up to 16 percent, while loads from wastewater disposal and agriculture decreased.

EPA and its Chesapeake Bay watershed partners will not meet load reduction goals for developed lands by 2010 as established in the *Chesapeake 2000* Agreement. In fact, new development is increasing nutrient and sediment loads at rates faster than restoration efforts are reducing them. Developed lands contribute less than one-third of the Bay loads but would require about two-thirds of the overall estimated restoration costs. Consequently, EPA and its Bay partners focused on more cost-effective approaches, such as upgrading wastewater facilities and implementing agricultural best practices. Additional challenges impeding progress include:

- Lack of community-level loading caps.
- Shortage of up-to-date information on development patterns.
- Ineffective use of regulatory program to achieve reductions.
- Limited information and guidance on planning and applying environmentally sensitive development practices.
- Limited funding available for costly practices.

A cost-effective start to reversing the trend of increasing loads from developed land is for communities to concentrate on new development. Opportunities abound for EPA to show greater leadership in identifying practices that result in no-net increases in nutrient and sediment loads from new development and assisting communities in implementing these practices. If communities do not sufficiently address runoff from new development, loads from developed lands will continue to increase rather than diminish. As a result, restoration costs will increase, and the Bay will not be restored to the health envisioned in the *Chesapeake 2000* Agreement because water quality degradation and loss of aquatic life will continue.

### **What We Recommend**

We recommend that the EPA Chesapeake Bay Program Office Director prepare and implement a strategy that demonstrates leadership in reversing the trend of increasing nutrient and sediment loads from developed and developing lands. The strategy should include developing a set of environmentally sensitive design practices and support for the use of those practices. The Chesapeake Bay Program Office Director should also work with Bay partners to set realistic, community-level goals for reducing loads from developed and developing lands. In addition, the EPA Region 3 Water Protection Division Director should establish a stormwater permitting approach that achieves greater nutrient and sediment reductions. EPA concurred with the recommendations in this report.

## Appendix 2: Letter regarding the approval of the Milton Property as Legacy Open Space

### MEMORANDUM

**TO:** Montgomery County Planning Board **VIA:** Mary Bradford, Director of Parks John Hench, Chief, Park Planning and Stewardship Division **FROM:** Brenda Sandberg, Legacy Open Space Program Manager Dominic Quattrocchi, Legacy Open Space Senior Planner **DATE:** November 9, 2007 **RE:** **Legacy Open Space Recommendations for New Sites: Recommend the addition of seven sites to Legacy Open Space**

#### **#3 - Milton Property, Capitol View Park, Capitol View Park (Natural Resources, Class II)**

Staff analysis of the Milton Property and its importance by the Legacy Open Space Criteria has determined that:

The Resource has particular countywide significance in terms of historic association with the Capitol View Park Historic District.

The Resource provides human and ecological connectivity between significant publicly owned natural areas, connecting existing Capitol View Park Open Space with McKenney Hills Neighborhood Park.

The Resource helps to buffer and thereby protect other significant resources, namely the Capitol View Park Historic District.

The Resource provides a significant opportunity to increase access to public open space in communities with high population densities and to protect scarce urban forest.

The Milton Property is a logical extension of the Capitol View Park Open Space (Cohen Property), a recent Heritage Resource Legacy Open Space acquisition. The Milton Property can be considered under several LOS nominating categories including Natural Resources, a Heritage Resource and as valuable Urban Open Space. Acquisition would create 40 acres of contiguous publicly owned property. The Milton Property comprises almost seven acres of mature forest in the down-county and represents a significant acreage of private forest in a largely developed area. There are a significant and generally unprecedented number of specimen trees on the property with mature trees commonly exceeding 40 inches in diameter at breast height (DBH). The forest is dominated by red oak, white oak, tuliptree and beech. The site also contains one single family house, not historically designated but a good quality structure of the same period as many homes within the adjoining Historic District.

The Milton Property is directly adjacent to the Capitol View Park Historic District. Established in 1887, Capitol View Park is one of the few 19<sup>th</sup> century Montgomery County communities. According to Maryland Historical Trust records, the Milton property is important as it was the home of Alexander and Annie Proctor, noted developers of Capitol View Park and Forest Glen. Other distinguished residents include: Sewall Wright, a pioneering academic in the field of Genetics; Philip G. Wright, president of the Brookings Institute; and Charles Milton, a noted geologist.

Capitol View Branch, a perennial stream to Rock Creek, generally bisects the properties. This stream has associated steep slopes and potential wetland area. Topography on the property is pronounced with steep to rolling slopes and a prominent stream valley. Access to the property is from Beechbank Road and involves a crossing of a private bridge over Capitol View Branch.

Benefits of the Milton Property acquisition include:

Protection of stream valley forest, riparian buffer and high quality forest

Protection of historic district viewshed by preventing a multiple lot yield potential on promontory overlooking Capitol View Historic District

Protection of open space in an area of high population density

Staff recommends seeking full acquisition except for the main house to be recorded as a private lot with no additional development rights.

## MCP-CTRACK

---

**From:** Daniel Milton [dmilt1896@gmail.com]  
**Sent:** Wednesday, October 06, 2010 5:07 PM  
**To:** MCP-Chair  
**Cc:** dianemcameron@verizon.net  
**Subject:** McKenney Hills Forest Preservation

RECEIVED

OCT 06 2010

October 6, 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Françoise Carrier, Chair

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills ES, Plan # 420091330

Dear Madame Chair,

I am the owner of the house that fronts directly on the proposed site of the geothermal installation. Although I currently live elsewhere and rent out the house, I am fairly sure that I am the only person that can claim to have enjoyed and closely watched this patch of woods for seventy three years. Two years ago I sold about seven acres of the tract my parents bought in 1937 to MCPPC under the Legacy Open Space Program to be preserved as woodland long after my time, retaining only a lot around the house to which MCPPC has right of first refusal. But as a look the air photos makes apparent, irrespective of property lines, the woods are a unit. Ecologists recognize that the value of a habitat to wildlife is more than a linear function of extent and continuity and I would think the same would be true of the value to human visitors. Damage to one part diminishes the whole, so that there is no reason for Public Schools to be less diligent than the Park Commission or myself in their stewardship.

I am deeply concerned that the proposed Forest Conservation Plan is seriously flawed, in that it proposes to remove and/or impact more than a half-acre of mature and healthy woods, including a potential county champion red oak on the site and specimen tuliptrees on my side but with roots that probably extend into school ground. This is despite the availability of a set of reasonable plan changes that would enable the full protection of these woods.

The McKenney Hills Forest Preservation Group and MCPPC have proposed a set of reasonable changes to the plan that would shrink the site's footprint and and in so doing, fully preserve *all* of the existing high-priority woods. You are familiar with these, but to repeat them for the record, they are:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;

- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ trees and other vegetation to infiltrate stormwater, and that can be part of a green schoolyard outdoor environmental education program.
- 5) **Make any other reasonable changes as necessary to shrink the project's footprint sufficiently to protect all of the existing woods including all of the mature trees on the site.**

Accordingly, I request that the Planning Board reject the proposed Forest Conservation Plan for the McKenney Hills school project, and require that Montgomery County Public Schools present a revised Plan that will preserve all of the existing woods and trees.

I might note that, except perhaps for a notice several years that a new school was under consideration, I have received no official communications concerning the project. If notices of plans and hearings on projects that may affect abutting landholders are not legally required, they should be.

Thank you for your consideration.

Yours truly,

Daniel Milton, Ph.D.

1446 Crowell Rd

Reston, Virginia 22182

[dmilt1896@aol.com](mailto:dmilt1896@aol.com)

**MCP-CTRACK**

**From:** Susan Wolin [suekevbec@msn.com]  
**Sent:** Wednesday, October 06, 2010 6:50 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hill School

**RECEIVED**  
0853  
OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)  
October 6, 2010

Re: Elementary school project at McKenney Hills, Plan # 420091330

Dear Madame Chair,

The Capitol View Park Civic Association requests your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site. We are neighbors of this site who frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods part of a contiguous, high-priority publicly-owned forest -- provide to our community.

We are deeply concerned that the present site plan, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of these woods. Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project, and require that Montgomery County Public School undertake reasonable changes to this plan, to enable the woods full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites footprint and in so doing, fully preserve all of the existing high-priority woods on all sides:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ trees and other vegetation to infiltrate stormwater, and that can be part of a green schoolyard outdoor environmental education program.

Thank you for considering our request to preserve all of the existing McKenney Hills woods.

Yours truly,  
Susan Wolin  
2411 Dexter Avenue, Silver Spring, MD 20902

**MCP-CTRACK**

**From:** RICK SULLIVAN [sullir@verizon.net]  
**Sent:** Wednesday, October 06, 2010 8:23 PM  
**To:** MCP-Chair  
**Cc:** tcjgleason@comcast.net  
**Subject:** McKenney Hills plan

**RECEIVED**

OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

I am writing to endorse the McKenney Hills Forest Preservation Group's request for changes in the plans to build a new school at the McKenney Hills site. My name is Rick Sullivan and I am a homeowner in the Homewood neighborhood of Kensington. At one time I lived in the old farmhouse adjacent to the McKenney Hills site. I have been a resident of the neighborhood since 1995. I have enjoyed the McKenney Hills Forest during all those years. It is a unique nature preserve in our semi-urban community. Nothing should be done to alter or damage this irreplaceable resource. As I understand it the plan for the new school would result in cutting down quite a number of trees on the site and the woods bordering it. I object to any plan that results in cutting down any trees. The school should be designed so that it fits on the plot of land which previously accommodated a school. I have read the request of the Preservation Group regarding the development of the site. It seems perfectly reasonable and should be adopted by the planning board. There is no good reason for cutting down any trees at McKenney Hills. Thank you, Rick Sullivan



**MCP-CTRACK**

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**From:** Fran Teplitz [fran\_teplitz@yahoo.com]  
**Sent:** Wednesday, October 06, 2010 9:32 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills School, plan 420091330  
**Attachments:** McKenney Hills School & Woods.doc

**RECEIVED**

OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Francoise Carrier,

Attached please find a letter regarding construction of the new McKenney Hills school and its environmental impact on the surrounding woods.

Thank you,

Fran Teplitz, Mike Zielinski

9913 Gardiner Ave.  
Silver Spring, MD 20902  
October 6, 2010

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: Woods Preservation/Elementary school at McKenney Hills, Plan # 420091330

Dear Francoise Carrier,

We write as residents of Gardiner Ave., located very near the new McKenney school under construction, to urge your support, and that of the Planning Board, for the full preservation of the woods around the proposed new elementary school. We are neighbors of this site and our family uses this park on a regular basis, year-round. These woods are very important to us, our school-age child, and our community – especially as the McKenney Hills and Forest Glen area has faced a loss of trees in recent years.

We are deeply concerned that the present site plan, including the proposed Forest Conservation Plan, proposes to remove and/or damage more than a half-acre of mature and healthy woods. With so much of our natural environment in peril, we must find other ways to meet building needs.

We urge the Planning Board to reject the proposed Forest Conservation Plan for this project, and to require that the woods be protected.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following changes in order to shrink the sites' environmental footprint and fully preserve all of the existing high-priority woods on all sides:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ trees and other vegetation to infiltrate stormwater, and that can be part of a green schoolyard outdoor environmental education program.

Several years ago we attended a community meeting about the construction of the school and were told the building would meet high environmental standards. We would hope those standards would pertain to the environment around the school as well. We look forward to your response and thank you for your attention to this issue of true concern to the community.

Sincerely yours,

Fran Teplitz and Mike Zielinski

## **MCP-CTRACK**

---

**From:** Devona Bell Sherwood [devonabell@hotmail.com]  
**Sent:** Thursday, October 07, 2010 10:11 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills woods -- please help save our trees!

**Importance:** High

**RECEIVED**  
OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

October 7, 2010

Re: Elementary school project at McKenney Hills, Plan # 420091330

Dear Madame Chair,

As a homeowner in McKenney Hills, I request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site. This area is a unique bit of nature in the middle of sprawl and needs to be preserved. Much of the neighborhood uses this area to connect with nature and find peace. We use this site to hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods -- part of a contiguous, high-priority publicly-owned forest -- provide to our community.

I am deeply concerned that the present site plan, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of these woods. Thus, I request that the Planning Board reject the proposed Forest Conservation Plan for this project posthaste, and require that Montgomery County Public School undertake reasonable changes to this plan, to enable the woods' full protection. I don't understand why there is no environmental impact study required which would then consider public input. Could you please advise why that is?

I support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ trees and other vegetation to infiltrate stormwater, and that can be part of a green schoolyard outdoor environmental education program.

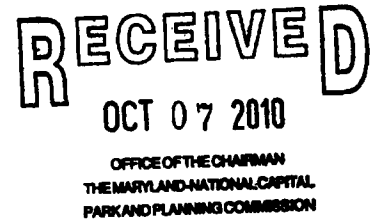
**Thank you for considering my request to preserve all of the existing McKenney Hills woods. Please understand how very unique this small patch of woods are in an area overtaken by sprawl and pavement. Nature is vital to our health and well being. Please don't allow any more of these woods destroyed!**

**Sincerely,  
Devona Bell Sherwood  
2320 Hildarose Drive  
Silver Spring, MD 20902**

## **MCP-CTRACK**

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**From:** larkbergwinander@aol.com  
**Sent:** Thursday, October 07, 2010 10:43 AM  
**To:** MCP-Chair  
**Cc:** tcjgleason@comcast.net  
**Subject:** McKenney Hills Elementary School, Plan # 420091330  
**Attachments:** Lark\_Ref\_McKenney\_Forest\_Preservation\_.doc



October 7,  
2010

Françoise Carrier, Chair Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org  
Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills Elementary School site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

As an educator, I also implore the Planning Board to remember that a mature forest allows tremendous access to place-based education encouraging students to become active stewards of the environment and place in which they live. That the students of McKenney Hills could simply walk to such a forest, rather than increasing our carbon footprint by having to be bused, allows in this age of childhood obesity some good old-fashioned exercise! The hands-on learning opportunities of such an eco-system are invaluable, and becoming more and more scarce in the crowded Washington suburbs.

Such an oasis is becoming all-too rare so close to the city, and it is in fact what makes our neighborhood so special. Historically, since the aftermath of the Civil War, we have fought hard to keep green areas in the Washington, DC area; lets honor those champions of the past and not miss an opportunity to preserve this small verdant enclave for future generations. Thank you for considering my request to preserve all of the existing McKenney Hills Forest.

Sincerely,

Lark Bergwin-Anderson  
10213 Menlo Avenue  
Silver Spring, MD 20910

**MCP-CTRACK**

**From:** PAUL WILLIAMSON [decnest@verizon.net]  
**Sent:** Thursday, October 07, 2010 10:50 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School, Plan # 420091330

**RECEIVED**

OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 7, 2010

Françoise Carrier, Chair Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

Our family uses this park every day to walk our dogs, study changes with our children in the natural environment: plant growth and decay, water level impact, rock formations, etc. Many of our residents take it upon themselves to maintain walking trails and bridges over the creek and boggy areas. We purchased our house because of its proximity to these wonderful woods.

The trees shield us from the noise and pollution of the Beltway. We notice erosion and mourn the loss of trees that succumb to storms. The prospect of losing more of our small forest dismays us and our neighbors as well.

We were excited to hear about the new school and the environmental sensitivity of the building plans. The surveyors I spoke to assured me that the plans did not include encroachment on the forest. If we lose forest to the new school, the goodwill you have built with public meetings and "green" building plans will be lost.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Jenny Pike

10102 Leder Road

Silver Spring, MD 20902



**MCP-CTRACK**

---

**From:** Lewilhelm@aol.com  
**Sent:** Thursday, October 07, 2010 11:58 AM  
**To:** MCP-Chair  
**Subject:** Preserving Trees while building – McKenney Hills new elementary school

To: Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

October 7, 2010

**RECEIVED**

OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Re: Elementary school project at McKenney Hills, Plan # 420091330

Dear Madame Chair,

I am a member of McKenney Hills-Carroll Knolls Civic Association and I am asking for your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

We and other nearby Civic Associations are deeply concerned that the present site plan, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of these woods. Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project, and require that Montgomery County Public School undertake reasonable changes to this plan, to enable the woods' full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 3) Utilize sustainable landscaping techniques on the school grounds that employ trees and other vegetation to infiltrate stormwater, and that can be part of a green schoolyard outdoor environmental education program.

Thank you for considering our request to preserve all of the existing McKenney Hills woods.

Yours truly,

Linda Wilhelm and Lewis E. (Ed) Wilhelm  
2315 Homestead Dr.  
Silver Spring, Maryland 20902  
(email) [lewilhelm@aol.com](mailto:lewilhelm@aol.com)

## **MCP-CTRACK**

---

**From:** lowrycath@comcast.net  
**Sent:** Thursday, October 07, 2010 2:02 PM  
**To:** MCP-Chair  
**Subject:** Forest around McKenney Hills E.S.

October 7, 2010

**RECEIVED**

OCT 07 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Françoise Carrier, Chair

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site. I walk my dog regularly in these beautiful woods, and I frequently hear or see various wildlife in them. They are a unique local resource, and also help protect the stream that runs through the woods.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to, the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, so that all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site will be preserved for the benefit of all.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes



that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Catherine Lowry

10209 Menlo Ave

Silver Spring, MD 20910

**Garcia, Joyce**

**From:** Pat Mulready [mulreadyp@earthlink.net]  
**Sent:** Friday, October 08, 2010 12:48 PM  
**To:** MCP-Chair; mulreadyp@earthlink.net  
**Subject:** Mckenney Hills Elementary School Plan #420091330

**RECEIVED**  
0867  
OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARKS AND PLANNING COMMISSION

October 8, 2010

Françoise Carrier, Chair, Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Carrier and Planning Board:

If the County wishes to be "green" it needs to be green at all levels. I am constantly amazed when various County agencies, etc., are allowing and promoting destruction to the environment--especially our tree canopies—for some other so-called "green" construction.

I oppose the present plans for McKenney Hills Elementary School. Several years ago I attended a Capitol View Parks Citizens' Association (CVPCA) Board Meeting where the Legacy Open Space woods and its surrounds were discussed—these woods abut the school. At that meeting our Board was told the Board of Education had said in the event of any construction it would not impact the woods around the school. (FYI--Capitol View Park (CVP) was the first of many County Historic Districts.)

- An alternative solution would be to install a "vertical" rather than "horizontal" system of embedded piping.
- The gross area heat reduction from the tree shade plus the long-term effects of soil erosion should be entered into the cost/benefit analysis vs. just the costs of the geothermal system. (As should the ever present long-term carbon dioxide increase whenever a tree is cut down.)
- The Board of Education, etc., were not forthcoming in providing the documents, budget analyses, and other necessary information to the citizens working on these issues. This is entirely inappropriate.

I am writing this letter as an individual, but I serve as the Vice President of the CVPCA and as its Representative to the Coalition of Kensington Communities (CKC). I am well aware of the present efforts to undermine Parks and Planning and its work to protect the people and environment of Montgomery County, supposedly under the mantle of budget necessity but in many cases to afford profits to some development or construction companies. County agencies are disregarding the rulings of other County agencies with impunity. In my opinion this must stop. I know the CKC supports the efforts of Parks and Planning and we look forward to Ms. Carrier meeting with us, hopefully in November at our next meeting (if you didn't get a formal invitation you will).

In conclusion, I ask you to require changes to the MCPS' Forest Conservation Plan for this project which will result in the preservation of all the forest and trees surrounding the McKenney Hills Elementary School site. I understand under State and local forest conservation law, the applicant must show they have exhausted all reasonable options for avoiding any forest loss before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you.

Best wishes,

Patricia M. Mulready, M.S., M.Phil.

For Identification Only: VP and CKC Representative

Capitol View Park Citizens' Association

10233 Capitol View Avenue

Silver Spring, MD 20910

[mulreadyp@earthlink.net](mailto:mulreadyp@earthlink.net)

**Garcia, Joyce**

---

**From:** matthew dougherty [matthewdougherty@me.com]  
**Sent:** Friday, October 08, 2010 12:26 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills forest  
**Attachments:** McKenney\_Forest\_Preservation.pdf; ATT493094.txt

**RECEIVED**  
OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Madame Chair,

Attached you will find a letter from a concerned citizen regarding the McKenney Hills Forest.  
Please take the time to recognize my concerns.

Thank you,  
Matt

Matthew O. Dougherty  
[matthewdougherty@me.com](mailto:matthewdougherty@me.com)  
(202) 679-5777

October 6, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,



Matthew O. Dougherty

9900 Blundon Drive # 101, Silver Spring, MD, 20902 Tel: 301 273 3833

**Garcia, Joyce**

**From:** sian dougherty [siandougherty@gmail.com]  
**Sent:** Friday, October 08, 2010 12:18 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills preservation committee  
**Attachments:** McKenney\_Forest\_Preservation.pdf

**RECEIVED**

OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Madam chair,  
please find attached a letter from a concerned citizen and member of the McKenney Hills preservation society in regards to the proposed elementary school site.

We sincerely hope that our concerns are noted.

Best regards,  
Sián Dougherty

--

Sián Dougherty  
Tel: 202 679 6777

October 6, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Sian Dougherty

9900 Blundon Drive # 101, Silver Spring, MD, 20902 Tel: 301 273 3833

**Garcia, Joyce**

**From:** Kevin Elliott [elliottk@earthlink.net]  
**Sent:** Friday, October 08, 2010 10:01 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills site development and forest preservation

**RECEIVED**

OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 8, 2010

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

I am writing to request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I and my neighbors frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods – part of a contiguous, high-priority, publicly-owned forest -- provide to our community.

We are deeply concerned that the Montgomery County Public Schools (MCPS) present site plan for the McKenney Hills Elementary School, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of the surrounding high priority forest.

Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project and require MCPS to undertake reasonable changes to enable the woods' full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides of the proposed project:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ porous paving and trees and other vegetation to infiltrate storm water. These and other elements could also be creatively combined to



produce a green schoolyard outdoor environmental education program.

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

Kevin Elliott  
10233 Capitol View Avenue  
(Capitol View Park Historic District)  
Silver Spring, MD 20910

**Garcia, Joyce**

---

**From:** Ron Isaksen [kitchenman@gmail.com]  
**Sent:** Friday, October 08, 2010 9:51 AM  
**To:** MCP-Chair  
**Subject:** Trees McKenny Hills  
**Attachments:** ROI~letter.pdf

**RECEIVED**

OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**This plan of cutting trees is NOT ACCEPTABLE!**

--  
Ron Isaksen  
ROI Foodservice Consultants  
Office : 301 483-4711  
Cell : 301 704-0500

October 8, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Ron Isaksen

2802 Beechbank Rd

Silver Spring, MD 20910

301-704-0500

RECEIVED

OCT 08 2010

**Garcia, Joyce**

---

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Kelly Webb [kellyowebb@yahoo.com]  
**Sent:** Friday, October 08, 2010 9:21 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School - Forest Preservation - Plan # 420091330  
**Attachments:** McKenney\_Forest\_Preservation\_Webb\_Letter\_To\_Mont\_Co\_Plan\_Board\_100810.docm

Good morning - Please see the attached letter regarding the apparent plan by Montgomery County Public Schools to cut down or otherwise damage large numbers of mature trees in the area of McKenney Hills Elementary School. This plan appears to be environmentally unsound, and there appears to have been no attempt to notify the surrounding neighborhood of the plan.

We greatly appreciate your consideration of our letter.

Sarah and Kelly Webb  
10013 Brunswick Avenue  
Silver Spring, Maryland 20910

October 8, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As neighbors of the McKenney Hills elementary school site, we are writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

We are concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. We and our neighbors regard this as unacceptable. We ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site. In addition, we request that you require the MCPS to provide notification and full, community-accessible details of any such plans to the surrounding neighborhood. The MCPS has not provided any such information to date, and has given every appearance of attempting to "fly under the radar" with this project.

We understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. Due to the complete lack of information provided for this project, it is unclear if MCPS has even considered any other options to avoid tree loss. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

**Sarah and Kelly Webb**

**10013 Brunswick Avenue**

**Silver Spring, Maryland 20910**

RECEIVED

OCT 08 2010

**Garcia, Joyce**

**From:** tommy hannigan [bassthang@speakeasy.net]  
**Sent:** Friday, October 08, 2010 8:53 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School, Plan # 420091330  
**Attachments:** McKenney\_Forest\_Preservation\_Short\_Letter\_To\_Mont\_Co\_Plan\_Board\_100610.doc;  
ATT492516.txt

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 8,

2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Chairperson:

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I regard this as unacceptable. My house sits on the bank of the creek and I fear that the removal of trees would result in too much erosion. This would impact negatively on my property. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, which will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Thomas Hannigan  
2804 Beechbank Rd.  
Silver Spring, 20910

October 8, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Chairperson:

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I regard this as unacceptable. My house sits on the bank of the creek and I fear that the removal of trees would result in too much erosion. This would impact negatively on my property. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, which will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Thomas Hannigan

2804 Beechbank Rd.

Silver Spring, 20910



**RECEIVED**

OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Garcia, Joyce**

**From:** sharonleabradley@comcast.net  
**Sent:** Thursday, October 07, 2010 11:33 PM  
**To:** MCP-Chair  
**Subject:** McKenny Hills Elementary School, Plan # 420091330

Francoise, Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Madame Chair,

I am asking your support and that of the entire Planning Board to preserve the entire existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I have lived in the neighborhood for the last 25 years. I have walked through the existing woods almost every day since I moved into the neighborhood. I use this time for peaceful meditation, exercise and neighborly socializing before beginning my hectic day. I consider myself blessed to live in such a special neighborhood where people gather and walk together with their pets into the woods. If you were to walk there yourself, you would see that the woods have homemade benches, bridges, walkways and landscaping that the neighbors have created with their own time and materials. I have played in the woods, collected insects, splashed in the creek and watched my dogs swim. It truly is a wonderful environment.

I have witnessed the disappearance of the wooded area in these 25 years bit by bit through the building of homes. About half of the original area has been lost to those of us who love it so much. Each time I see another tree bulldozed and destroyed, I am distressed for weeks. The woods are a part of the heart and soul of the neighborhood.

I believe that there are viable alternatives to the proposed Forest Conservation Plan, that have been expressed by the McKenney Hills Forest Preservation Group. I support those alternatives as a way to save our shrinking forest. I do not believe that rejecting the existing plan is unreasonable. It is a way to satisfy the needs of the new school and the needs of the neighborhood and the existing environment.

I know that the Oakland Terrace ES uses the adjacent public Homewood - Capital View Park as part of their playing area and the same situation can occur for McKenney Hill ES. And surely, the woods themselves would contribute to the stormwater drainage.

I am trying to explain to you how valuable these woods are to the people of this neighborhood. It is so very difficult to find a wooded area like this one is, that is so special to the people who use it.

Please strongly consider this request to preserve ALL of the existing McKenney Hills forest.

Sincerely,

Sharon L. Bradley

3009 Dennis Ave.  
Kensington, Maryland 20895

**Garcia, Joyce**

---

**From:** Matt Watson [mattwat67@yahoo.com]  
**Sent:** Thursday, October 07, 2010 8:53 PM  
**To:** MCP-Chair  
**Subject:** Fw: McKenney Hills Forest Preservation  
**Attachments:** McKenney Hills Forest Preservation.doc

**RECEIVED**

OCT 08 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Letter attached

Matt Watson  
Siemens Industry, Inc.  
Building Technologies  
410-645-1650  
240-401-0373 (cell)  
866-790-1148 (fax)  
[matt.watson@siemens.com](mailto:matt.watson@siemens.com)

October 7, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Matthew E. Watson

10108 Gates Avenue

Silver Spring, MD 20902

## MCP-CTRACK

---

**From:** Juliana S. O'Neill [schwitzke@hotmail.com]  
**Sent:** Friday, October 08, 2010 2:17 PM  
**To:** MCP-Chair  
**Subject:** Elementary school project at McKenney Hills, Plan # 420091330

**RECEIVED**  
0859  
OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

October 8, 2010

Re: Elementary school project at McKenney Hills, Plan # 420091330

Dear Madame Chair,

I am a neighbor of this site who frequently hikes with my children through the park. My family tremendously enjoys living next to a park and deeply values the nature lessons it provides to not only my children.

I am also very excited about the school being built but not at the expense of cut trees. There has to be a way to fit the school without injuring our green oasis in the heart of the neighborhood.

The county proudly announced this project to be a green one. Cutting mature trees down for a school cannot be reconciled with its supposedly green concept.

Please reject the proposed Forest Conservation Plan for this project, and require that Montgomery County Public School undertake changes to enable the woods' full protection.

Thank you for considering our request to preserve all of the existing McKenney Hills woods.

Yours truly,

Juliana O'Neill  
3 Kohler Court  
Silver Spring, MD 20902

**MCP-CTRACK**

---

**From:** Shyam Kannan [shyamkannan@gmail.com]  
**Sent:** Friday, October 08, 2010 3:00 PM  
**To:** MCP-Chair  
**Subject:** Save our Children First - Plan # 420091330

**RECEIVED**

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

To: Francoise Carrier, Madame Chair -

As a citizen of Capitol View Park, I want to express my concern that any further studies will delay the opening of a much-needed school. Oakland Terrace ES is overcrowded, and the proposed school will be built to LEED standards - in my mind that's fantastic! There is no need for any plan changes at this time!

Please do not let a vocal minority rob us of the new school that our children so desperately need. McKenney Hills needs to open on time - and any further tree-saving studies will go on forever and prevent that from happening. I'm sure we can find a way to make the forest people happy in some other way.

Sincerely -

Shyam

Shyam Kannan  
10103 Day Avenue  
Silver Spring, MD 20910  
301-585-1758

--

shyam kannan  
[shyamkannan@gmail.com](mailto:shyamkannan@gmail.com)  
202-361-2160

**RECEIVED**

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** J. M. Donoghue [donoghuejm@yahoo.com]  
**Sent:** Friday, October 08, 2010 3:50 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School  
**Attachments:** McKenney\_Forest\_Preservation\_Short\_Letter\_To\_Mont\_Co\_Plan\_Board\_100610.doc

Dear Chairperson:

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I regard this as unacceptable. My house sits on the bank of the creek and I fear that the removal of trees would result in too much erosion. This would impact negatively on my property. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, which will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Joan Donoghue

2804 Beechbank Rd.

Silver Spring, 20910

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OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** bethmullin@gmail.com on behalf of beth@friendsofrokcreek.org  
**Sent:** Friday, October 08, 2010 4:03 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School, Plan # 420091330  
**Attachments:** FORCE McKenney Hills Letter.pdf

Dear Ms. Carrier:

Please find the attached letter from Friends of Rock Creek's Environment on the proposed McKenney Hills Elementary School project.

Please let me know if you have any questions.

Sincerely yours,  
Beth Mullin

--

Beth Mullin  
Executive Director  
FORCE -- Friends of Rock Creek's Environment PO Box 42680 Washington, DC 20015  
(202) 237-8866  
[beth@friendsofrokcreek.org](mailto:beth@friendsofrokcreek.org)  
[friendsofrokcreek.org](http://friendsofrokcreek.org)





October 8, 2010

**Board of Directors**

**David Cottingham**  
*President*

**Mary Rollefson**  
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**Jay Lewis**

**Elin Quigley**

**Elissa Totin**

**Executive Director**  
**Beth Mullin**  
*beth@friendsofrockcreek.org*

**Program Coordinator**  
**Joan Furlong**  
*joan@friendsofrockcreek.org*

**FORCE**  
PO Box 42680  
Washington, DC 20015  
(202) 237-8866  
*friendsofrockcreek.org*

**MISSION**  
FORCE works to  
promote a healthy and  
sustainable Rock Creek  
Watershed through  
conservation, education,  
and restoration

**Francoise Carrier, Chair**  
**Montgomery County Planning Board**  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair:

Friends of Rock Creek's Environment (FORCE) is writing to request Planning Board support for full preservation of the woods surrounding the proposed new elementary school at the McKenney Hills site.

FORCE is a nonprofit group working for a healthy and sustainable Rock Creek Watershed. Rock Creek meanders 33 miles from its headwaters near Olney and Laytonsville to its confluence with the Potomac River near the Watergate complex in Washington, DC. The creek and its roughly 30 named tributaries cross city, county, state, district, and federal lands. FORCE is the only entity that focuses on the entirety of Rock Creek and its 77-square-mile watershed. Our members and volunteers enjoy the beautiful parks that border the creek and work to protect the creek and surrounding woodlands. Nearly 2,000 volunteers came out to pick up trash in April as part of our Rock Creek Extreme Cleanup.

We are deeply concerned that the Montgomery County Public Schools (MCPS) plans for the McKenney Hills Elementary School would destroy a significant area of mature forest. It makes little sense to place stormwater control facilities in the woods. Land clearing, loss of topsoil, filling, grading, and destruction of the mature tree canopy, understory, and forest floor alters the hydrological regime. This would reduce the natural infiltration of rainwater and filtering of pollutants that now take place and substitute an engineered, less effective solution.

Stormwater damage is major problem throughout the Rock Creek Watershed and a critical threat to the creek. We see eroded banks, exposed roots, and toppled trees the length of Rock Creek and its tributaries. We are particularly dismayed to see the significant sedimentation from summer storms in the small creeks that feed into Rock Creek downstream from the Capital View and Kensington areas.

Here is a photograph I took on September 19, 2010, of a creek near Kensington Parkway, which illustrates how even the very small tributaries of Rock Creek can carry huge quantities of sediment and debris downstream.



Intense storms, which have now become the norm, cause extensive damage to trees, fish and wildlife habitat, water quality, and the health and beauty of our parks. They also increase flooding and threaten expensive infrastructure.

We urge you to require preservation of mature forestland and environmentally sensitive stormwater management to protect Rock Creek from impacts associated with the McKenney Hills project. We request that the Planning Board reject the proposed Forest Conservation Plan for this project and require reasonable changes to protect trees and shrink the project's environmental footprint.

We support McKenney Hills Forest Preservation Group's request that MCPS make the following set of changes:

1. Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
2. Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;

3. Take all proposed stormwater facilities out of the woods;
4. Employ sustainable landscaping techniques on the school grounds that use porous paving and trees and other vegetation to infiltrate storm water.

Thank you for considering our request.

Sincerely,

A handwritten signature in cursive script that reads "Beth Mullin".

Beth Mullin  
Executive Director

**RECEIVED**  
OCT 11 2010

**MCP-CTRACK**

**From:** Ron Cowen [RCowen@sciencenews.org]  
**Sent:** Friday, October 08, 2010 4:24 PM  
**To:** MCP-Chair  
**Subject:** concern about trees that may be cut to build new McKenney Hills School in Silver Spring

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 8, 2010

Françoise Carrier, Chair  
Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Montgomery County

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, I am writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. I and my neighbors regard this as unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Ron Cowen

10109 Gates Ave

Silver Spring, MD 20902

October 8, 2010

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

**RECEIVED**

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

I am writing to request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I and my neighbors frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods – part of a contiguous, high-priority, publicly-owned forest -- provide to our community.

We are deeply concerned that the Montgomery County Public Schools (MCPS) present site plan for the McKenney Hills Elementary School, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of the surrounding high priority forest.

Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project and require MCPS to undertake reasonable changes to enable the woods' full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides of the proposed project:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;

4) Utilize sustainable landscaping techniques on the school grounds that employ porous paving and trees and other vegetation to infiltrate storm water. These and other elements could also be creatively combined to produce a green schoolyard outdoor environmental education program.

In particular, I would like to address #2: "Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field."

As an engineer who spent over a decade working for the US Department of Energy and Brookhaven National Laboratory (a DOE national lab. located in New York) I am familiar with "geothermal" systems.

The location of the geothermal wells in the field that is adjacent to the school immediately caught my attention because it appeared that this site design element was the cause of the perceived need by the MCPS to cut down many mature trees at the western edge of the plateau on which the proposed school is to be situated.

I did some research and talked with some people both inside and outside the MCPS about the system. Although I could not find out very much about the system I did manage to discover that the plan for this system consists of 85 individual wells to be drilled to a depth of 500 feet and that the system would have a payback of 20 years.

I also was interested in the issue of the use of porous paving as a means of avoiding the need for expensive engineered structures to hold runoff from impermeable pavement. I was told that the MCPS had investigated this option but rejected it because it cost too much in maintenance.

The fact that the project could accommodate a geothermal system with a 20 year payback but the same project rejected porous paving because its maintenance costs were too high seemed then and seems now to be very incongruous.

Then my colleague Diane Cameron met with Mr. James Tokar on Monday, October 4, 2010 to review the documents contained in the MCPS Mandatory Referral for the McKenney Hills Elementary School. At that time I asked Mr. Tokar about the geothermal system and he asked me "what do you want to know". Whereupon, I said "everything". He asked me to put it in writing and on October 5, 2010 I wrote him the attached letter. I followed the letter up with another email 2 days later, again requesting information about the geothermal system. To date (Friday, October 8, 2010), I have received no information on the geothermal system from Mr. Tokar.

Therefore, it is not possible for me to answer the questions I initially posed of whether the proposed system is state of the art or run of the mill. However, I did some additional research regarding the appropriateness of locating the geothermal system under the school parking lots.

I spoke with Mr. Ethan Landis of Landis Construction in the Takoma Park neighborhood of Washington, D.C. Their company installed a geothermal system under an adjacent parking lot that was of a sufficient capacity to heat and cool their new office building. I asked him if there was any difference in terms of capital cost or performance in locating the geothermal system under the parking lot or under an open field and he said there should be no difference in either case.

Mr. Landis' observation caused me to investigate the use of the school parking lots as the site of part of the geothermal system. Because I know nothing of the technical details of the geothermal system planned for the McKinney Hills ES, I cannot say how much of it could be re-sited from the open field to the parking lots. However, it is very evident that the parking lots contain a large area, certainly large enough so that a large part of the geothermal system's capacity could be installed under the parking lot thereby, eliminating the need for that system and related systems to protrude into the western edge of the surrounding forest.

I have heard that the MCPS might object to this re-location of part of the geothermal system under the parking lots because if a part of the system would ever require maintenance, part of parking lot would have to be dug up and they considered this to be too great of an inconvenience to realistically contemplate such a re-location.

However, this objection deserves some scrutiny. Are not all sorts of utility services located under parking lots and roads all the time? Does not such infrastructure require periodic maintenance and repair such that excavation and subsurface work is occasionally necessary? What is so sacred about the parking lot that it cannot be used as a location for the geothermal system but the mature trees surrounding this site can be sacrificed without any such hand wringing?

There is also the issue of the necessity of siting the geothermal system at McKenney Hills ES in the first place. It is obvious that the site is a very cramped one, given the size of the building and related facilities that it is being asked to accommodate. If it is necessary for the MCPS to demonstrate a geothermal system at a county school, why doesn't the MCPS choose another school site somewhere else in the county that has ample space for such a system? It should also be observed that a state of the art HVAC system would not have nearly so long a payback and, therefore, a substitution of a state of the art HVAC system for a geothermal system with

a 20 year payback would most likely yield a significant net capital cost savings without necessarily resulting in significantly greater energy costs.

Although I am still hopeful that Mr. Tokar may yet send me the information I have requested on the geothermal system, it seems evident at this time that MCPS may not want any citizens looking into the details of that system. If this is indeed the case, one must ask the question: what are they afraid of revealing by allowing this information to see the light of day?

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

Thomas C. ("Jack") Gleason  
10209 Menlo Avenue  
Silver Spring, MD 20910  
Tel: 301-588-6296  
Email: [tcjgleason@comcast.net](mailto:tcjgleason@comcast.net)

PS: Please see attached letter to James Tokar, MCPS



October 5, 2010  
10209 Menlo Avenue  
Silver Spring, MD 20910  
Tel: 301-588-6296  
Cell: 240-688-1881  
Email: tcjgleason@comcast.net

Mr. James R. Tokar, P.E.  
MCPS, Division of Construction

Mr. Tokar:

The purpose of this letter is to formally request information on all energy-related engineering and design aspects of the new McKenney Hills Elementary School.

First of all, however, I would like to thank you for you for providing documentation for our review yesterday at your offices on the site design plans for the new McKenney Hills Elementary School.

At the end of that review we met briefly and I told you that the documents you provided contained no information on the engineering design of the geothermal system or any related energy demand and supply systems except for general representational graphics of the proposed geothermal system overlaid onto maps of the site.

Since I have not been provided with any information regarding the McKenney Hills Elementary School's energy systems, I have no idea what studies have been done or what documentation has been produced. Therefore, the easiest way to approach this information request is for you to provide me with all studies, recommendations and engineering designs of all energy-related systems and elements of the McKenney Hills Elementary School.

This information should include the following:

- Any contracts for electricity supply that have been considered, proposed or signed;
- Energy cost data and/or assumptions used in any studies;
- Comparative economic and technical studies of competing systems;
- Geological studies, tests and data;
- Geothermal and HVAC system analysis and engineering design;
- Building energy utilization systems and elements; and
- Building energy efficiency systems and elements.

Once this information is made available, the documents that are relevant for our assessment of the proposed energy systems for the McKenney Hills Elementary School can be determined.

I would appreciate it if you could make the requested documentation available to us at your earliest convenience. We are willing to go to the offices of the MCPS Construction Division to review these documents at any time.

If you have any comments or questions concerning this information request you can contact me at any time at the email address or phone number provided below.

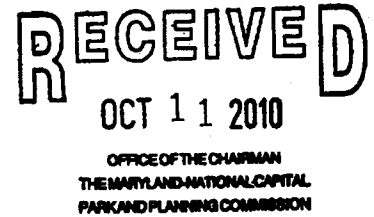
Thank you in advance for your assistance.

Sincerely,

Thomas C. Gleason  
McKenney Hills Forest Preservation Group  
Tel: 301-588-6296  
Cell: 240-688-1881  
Email: [tcjgleason@comcast.net](mailto:tcjgleason@comcast.net)

October 8, 2010

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org



Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

I am writing to request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I and my neighbors frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods – part of a contiguous, high-priority, publicly-owned forest -- provide to our community.

We are deeply concerned that the Montgomery County Public Schools (MCPS) present site plan for the McKenney Hills Elementary School, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods,

despite the availability of a set of reasonable plan changes that would enable the full protection of the surrounding high priority forest.

Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project and require MCPS to undertake reasonable changes to enable the woods' full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides of the proposed project:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have

far fewer associated benefits;

4) Utilize sustainable landscaping techniques on the school grounds that employ porous paving and trees and other vegetation to infiltrate storm water. These and other elements could also be creatively combined to produce a green schoolyard outdoor environmental education program.

In addition, MCPS has the opportunity to utilize the McKenney Hills site as an outdoor classroom since the surrounding woods consist of a healthy, mature forest ecosystem -- a very rare and valuable environmental asset in the southern part of Montgomery County.

In preserving and utilizing this forest as a classroom, the McKenney Hills Elementary School will be able to give its students a rich experience in meeting the new Maryland Environmental Literacy Standards. However, if the currently proposed Forest Conservation and Site plan is not changed, and the currently planned incursion into the McKenney Hills forest proceeds as planned, MCPS will have permanently destroyed an important part of this forest, and along with it, its teaching potential.

We are well aware that the McKenney Hills project is pretty far along, and the MCPS has this on a fast track, with plans to open the new school for the 2012-2013 school year. We also know that this is the result of serious over crowding at other schools in our neighborhood such as Oakland Terrace Elementary School. We hereby unequivocally state that we support the construction of a new McKenney Hills Elementary School. As a result of our support of the new school, the changes we have suggested to MCPS' plans have been confined to very modest changes that can be made quickly so as not to delay the project.

My name is Noa Lehmann, and as a teacher for more than 20 years, I have always used nature as an aid to learning, and see immense benefit of kids being around nature. Nature increases their motivation, and reduces behavioral problems, and benefiting their grades in class. There are also many studies that have been done which support each of these claims. The woods near McKenny Hills school is vitally important for a good quality of education. As such a valuable asset to education, and the possibility of having the school and the woods it would be terrible to have them destroyed.

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

Noa Lehmann  
2900 Loma St.  
Silver Spring, MD 20910

## **MCP-CTRACK**

**From:** bar lehmann [bar.lehmann@gmail.com]  
**Sent:** Saturday, October 09, 2010 3:51 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School, Plan # 420091330

**RECEIVED**

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Madame Chair,

I am writing to request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I and my neighbors frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods – part of a contiguous, high-priority, publicly-owned forest -- provide to our community.

We are deeply concerned that the Montgomery County Public Schools (MCPS) present site plan for the McKenney Hills Elementary School, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of the surrounding high priority forest.

Thus, we request that the Planning Board reject the proposed Forest Conservation Plan for this project and require MCPS to undertake reasonable changes to enable the woods' full protection.

We support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides of the proposed project:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;
- 4) Utilize sustainable landscaping techniques on the school grounds that employ porous paving and trees and other vegetation to infiltrate storm water. These and other elements could also be creatively combined to produce a green schoolyard outdoor environmental education program.



As a college student and a frequent runner in these woods for much of my childhood, I think it would be a horrible loss to have these woods destroyed unnecessarily. It is so rare these days to find a good place to run out in nature, and there are not many around. Let all the people who enjoy the beauty of these woods continue to do so without altering them. There is something so important about able to go outside and be in nature, breathing in clean air, and hearing the birds. It would be such a loss to myself, the schoolchildren, and the community around it, to have part of these woods destroyed.

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

Bar Lehmann  
2900 Loma St.  
Silver Spring, MD 20910

## MCP-CTRACK

---

**From:** brenda freeman [brenda\_freeman2002@yahoo.com]  
**Sent:** Saturday, October 09, 2010 5:40 PM  
**To:** MCP-Chair  
**Subject:** Tree Coverage - McKenney Hills Elementary School

RECEIVED  
OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,  
As a member of the Silver Spring Community, I am concerned about the alarming loss of forests and tree coverage in Silver Spring.

I am writing to request your support, and that of the entire Planning Board, for the preservation of one such remaining forest: the existing woods surrounding the proposed new McKenney Hills elementary school, in the Lower Rock Creek watershed.

The current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of, 79 large trees in these woods; this is unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project which will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

The students at the new school, the surrounding community as well as Rock Creek itself, will all benefit from the full preservation of these woods. Trees contribute to the beauty and health of the environment.

My understanding is that that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. I do not believe that this has occurred.

The McKenney Hills Forest Preservation Group has proposed several reasonable changes to the site plan that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

Brenda Freeman  
1220 Dale Drive  
Silver Spring, MD 20910

## MCP-CTRACK

---

**From:** Diana Conway [dconway@erols.com]  
**Sent:** Sunday, October 10, 2010 10:03 AM  
**To:** MCP-Chair  
**Cc:** james\_r\_tokar@mcpsmd.org; Board of Education; Diane Cameron  
**Subject:** McKenney Hills ES

**RECEIVED**  
OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 10, 2010

Mme. Françoise Carrier, Chair  
Montgomery County Planning Board

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

I am writing to implore the Planning Board to preserve one of the last remaining stands of forest in the Downcounty, namely the woods around McKenney Hills Elementary School, in the Lower Rock Creek watershed.

As an MCPS parent (X3), former PTA president, and civic activist on land use and conservation, I am deeply perplexed by the MCPS proposal to remove nearly 80 magnificent, mature trees... all under the grand title of "forest conservation plan". It grieves me to see that our public education system remains so short-sighted in assessing the value in these trees---both as highly-efficient (and free) storm water management and as inspiring symbol of enlightened planning.

I gather that state and local forest conservation law require the applicant to show it has exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes to the site plan to meet the school project's needs and enable it to proceed, and avoid any loss of forest or loss of individual trees. I urge its careful consideration by MCPS and the Planning Board.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,  
Diana E. Conway  
10600 River Road  
Potomac, MD 20854  
301-983-6124  
[dconway@erols.com](mailto:dconway@erols.com)

RECEIVED

OCT 11 2010

**MCP-CTRACK**

**From:** Perry/Mary Plumart [oplumart@comcast.net]  
**Sent:** Sunday, October 10, 2010 10:41 AM  
**To:** MCP-Chair; james\_r\_tokar@mcpsmd.org; nfitzpatrick@audubonnaturalist.org;  
dcameron@audubonnaturalist.org  
**Subject:** trees and schools

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chair Carrier and Mr. Tokar

As the father of 3 children including 2 in Silver Spring Elementary school I would appreciate your consideration of the views of the Audubon Naturalist Society. I believe that working toward integrating the trees into an outdoor class room is part of the education model for tomorrow. I know my children would appreciate that kind of classroom and hands on science learning. Thank you for your consideration and I look forward to your response.

Best

Perry Plumart

**Forest Preservation at McKenney Hills E.S.**

The plan to expand McKenney Hills Elementary School in Silver Spring, MD would cut down or severely damage 79 large trees – including a potential County champion red oak that is 58 inches diameter, a move ANS advocates find unnecessary.

"We don't have to choose between erecting a new elementary school and saving these big, beautiful trees," Said ANS Conservation Program Director Diane Cameron. "We can and must do both...for the sake of our children's education and for the environment."

ANS has urged the Project Manager, James R. Tokar to consider modest but critical changes that will preserve the forest – and utilize it as an outdoor classroom. ANS will also testify at the Planning Board hearing on October 28.

- >> October 7, 2010, Diane Cameron's letter to Montgomery County Public Schools' Project Manager, James R. Tokar.
- >> Voice your opinion by writing a letter (sample letter here) to Planning Board Chair Francoise Carrier and James R. Tokar.

**MCP-CTRACK**

---

**RECEIVED**

**From:** Gana V. Bhandari [ganavishwanath@yahoo.com]  
**Sent:** Sunday, October 10, 2010 1:37 PM  
**To:** MCP-Chair  
**Subject:** Support for McKenney Hills Elementary School  
**Attachments:** GVB-Support for the McKenney Hills School Letter to MCPB.docx

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Francoise Carrier,  
Please find attached my letter supporting the design and construction of McKenney Hills Elementary School.

Thanks for your consideration,  
Gana Bhandari

October 11, 2010

10109 Gardiner Avenue  
Silver Spring, MD 20902

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

I'm writing you today because it has recently come to my attention that a newly formed protest group calling itself the McKenney Hills Forest Conservation Group has begun a letter writing campaign and protest petition to the Montgomery County Planning Department trying to halt construction of the school slated for the McKenney Hills school site plan # 420091330. As a homeowner and parent in the McKenney Hills – Carroll Knolls neighborhood, I am very worried that this vocal but very much in the minority group will impede the progress of this much needed school for our community. I am asking you and your Planning Board to please vote in favor for the new McKenney Hills school site plan # 420091330 when it is presented to you by the Montgomery County Public School's Construction Division.

I cannot emphasize enough how very serious the issue of a needed new school is for our neighborhood. Our current elementary school, Oakland Terrace, is the most overcrowded school in the entire county. The school is so over-capacity that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With the school already 200 percent over capacity there is just no place to put all of our children. Next year's Kindergarten class will be just as large. Parents have reluctantly allowed their 5 and 6 year olds attend school outside of our neighborhood at a middle school because they have been repeatedly assured that this much needed new school at the McKenney Hills site will open in the Fall of 2012.

Very troubling to me is that in the letter that was sent to you by the "McKenney Hills Forest Conservation Group", the name of our neighborhood school was erroneously called Oakcrest. It concerns me that those who say they are active members of the community do not know the name of the elementary school that is, literally, right in their own backyard. Are they really members of our community who are working in the best interest of the neighborhood?

Over the past year and a half, Jim Tokar, project manager of Montgomery County Public School's Construction Division, has kept the community informed of the plan and designs for the new school during a series of public meetings held on the issue. He also attended a civic association meeting in our neighborhood on Tuesday, September 28 where he explained many of the state-of-the-art plans for a truly environmentally-conscious new school for our neighborhood that includes a green roof to collect rainwater and a geothermal power unit to reduce the school's reliance on polluting fossil fuels. Ultimately, the school will be LEED certified.

Throughout these meetings, MCPS Construction Div. has consistently stated that it is possible that some of the surrounding trees may need to be removed in order to allow for this school to be built. Throughout,

I have been very pleased that MCPS Construction Div. has used every opportunity possible to make sure that the impact on the surrounding woods be mitigated. This includes working with the neighborhood pool to use their parking lot during the school year. They also worked closely with the Park and Planning group to redesign the site plans to place the facility closer to the front of the site so as to mitigate the impact on the surrounding woods. Similarly, they chose to omit a softball field from the plans in order to keep existing woods around the perimeter of the school site. Most remarkable, to me, is that after the school is completed, the surrounding woods will be turned into a Forest Conservation Preserve and turned over to Mont. Co. Park & Planning to be maintained as a protected green site for our neighborhood.

But now this protest group has launched a petition and letter writing campaign that I fear will bring all of these plans to a standstill. They are asking that your group reject the proposed site plan when it comes before you on Thursday, October 28 and to send MCPS back to the drawing board. This protest group is offering up ideas such as placing the geothermal unit underneath the school itself which is an idea that is completely unfeasible and also asking that MCPS take away all outdoor recreational spots for the children to play. They say that they are trying to save some trees but in doing so, they are asking that you deny our children access to an environmentally-conscious new school. Most importantly, this protest group has not been able to explain where the 650 children who so desperately need this school will be able to attend class if this school is not built at the McKenney Hills site.

Ms. Carrier, I urge you and your Planning Board to please vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please do not make our children wait another minute to attend school at this facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Sincerely,

Gana Bhandari

**MCP-CTRACK**

**From:** Rubin, Michael [Michael.Rubin@APORTER.COM]  
**Sent:** Sunday, October 10, 2010 4:51 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills school site plan # 420091330  
**Attachments:** Letter supporting McKinney Hills.pdf

**RECEIVED**  
OCT 11 2010  
OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Ms. Carrier

Attached please find my letter of support of the future McKenney Hills Elementary School. Please share this letter with your fellow members of the Planning Board.

Thank you for your anticipated support.

Michael Rubin

---

U.S. Treasury Circular 230 Notice

Any U.S. federal tax advice included in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding U.S. federal tax-related penalties or (ii) promoting, marketing or recommending to another party any tax-related matter addressed herein.

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For more information about Arnold & Porter LLP, click here:  
<http://www.arnoldporter.com>



October 10, 2010

2806 Jutland Road  
Kensington, MD 20985

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

I'm writing you today in strong support of the school slated for the McKenney Hills school site plan # 420091330. I am also writing in strong opposition to the newly formed -- and ill-informed -- group calling itself the McKenney Hills Forest Conservation Group. I understand that none of the leaders of this group attended a single planning meeting for the new school, are disseminating false and misleading information in order to garner signatures on a petition, and could not even name the local elementary school (Oakland Terrace; not Oakcrest) that is so overcrowded that kindergarteners (including my son) are now housed at Sligo Middle School.

I personally have attended the planning meetings for the new school and have been amazed at the state-of-the-art green building techniques that will be used at the school and that will far outweigh the limited impact from removing several trees on the school property (not in the surrounding parkland). I am also fully aware that the parkland surround the school will be turned into a nature preserve.

This group McKenny Hills Forest Conservation Group's real goal is not to save trees, but to stop the building of a school in their backyard even though historically there has always been a school on this site. The so-called alternatives being offered by this group (e.g., installing the geothermal unit under the building so that it could never be repaired and eliminating outdoor sports fields) are designed to make the school unbuildable and thus achieve their real goal -- killing the school desperately need by our kids..

This new school is strongly supported by all local neighborhoods potentially affected by the school. And it is strongly supported by the Oakland Terrace Community -- which has agreed to have their 5- and 6-year olds housed at a middle school with the promise of a new school to relieve enormous overcrowding. This fringe group -- that has come to the table at the last minute -- should not be permitted to derail a plan that is exceptional in its planning, community involvement (including substantial changes to the plans in response to community meetings), and green building techniques.

I therefore ask that you and the Planning Board to support the new school when it is presented to you for a vote. Thank you for your anticipated support.

Sincerely,

Michael Rubin

RECEIVED

OCT 11 2010

DECEDEIVE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** Allison Howard [allisonsagehoward@gmail.com]  
**Sent:** Sunday, October 10, 2010 8:15 PM  
**To:** MCP-Chair  
**Subject:** Support for McKenney Hills school site plan # 420091330

October 10, 2010

2417 Churchill Road  
Silver Spring, MD 20902

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

We are writing you today because it has recently come to our attention that a newly formed protest group calling itself the McKenney Hills Forest Conservation Group has begun a letter writing campaign and protest petition to the Montgomery County Planning Department trying to halt construction of the school slated for the McKenney Hills school site plan # 420091330. As homeowners and parents in the McKenney Hills – Carroll Knolls neighborhood, we are very worried that this vocal but very much in the minority group will impede the progress of this much needed school for our community. We are asking you and your Planning Board to please vote in favor for the new McKenney Hills school site plan # 420091330 when it is presented to you by the Montgomery County Public School's Construction Division.

We cannot emphasize enough how very serious the issue of a needed new school is for our neighborhood. Our current elementary school, Oakland Terrace, is the most overcrowded school in the entire county. The school is so over-capacity that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With the school already 200 percent over capacity there is just no place to put all of our children. Next year's Kindergarten class will be just as large. Parents have reluctantly allowed their 5 and 6 year olds attend school outside of our neighborhood at a middle school because they have been repeatedly assured that this much needed new school at the McKenney Hills site will open in the Fall of 2012.

Very troubling to us is that in the letter that was sent to you by the "McKenney Hills Forest Conservation Group", the name of our neighborhood school was erroneously called Oakcrest. It concerns us that those who say they are active members of the community do not know the name of the elementary school that is, literally, right in their own backyard. Are they really members of our community who are working in the best interest of the neighborhood?

Over the past year and a half, Jim Tokar, project manager of Montgomery County Public School's Construction Division, has kept the community informed of the plan and designs for the new school during a series of public meetings held on the issue. He also attended a civic association meeting in our neighborhood on Tuesday, September 28 where he explained many of the state-of plans for a truly environmentally-conscious new school for our neighborhood that includes a green roof to collect rainwater and a geothermal power unit to reduce the school's reliance on polluting fossil fuels. Ultimately, the school will be LEED certified.

Throughout these meetings, MCPS Construction Div. has consistently stated that it is possible that some of the surrounding trees may need to be removed in order to allow for this school to be built. Throughout, we have been very pleased that MCPS Construction Div. has used every opportunity possible to make sure that the impact on the surrounding woods be mitigated. This includes working with the neighborhood pool to use their parking lot during the school year. They also worked closely with the Park and Planning group to redesign the site plans to place the facility closer to the front of the site so as to mitigate the impact on the surrounding woods. Similarly, they chose to omit a softball field from the plans in order to keep existing woods around the perimeter of the school site. Most remarkable, is that after the school is completed, the surrounding woods will be turned into a Forest Conservation Preserve and turned over to Mont. Co. Park & Planning to be maintained as a protected green site for our neighborhood.

But now this protest group has launched a petition and letter writing campaign that we fear will bring all of these plans to a standstill. They are asking that your group reject the proposed site plan when it comes before you on Thursday, October 28 and to send the MCPS back to the drawing board. This protest group is offering up ideas such as placing the geothermal unit underneath the school itself which is an idea that is completely unfeasible and also asking that MCPS take away all outdoor recreational spots for the children to play. They say that they are trying to save some trees but in doing so, they are asking that you deny our children access to an environmentally-conscious new school. Most importantly, this protest group has not been able to explain where the 650 children who so desperately need this school will be able to attend class if this school is not built at the McKenney Hills site.

Ms. Carrier, we urge you and your Planning Board to please vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please do not make our children wait another minute to attend school at this facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Sincerely,

Allison and Peter Howard

## **MCP-CTRACK**

**From:** Christina Convis [cmpconvis@gmail.com]  
**Sent:** Sunday, October 10, 2010 8:40 PM  
**To:** MCP-Chair  
**Cc:** Dave Convis  
**Subject:** McKenney Hills school site plan # 420091330

**RECEIVED**  
OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 10, 2010

10120 Day Avenue  
Silver Spring MD 20910

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

**Re: McKenney Hills school site plan # 420091330**

Dear Ms. Carrier,

We are writing you today in strong support of the school slated for the McKenney Hills school site plan # 420091330. We are also writing in strong opposition to the newly, ill-informed group calling itself the McKenney Hills Forest Conservation Group. We understand that none of the leaders of this group attended a single planning meeting for the new school, are disseminating false and misleading information in order to garner signatures on a petition, and could not even name the local elementary school (Oakland Terrace; not Oakcrest) that is so overcrowded that kindergartners are now housed at Sligo Middle School.

We attended a presentation regarding the new school and were amazed at the state-of-the-art green building techniques that will be used at the school and that will far outweigh the limited impact from removing several trees on the school property. We also understand that the parkland surround the school will be turned into a nature preserve.

This group McKenny Hills Forest Conservation Group's real goal is not to save trees, but to stop the building of a school in their backyard even though historically there has always been a school on this site. The so-called alternatives being offered by this group (e.g., installing the geothermal unit under the building so that it could never be repaired and eliminating outdoor sports fields) are designed to make the school unbuildable and thus achieve their real goal -- killing the school desperately need by our kids..

This new school is strongly supported by all local neighborhoods potentially affected by the school. And it is strongly supported by the Oakland Terrace Community. We are parents of a 2nd grader at Oakland Terrace (and are homeschooling our 5-year old because sending him to a middle school for kindergarten was not in his best interests). Many parents have agreed to have their 5- and 6- year olds housed at a middle school with the promise of a new school to relieve enormous overcrowding. This fringe group -- that has come to the table at the last minute -- should not be permitted to derail a plan that is exceptional in its planning, community involvement (including substantial changes to the plans in response to community meetings), and green building techniques.

We therefore ask that you and the Planning Board to support the new school when it is presented to you for a vote. Thank you for your anticipated support.

Sincerely,

David and Christina Convis

**MCP-CTRACK**

---

**From:** deborahmbeck@aol.com  
**Sent:** Friday, October 08, 2010 10:01 PM  
**To:** MCP-Chair  
**Subject:** Support of McKinney Hills construction

**RECEIVED**

OCT 11 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

To Whom It May Concern:

I am writing to state that I am in favor of building the new school near Hayden Avenue in Silver Spring. My family, including two young daughters approaching school age, strongly support the new school.

It would be a mistake to allow a small vocal community to stop the construction of this much needed school. Silver Spring is plagued by overcrowded schools and the new school will give this community (and my neighborhood in particular) a significant economic boost. It would be a mistake to allow the anti-development minority to stop construction once again. A few years ago, they stopped development along Georgia Ave and Evans Parkway, and now the area is attracting crime.

Please continue to build the school as soon as possible. Every effort has been made to make it a green site and many people, including my family, have made serious future plans based on the school opening in 2012.

Sincerely,  
Deborah Beck  
2314 Arthur Ave  
Silver Spring, MD 20902  
301-681-0288

**MCP-CTRACK**

**From:** Joy Johnson [joy@knopf-brown.com]  
**Sent:** Friday, October 08, 2010 5:20 PM  
**To:** MCP-Chair  
**Cc:** brown@knopf-brown.com; dianemcameron@verizon.net  
**Subject:** Letter from David Brown re 420091330  
**Attachments:** Ltr to Carrier from Brown 10 8 10.pdf

**RECEIVED**  
OCT 11 2010  
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chair Carrier,

Please find attached a letter from David Brown regarding the Mandatory Referral/FCP Review No. 420091330 for the McKinney Hills School Site. Please confirm receipt of this letter and distribute the letter in the packet.

Do not hesitate to contact us with any questions.

Sincerely yours,

Joy Johnson  
Office Administrator

**KNOPF & BROWN**  
401 E. Jefferson Street  
Suite 206  
Rockville, MD 20850  
Phone (301) 545-6100  
Fax (301) 545-6103  
[lawfirm@knopf-brown.com](mailto:lawfirm@knopf-brown.com)

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LAW OFFICES OF  
**KNOPF & BROWN**  
401 EAST JEFFERSON STREET  
SUITE 206  
ROCKVILLE, MARYLAND 20850  
(301) 545-6100

FAX: (301) 545-6103  
E-MAIL [BROWN@KNOPF-BROWN.COM](mailto:BROWN@KNOPF-BROWN.COM)  
WRITER'S DIRECT DIAL  
(301) 545-6106

DAVID W. BROWN

October 8, 2010

Françoise M. Carrier, Chair  
Maryland National Capital Park  
& Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: **Mandatory Referral/FCP Review No. 420091330**  
**McKinney Hills School Site**

Dear Chair Carrier:

This firm is representing the McKinney Hills Forest Preservation Group in connection with the Mandatory Referral/FCP review referenced above.

The Group is extremely troubled by the massive amount of damage to high priority forest and specimen trees that is proposed by Montgomery County Public Schools ("MCPS") on the McKinney Hills school site, as shown on the FCP submitted for review in conjunction with the Mandatory Referral.

The Group has made its concerns known to MCPS and identified reasonable measures MCPS can adopt to minimize forest and specimen tree damage. The Group is hopeful that, in the time remaining before the October 28<sup>th</sup> hearing, MCPS and your staff will agree that the FCP does not merit approval in its current form. It should be rejected absent a showing that measures such as those proposed by the Group are infeasible and would seriously compromise MCPS's educational programs. Nothing less is required under both State law, §5-1607, Natural Resources Art., Md. Ann. Code, and County Law, §22A-12(b), Montgomery County Code.

More detailed testimony in support of the Group will be presented at the hearing, in light of whatever recommendations are forthcoming from the staff.

Sincerely yours,

  
David W. Brown



## MCP-CTRACK

---

**From:** Marion Edey [m.edey@comcast.net]  
**Sent:** Monday, October 11, 2010 4:56 PM  
**To:** MCP-Chair  
**Cc:** Edey, Marion  
**Subject:** McKenny Hills Elementary School, Plan#420091330

RECEIVED  
0867  
OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Montgomery County Planning Board  
8787 George Avenue  
Silver Spring MD 20910

Dear Members of the Montgomery County Planning Board:

I am writing an urgent plea to the Planning Board to reject the proposed design for a "geothermal unit" and any related "forest conservation plan" for the McKenny Hills Elementary School Plan #420091330.

I put these things in quotes because the proposed plan is devastating to the forest and the already stressed stream below.

I know this forest well because I walk it almost every day. By far the worst impact of the plan would be near the old Milton House, where a stand of mature trees, some over 100 years old, is holding and stabilizing the soil near what can only be described as a cliff - a slope so steep it must be 70 or 80 degrees. These trees are like anchors holding the ground in place. To kill and bulldoze them could have catastrophic consequences. As others have said, it makes no sense to cut down mature trees, the most effective stormwater protection there is, in order to build a much more expensive and less effective engineered device with no other benefits.

This is an area much enjoyed by many people and also by wildlife. I have seen pileated woodpeckers nesting in this area in one of these mature trees. This is a great resource for the education of children who often lack exposure to this kind of nature in their back yard. The County recently purchased part of this area as green space and stormwater protection for the stream below. Now the school system wants to destroy an area the County has worked to protect for conservation. Does this make sense?

I understand that in Takoma Park they have built a "geothermal unit" without destroying surrounding land. Why can't this be done also at McKenny Hills? The engineers who designed this plan seemed to be working in a vacuum, oblivious to their surrounding environment, using a cookie-cutter technology and then wanting to call it "green".

And Why the Secrecy? The engineers are refusing to reveal the details of their geothermal unit, or its cost, to the citizens and taxpayers. If they have a good case to make, they should make it -- all in public. Instead, they are trying to manipulate the fears of the parents, claiming that ANY modification at all in their plans will set back the timing of the school by a year! This seems unlikely -- but who can evaluate such a claim, when they hide behind a wall of secrecy?? Except for parents, nobody in the surrounding community, including adjacent landowners, knew anything at all about the proposed "geothermal unit" until about 10 days ago! We have no problem at all with the school, but who could have anticipated such madness as this?

It may be true that some of the trees have to come down -- but surely not as many old growth trees at the top of a steep slope such as the area near the Milton house. We need a pause, we need a much broader scrutiny of these plans, rather than leaving it all up to an engineer who obviously has a huge psychological investment in his work and doesn't want to even think about any modification whatsoever.

Sincerely,

Marion Edey  
10019 Menlo Avenue  
Silver Spring, MD 20910

**MCP-CTRACK**

---

**From:** Bob McGaughy [BNBMCGAUGHY@VERIZON.NET]  
**Sent:** Monday, October 11, 2010 9:43 PM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Elementary School, Plan #420091330

**RECEIVED**  
OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Madame Chair,

As a member of the Audubon Naturalist Society, I am concerned about the alarming loss of forests in the southern part of Montgomery County. I am writing to request your support, and that of the entire Planning Board, for the preservation of one such remaining forest: the existing woods surrounding the proposed new McKenney Hills elementary school in the Lower Rock Creek watershed.

I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of, 79 large trees in these woods. This is unacceptable. I ask you to require changes to the MCPS Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site. The students at the new school, the surrounding community as well as Rock Creek itself, will all benefit from the full preservation of these woods.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes to the site plan that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,  
Robert E. McGaughy  
4 Springvale Lane  
Silver Spring, MD 20910

**MCP-CTRACK**

---

**From:** Douglas Reingold [dougreingold@gmail.com]  
**Sent:** Monday, October 11, 2010 10:39 PM  
**To:** MCP-Chair  
**Subject:** the McKenney Hills Elementary School plan #420091330

**RECEIVED**

OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Carrier and other members of the Planning Board:

I am writing to urge you to reject the proposed geothermal field and Forest Conservation plan submitted as part of the site plan for the McKenney Hills Elementary school (Plan #420091330).

I hope you will support the recommendations of the McKenney Hills Forest Preservation Group to modify this plan. The proposed geothermal unit needs to be downsized or relocated. It is especially important not to destroy the mature trees on the steep slope near the Milton property. We should explore the possibility of locating part of the geothermal field under an area like the parking lot which is already paved so we do not increase the stormwater impacts.

The existing trees are the best kind of stormwater device. It makes no sense to cut them down to build some other system which will not do the job as well and which will destroy important forest habitat and well loved trails that many in our neighborhood use.

Please understand that everyone supports the building of a new school and the design for the school itself. It is only the geothermal unit which is a problem. If it can be modified and the landscaping around the school can be used as part of the stormwater plan, then and only then does this project deserve to go forward.

Sincerely,

**MCP-CTRACK**

**From:** Jennifer Royall [royalljennifer@hotmail.com]  
**Sent:** Tuesday, October 12, 2010 12:09 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills school site plan # 420091330  
**Attachments:** SupportforMcKenneyHillsSchool\_letter.docx

**RECEIVED**

OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Ms. Carrier:

Please find attached, a letter of enthusiastic support for the McKenney Hills school site plan # 420091330.

It has come to my attention that a newly formed protest group has started a letter writing campaign and protest petition, trying to halt construction of the school, because they believe that 200 trees are slated for removal, to make way for the project. Even though they posted a message on our neighborhood listserv with the subject line, "URGENT: Up to 200 trees to be cut from our park," they later admitted that the number is closer to 55 trees, only after community members asked where they got the number from. They then attached the sediment control and stormwater management plans, which I looked over. I counted approximately 55 trees marked for removal. Another neighbor decided to walk through the site and photographed all trees that had any tags or marks, since the group claimed that there were 500 tagged trees. She could only find a total of 15 trees with any markings of any kind. I don't know where they came up with the 500 or 200 figure.

I tell you this, because since this protest group posted this message with wildly inaccurate numbers, it is my belief that many of the neighbors who sent you letters in protest, or signed a petition in protest, were misled into doing so with inaccurate information. 50 is a far cry from 200 or 500 trees.

The attached letter details the numerous reasons why I and the majority of the community supports this wonderful school plan. Please hear our pleas to approve the plan.

Yours respectfully,  
Jennifer Anderson  
McKenney Hills Resident

October 9, 2010

Jennifer Anderson  
2312 Hildarose Drive  
Silver Spring, MD 20902

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

I'm writing you today because it has recently come to my attention that a newly formed protest group calling itself the McKenney Hills Forest Conservation Group has begun a letter writing campaign and protest petition to the Montgomery County Planning Department trying to halt construction of the school slated for the McKenney Hills school site plan # 420091330. As a homeowner and parent in the McKenney Hills – Carroll Knolls neighborhood, I am very worried that this vocal but very much in the minority group will impede the progress of this much needed school for our community. I am asking you and your Planning Board to please vote in favor for the new McKenney Hills school site plan # 420091330, when it is presented to you by the Montgomery County Public School's Construction Division.

I cannot emphasize enough how very serious the issue of a needed new school is for our neighborhood. Our current elementary school, Oakland Terrace, is the most overcrowded school in the entire county. The school is so over-capacity that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With the school already 200 percent over capacity there is just no place to put all of our children. Next year's Kindergarten class will be just as large. Parents have reluctantly allowed their 5 and 6 year olds attend school outside of our neighborhood at a middle school because they have been repeatedly assured that this much needed new school at the McKenney Hills site will open in the Fall of 2012.

Very troubling to me is that in the letter that was sent to you by the "McKenney Hills Forest Conservation Group", the name of our neighborhood school was erroneously called Oakcrest. It concerns me that those who say they are active members of the community do not know the name of the elementary school that is, literally, right in their own backyard. Are they really members of our community who are working in the best interest of the neighborhood?

Over the past year and a half, Jim Tokar, project manager of Montgomery County Public School's Construction Division, has kept the community informed of the plan and designs for the new school during a series of public meetings held on the issue. He also attended a civic association meeting in our neighborhood on Tuesday, September 28 where he explained many of the state-of-the-art plans for a truly environmentally-conscious new school for our neighborhood that includes a green roof to collect rainwater and a geothermal power unit to reduce the school's reliance on polluting fossil fuels. Ultimately, the school will be LEED certified.

Throughout these meetings, MCPS Construction Div. has consistently stated that it is possible that some of the surrounding trees may need to be removed in order to allow for this school to be built. Throughout, I have been very pleased that MCPS Construction Div. has used every opportunity possible to make sure that the impact on the surrounding woods be mitigated. This includes working with the neighborhood pool to use their parking lot during the school year. They also worked closely with the Park and Planning group to redesign the site plans to place the facility closer to the front of the site so as to mitigate the impact on the surrounding woods. Similarly, they chose to omit a softball field from the plans in order to keep existing woods around the perimeter of the school site. Most remarkable, to me, is that after the school is completed, the surrounding woods will be turned into a Forest Conservation Preserve and turned over to Mont. Co. Park & Planning to be maintained as a protected green site for our neighborhood.

But now this protest group has launched a petition and letter-writing campaign that I fear will bring all of these plans to a standstill. They are asking that your group reject the proposed site plan when it comes before you on Thursday, October 28 and to send the MCPS back to the drawing board. This protest group is offering up ideas such as placing the geothermal unit underneath the school itself, which is an idea that is completely unfeasible and also asking that MCPS take away all outdoor recreational spots for the children to play. They say that they are trying to save some trees but in doing so, they are asking that you deny our children access to an environmentally conscious new school. Most importantly, this protest group has not been able to explain where the 650 children who so desperately need this school will be able to attend class if this school is not built at the McKenney Hills site.

Ms. Carrier, I urge you and your Planning Board to please vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please do not make our children wait another minute to attend school at this facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Sincerely,

Jennifer Anderson

**MCP-CTRACK**

**From:** David\_Earley@discovery.com  
**Sent:** Tuesday, October 12, 2010 9:36 AM  
**To:** MCP-Chair  
**Subject:** Support ES #29 - McKinney Hills School

**RECEIVED**

OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Francoise,

I'm writing to request that the Planning Board allow for the swift construction of the proposed elementary school at the McKinney Hills site in Silver Spring. There is much to cherish about our landscape in Montgomery County, but ensuring our schools have adequate, appropriate facilities to educate our children is paramount. As someone who lives and works in Silver Spring, I am proud to see the innovative and environmentally friendly design chosen for our new school and embarrassed that we must now bus our youngest students across town, from an already honorifically overcrowded elementary school, to start their educational careers at a facility that was not designed for them.

Please take this opportunity to help move Montgomery County forward, this is a vote that will improve countless young lives for generations to come.

Thanks for your consideration.

-Dave

David Earley  
10200 Menlo Ave  
Silver Spring, MD 20910  
301-219-3985

Television's most electrifying hour, **STORM CHASERS**, returns with bigger storms and higher stakes in the exciting fourth season, premiering Wednesday, October 13th at 10 PM on Discovery Channel. **STORM CHASERS'** teams are on the scene recording data and gathering research in order to improve early warning systems and save lives.

.....  
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RECEIVED

OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** Madigan, James [JMADIGAN@imf.org]  
**Sent:** Tuesday, October 12, 2010 10:24 AM  
**To:** MCP-Chair  
**Subject:** McKenney\_Hills\_Forest\_Preservation\_Group\_Letter\_To\_Mont\_Co\_Planning\_Board\_100510.doc  
**Attachments:** McKenney\_Hills\_Forest\_Preservation\_Group\_Letter\_To\_Mont\_Co\_Planning\_Board\_100510.doc

Urgent!! Please read the attached letter!!

Many thanks,  
-James Madigan



October 12, 2010

Francoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

I am writing to request your support and that of the entire Planning Board for the full preservation of the existing woods surrounding the proposed new elementary school at the McKenney Hills site.

I and my neighbors frequently hike, walk our dogs, and otherwise enjoy the many community and ecological values that these existing woods – part of a contiguous, high-priority, publicly-owned forest -- provide to our community.

I am deeply concerned that the Montgomery County Public Schools (MCPS) present site plan for the McKenney Hills Elementary School, including the proposed Forest Conservation Plan, is seriously flawed in that it proposes to remove and/or damage more than a half-acre of mature and healthy woods, despite the availability of a set of reasonable plan changes that would enable the full protection of the surrounding high priority forest.

Thus, I request that the Planning Board reject the proposed Forest Conservation Plan for this project and require MCPS to undertake reasonable changes to enable the woods' full protection.

I support the request of the McKenney Hills Forest Preservation Group that MCPS make the following set of reasonable changes in order to shrink the sites' footprint and in so doing, fully preserve all of the existing high-priority woods on all sides of the proposed project:

- 1) Use the existing paved basketball court, and other recreational facilities at the adjacent public park;
- 2) Relocate and/or downsize the proposed geothermal unit, from its present planned location underneath the playing field;
- 3) Take all proposed stormwater facilities out of the woods, since it makes no sense to cut down mature trees - the single most effective stormwater device there is - in order to build less-effective engineered devices that also have far fewer associated benefits;

4) Utilize sustainable landscaping techniques on the school grounds that employ porous paving and trees and other vegetation to infiltrate storm water. These and other elements could also be creatively combined to produce a green schoolyard outdoor environmental education program.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,

James Madigan  
3176 Plyers Mill Rd  
Kensington, MD 20895

RECEIVED  
0871  
OCT 12 2010

**MCP-CTRACK**

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL/CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Mark Smith [mkevinsmith@gmail.com]  
**Sent:** Tuesday, October 12, 2010 1:24 PM  
**To:** MCP-Chair  
**Subject:** Please vote IN FAVOR of McKenney Hills school site plan #420091330

Mark Smith  
10007 Greeley Avenue  
Silver Spring, MD 20902

October 12, 2010

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

I am writing today to ask you and your Planning Board to please vote **in favor** of the new McKenney Hills school site plan # 420091330 when it is presented to you by the Montgomery County Public School's Construction Division.

It has recently come to my attention that a newly formed protest group calling itself the McKenney Hills Forest Conservation Group has begun a letter writing campaign and protest petition to the Montgomery County Planning Department trying to halt construction of the school slated for the McKenney Hills school site plan # 420091330. As a homeowner and parent in the McKenney Hills neighborhood, I am very worried that this vocal but very much in the minority group will impede the progress of this much needed school for our community.

I cannot emphasize enough how very serious the issue of a needed new school is for our neighborhood. Our current elementary school, Oakland Terrace, is the most overcrowded school in the entire county. The school is so over-capacity that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With the school already 200 percent over capacity there is just no place to put all of our children. Next year's Kindergarten class will be just as large. Parents have reluctantly allowed their 5 and 6 year olds attend school outside of our neighborhood at a middle school because they have been repeatedly assured that this much needed new school at the McKenney Hills site will open in the Fall of 2012.

Over the past year and a half, Jim Tokar, project manager of Montgomery County Public School's Construction Division, has kept the community informed of the plan and designs for the new school during a series of public meetings held on the issue. He also attended a civic association meeting in our neighborhood on Tuesday, September 28 where he explained many of the state-of plans for a truly environmentally-conscious new school for our neighborhood that includes a green roof to collect rainwater and a geothermal power unit to reduce the school's reliance on polluting fossil fuels. Ultimately, the school will be LEED certified.

Throughout these meetings, MCPS Construction Div. has consistently stated that it is possible that some of the surrounding trees may need to be removed in order to allow for this school to be built. Throughout, I have been

very pleased that MCPS Construction Div. has used every opportunity possible to make sure that the impact on the surrounding woods be mitigated. This includes working with the neighborhood pool to use their parking lot during the school year. They also worked closely with the Park and Planning group to redesign the site plans to place the facility closer to the front of the site so as to mitigate the impact on the surrounding woods. Similarly, they chose to omit a softball field from the plans in order to keep existing woods around the perimeter of the school site. Most remarkable, to me, is that after the school is completed, the surrounding woods will be turned into a Forest Conservation Preserve and turned over to Mont. Co. Park & Planning to be maintained as a protected green site for our neighborhood.

But now this protest group has launched a petition and letter writing campaign that I fear will bring all of these plans to a standstill. They are asking that your group reject the proposed site plan when it comes before you on Thursday, October 28 and to send the MCPS back to the drawing board. This protest group is offering up ideas such as placing the geothermal unit underneath the school itself which is an idea that is completely unfeasible and also asking that MCPS take away all outdoor recreational spots for the children to play. They say that they are trying to save some trees but in doing so, they are asking that you deny our children access to an environmentally-conscious new school. Most importantly, this protest group has not been able to explain where the 650 children who so desperately need this school will be able to attend class if this school is not built on time and at the McKenney Hills site.

Ms. Carrier, I urge you and your Planning Board to please vote **in favor** of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please do not make our children wait another minute to attend school at this facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Sincerely,

Mark Smith

Cc: via email [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

**MCP-CTRACK**

---

**From:** MCP-Chair  
**Subject:** FW: McKenney Hills Forest Preservation

**RECEIVED**  
OCT 12 2010  
OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Margaret Turner [mailto:margaret.tk@verizon.net]  
**Sent:** Tuesday, October 12, 2010 2:45 PM  
**To:** MCP-Chair  
**Subject:** Re: McKenney Hills Forest Preservation

October 11, 2010

Françoise Carrier, Chair

Montgomery County Planning Board

8787 Georgia Ave

Silver Spring, MD 20910

[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a member of the Audubon Naturalist Society & residents of Montgomery County, we are very concerned about the alarming loss of forests in the Downcounty. Therefore, we write to request your support, and that of the entire Planning Board, for the preservation of one such remaining forest: The existing woods surrounding the proposed new McKenney Hills elementary school, in the Lower Rock Creek watershed.

We are concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of 79 large trees in these woods. This is not acceptable. Please, require the changes to the MCPS' Forest Conservation Plan for this project, specifically those already presented to you, which will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site. The students at the new school, the

surrounding community as well as Rock Creek itself, will all benefit from the full preservation of these woods.

I understand that under State and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes to the site plan that would both (1) meet the school project's needs and (2) enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering our requests to preserve all of the existing McKenney Hills forest.

Sincerely,

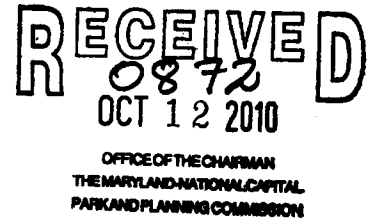
Margaret & Blair H. Turner

POB 424

Kensington, MD 20895

October 7th, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)



Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a neighbor of the McKenney Hills elementary school site, we are writing to request your support, and that of the entire Planning Board, for the full preservation of the existing woods surrounding the proposed new elementary school at this site.

We are concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of many dozens of large trees in these woods. We and our neighbors regard this as unacceptable. We ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site.

We understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

Thank you for considering our request to preserve all of the existing McKenney Hills forest.

Sincerely,

Ines Pousadela & Ricardo Dominguez  
10017 Brunswick Ave  
Silver Spring MD 20910

October 10, 2010

Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910  
MCP-Chair@mncppc-mc.org

**RECEIVED**

OCT 12 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Re: McKenney Hills Elementary School, Plan # 420091330

Dear Madame Chair,

As a member of the Audubon Naturalist Society, I am concerned about the alarming loss of forests in the Downcounty. I am writing to request your support, and that of the entire Planning Board, for the preservation of one such remaining forest: the existing woods surrounding the proposed new McKenney Hills elementary school, in the Lower Rock Creek watershed.

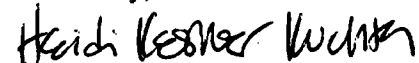
I am concerned that the current proposal of the Montgomery County Public Schools (MCPS) for this project involves removal of, or potential damage to the roots of, 79 large trees in these woods; this is unacceptable. I ask you to require changes to the MCPS' Forest Conservation Plan for this project, that will result in the preservation of all of the forest and all of the mature trees that surround the McKenney Hills Elementary School site. The students at the new school, the surrounding community as well as Rock Creek itself, will all benefit from the full preservation of these woods.

I understand that under state and local forest conservation law, the applicant must show that they have exhausted all reasonable options for avoiding any forest loss, before proposing to cut down or otherwise damage any high priority woods and individual trees. The McKenney Hills Forest Preservation Group has proposed several reasonable changes to the site plan that would both meet the school project's needs and enable it to proceed, while avoiding any loss of forest or loss of individual trees.

I am a graduate of Oakland Terrace Elementary School and remember playing in the woods on the school grounds. I would hate for this to be removed for the future students at McKinney Hills Elementary School.

Thank you for considering my request to preserve all of the existing McKenney Hills forest.

Sincerely,



Heidi Kestner Kuchta  
10213 Conover Dr.  
Silver Spring, MD 20902-4847



## MCP-CTRACK

**From:** Ashley Del Sole [ashleydelsole@hotmail.com]  
**Sent:** Thursday, October 14, 2010 10:56 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills School

**RECEIVED**  
0884  
OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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**From:** ashleydelsole@hotmail.com  
**To:** mcp-chair@mncpp-mc.org  
**Subject:** McKenney Hills School  
**Date:** Thu, 14 Oct 2010 10:53:18 -0400

Dear Ms. Carrier,

I am writing as a concerned parent and a resident of Carroll Knolls (the community directly adjacent to McKenney Hills) to express my full support for the continuation of construction of the new McKenney Hills school on the proposed timeline.

I am aware that a small group of people, claiming to speak on behalf of most residents in the area, are hoping to hold up the construction in order to maintain the trees in the vicinity of the school. While I see their cause as a noble one, no one wants to lose trees unnecessarily, I believe that the bigger picture is more important. My child is slated to go to Sligo M.S. next year for Kindergarten because Oakland Terrace is so far over capacity that it can not handle any more students. This is an untenable situation that only a new school can mitigate.

Many of the people who have signed letters on behalf of the Forest Conservation group are not aware that they are effectively working to delay construction, according to discussion on our neighborhood listserv. They believe that the school is important and should be built, and that their efforts will not hold up that process. Ms. Cameron, the spokesperson, is not a member of our community nor, to my knowledge, does she have children who would be affected by a delay.

Please do not delay the construction of the new, much needed, school because a few people who happen to have the backing of the advocate for the Audobon Society, a powerful lobby, has come late to the game with demands. It would have been wonderful had they come to the table earlier in the process to voice their concerns. But at this point they are a day late and a dollar short and there is just too much at stake for us to let them "win".

Thank you very much for your time and consideration of this matter.

Sincerely,

Ashley Del Sole  
10210 Duvawn Place, Silver Spring, MD 20902

RECEIVED

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** Kreischer [Kreischerds@aol.com]  
**Sent:** Wednesday, October 13, 2010 10:20 PM  
**To:** MCP-Chair  
**Subject:** in support of the McKenney Hills construction project

Dear Madame Chairwoman:

I would typically send a more formal, hand-mailed type letter for this type of appeal, but I am aware of this Friday's deadline to consider the agenda of discussion for the Planning Board meeting on October 28<sup>th</sup>.

I live in the McKenney Hills neighborhood, just four short blocks from the proposed new McKenney Hills Elementary School. My husband and I have lived on Gates Avenue since 1994. In that time, the school took several alternative-education forms and we always lamented that we could not send our children to our neighborhood public school. We were also aware of the enormous class-sizes, and continually growing class-sizes, at Oakland Terrace Elementary School. In short, we have two children that attend a private school which creates a significant financial burden on our family, but OTES was never an option because of the overcrowding.

Nonetheless, as a proud homeowner and an active member in our very close-knit community, I am alarmed that a small group of folks have recently protested the McKenney Hills construction project. Especially because of its LEED accreditation to follow its environmental-design, I feel quite confident that MCPS has done due diligence in its research and assessment of the potential damage to the forest. Up to last week, I had heard nothing but glowing reports from all the neighbors about how excited we were to finally get a neighborhood school when it opens in Fall 2012. The enthusiasm remains still, less the Forest Glen Preservation Group of 11 people.

Please take note of the following in considering their appeal:

- 1) they have provided inflammatory and exaggerated numbers on neighborhood listservs to garner support (initially quoting 500 trees, then 200 trees, then 55)
- 2) their leader, Diane Cameron, did not disclose her relationship with the Audubon Society at multiple neighborhood association meetings and misrepresented herself and her position
- 3) using the Audubon Society, their request to delay bids for this project will significantly deter the overall beginning of construction, which has already been delayed by one year due to budget issues
- 4) the woods / trees that they are concerned about requires some attentive review and maintenance anyway – the attached park and trails have been overgrown, kudzu-vine filled, and hazardous for years
- 5) they are not considering the 650 children who are slated to attend this new school, nor are they considering the Kindergarten children who are already being bussed to nearby Sligo Creek Middle School due to overcrowding
- 6) the estimation for additional overcrowding is a shocking number and more than triple the size that OTES was built to accommodate; we cannot wait any further for this delayed project
- 7) they have, by their own admission, not attended any of the 13 public meetings that Jim Tokar of the MCPS Division of Construction has held
- 8) in short, they have had at least 18 months to speak to this agenda matter and, in not doing so, they are rushing forward with false information in a "sky is falling" hysteria and inciting neighbors unnecessarily

I would like to commend Jim Tokar for his utmost transparency and accessibility to our community, and the communities at large that will be rejoicing when this new school is built.

Please do not take the voice of a very small minority as representative of the HUNDREDS that live in the McKenney Hills, Carroll Knolls, Forest Estates, and Woodlin neighborhoods.

With advance thanks for your consideration,  
Sheryl Kreischer  
10112 Gates Avenue  
(240)472-2026

## **MCP-CTRACK**

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**From:** Keith Miller [keith@keithmillercounseling.com]  
**Sent:** Wednesday, October 13, 2010 11:28 PM  
**To:** MCP-Chair  
**Subject:** Letter in support of McKinney Hills School

**RECEIVED**

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 13, 2010

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Dear Ms Carrier,

I am a resident of the McKinney Hills neighborhood at 10111 Gates Avenue and am writing in full support of the currently proposed plans for the construction of the new elementary school.

I am gravely concerned that a small but vocal group of residents have launched a campaign against the school based on concerns about the removal of trees without engaging in the dialogue of planning prior to the last week before deadline.

I am confident that much effort has been made to make this school GREEN and feel it would be unfair to delay plans for this school. Please register this letter in support of existing plans for the school.

Thank you for your work serving the county and its residents!

Sincerely,

Keith A. Miller  
301-681-0792

## **MCP-CTRACK**

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**From:** Stacy Miller [dcstacy@verizon.net]  
**Sent:** Wednesday, October 13, 2010 11:39 PM  
**To:** MCP-Chair  
**Subject:** Support for the future McKenney Hills school

**RECEIVED**

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Hello Ms. Carrier,

I know you are receiving quite a lot of letters concerning the new elementary school to be built at the McKenney Hills site, and I'd like to add my voice to those who are highly in favor of this very much needed asset to our county school system. I am the parent of a future Oakland Terrace Elementary student (will start in 2011) who will have to attend the satellite campus currently being held at Sligo Middle School until the new school is built. His first year of elementary school will be greatly impacted by the lack of connection to the main campus, including limited art and music classes due to shared teachers. I urge you to do everything you can to make sure that this school will open on time in the fall of 2012. If the school is delayed even by one year, my son will likely (pending boundaries since we can walk easily to the McKenney Hills site), spend his first year at the satellite campus, then have to go to Oakland Terrace's main campus for one year, then to the new school in second grade – making three school buildings in three years. Superintendent Weast stated that overcrowding will be his successor's biggest challenge, and this is clearly a much needed remedy for that.

Aside from my personal reasons for wanting this school to open on time, I cannot fathom why a small group of protestors would want to derail this project based on environmental reasons, when clearly such great thought has gone into the positive environmental impact the school will have. As someone who did take the time to attend one of the planning sessions in which the school planners presented their plans, it seems like this small group has formed in the eleventh hour, most without taking advantage of the MANY opportunities they have had to weigh in on the project in the earlier stages, ask questions of the planners, and get their facts straight. It seems you may get many letters of protest that are based on very inaccurate information that I have seen posted on my neighborhood listserve. I certainly hope that these misguided letters based on unsubstantiated facts will not negatively impact the construction of this much needed school resource for our community.

Thank you for your time in reading this letter.

Sincerely,

Stacy Miller  
10111 Gates Ave.  
Silver Spring, MD 20902  
(mom of two future McKenney Hills students)

## **MCP-CTRACK**

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**From:** tjzchouse@aol.com  
**Sent:** Wednesday, October 13, 2010 11:55 PM  
**To:** MCP-Chair  
**Subject:** In support of the McKenney Hills Forest Preservation Group

**RECEIVED**

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 13, 2010

Ms. Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Carrier:

The purpose of this letter is to voice my support of efforts being put forth by the McKenney Hills Forest Preservation Group.

McKenney Hills Park is enjoyed not only by the residents immediately adjacent to the park, but also by county residents from the neighborhood at large. I urge the Board to consider the legitimate environmental concerns being raised before the irrevocable destruction of this old-growth forest is allowed to proceed and these environmentally valuable trees are lost forever.

I would also hope that thought has been given to the impact of traffic on Hayden Drive. When our children were younger we were members of the Glenwood Pool, often parking in their "satellite" lot at the top of the hill, and my son was also a teen referee for MSI Soccer, based at the field adjacent to McKenney Hills Center for several seasons. He was not yet old enough to drive, so I spent many weekends traversing Hayden Drive multiple times per day. The traffic generated by families attending the soccer games was enough to choke this narrow side street, which is the single avenue of access available to this site.

I can only imagine the congestion that will take place with parents, faculty and staff trying to enter and leave throughout the school day, let alone large school buses trying to maneuver their way through the traffic and parked cars as well.

Respectfully,

Jenny House  
10612 Dunkirk Drive  
Silver Spring, MD 20902  
240-271-7054

RECEIVED

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PLANNING COMMISSION

**MCP-CTRACK**

**From:** Michelle Fuster [mfuster@comcast.net]  
**Sent:** Thursday, October 14, 2010 11:34 AM  
**To:** MCP-Chair  
**Subject:** McKenney Hills Construction Project

Ms. Françoise Carrier  
Chair  
Montgomery County Planning Board

Dear Ms. Carrier,

I am emailing my support of the McKenney Hills Construction Project in Silver Spring, Maryland. I understand that there is a small group attempting to derail this project by petitioning the surrounding neighborhoods, posting on multiple listservs, and encouraging a letter-writing campaign over a possible 55 trees that will be removed. What I don't understand is that they are protesting a design that is so environmentally-conscious that it has received the coveted national LEED environmental certification.

Aside from that, as you know, the purpose of the project is to relieve the terribly overcrowded Oakland Terrace Elementary School - a school that has trailers jutting out in every direction to accommodate the growing number of students. The projections for even more overcrowding are shocking.

Please don't allow this small group to have a voice in this desperately needed solution.

Sincerely,

Michelle Fuster

**MCP-CTRACK**

**From:** Holly Sage [holly\_sage@hotmail.com]  
**Sent:** Thursday, October 14, 2010 12:52 PM  
**To:** MCP-Chair  
**Subject:** In Support of Construction of New McKenney Hills Elementary School

**RECEIVED**

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**TO:** Françoise Carrier, Chair  
Montgomery County Planning Board

**FROM:** Holly and Matthew Green  
McKenney Hills - Carroll Knolls Civic Association  
Silver Spring, MD

**RE:** Construction of New McKenney Hills Elementary School

Ms. Carrier:

I am writing to express my unconditional support for the construction of the New McKenney Hills Elementary School in the McKenney Hills neighborhood. My children are too young to attend Oakland Terrace, but they would likely attend the new school upon opening in 2012, as currently planned, as we live in walking distance to the planned site.

The current elementary school that serves our neighborhood, Oakland Terrace, is of extremely high quality and a source of great pride, but is grossly overcrowded (kindergarteners are currently bused to Sligo Middle School) and a new school to accommodate our growing community is urgently needed.

I am impressed that the new school has been well-planned with considerable communication and input from the community. I am also excited that the plans call for a number of progressive environmentally-conscious elements, including a green roof to collect rainwater and a geothermal power unit that will draw energy from underground to power the school. Ultimately, the school will be LEED certified as environmentally responsible. This is a great model for our children.

I understand that many trees may have to be removed in order to accommodate the footprint of the school needed for the building's planned capacity as well as for erosion control and the geothermal unit. If there is any way to reduce or mitigate the loss of trees, I would support that, but given the environmental considerations that have gone into the planning and design of the school and the need for this new school to be built without delay, I fully support the project going forward as is.

Thank you for considering my comments.

## MCP-CTRACK

**From:** Molly Click [missmollyclick@yahoo.com]  
**Sent:** Thursday, October 14, 2010 1:35 PM  
**To:** MCP-Chair  
**Subject:** In support of McKenney Hills school site plan # 420091330  
**Attachments:** school letter.docx

**RECEIVED**

OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

October 14, 2010

Francoise Carrier  
Chairwoman  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

We are writing today in full support the construction of the McKenney Hills Elementary School in our neighborhood. We have been pleased that the entire process has moved along on schedule, and look forward to the new state-of-the-art elementary school opening in September of 2012.

We are sure that, by now, you are aware of a group that has become very vocal over the past few weeks -- they want to SAVE THE TREES! It is our understanding that they plan to ask the Board to reconsider the plans -- they want a smaller footprint and the loss of fewer trees. We are nervous that this group may delay construction or halt the process all together.

We love the idea of keeping more trees, as well, but it is our understanding that all rules and regulations regarding how many trees can/can not be cut were taken into consideration during the long planning process. We hope and expect that the construction will continue to adhere to the rules and regulations and as long as that is the case, we don't want to go backwards with regard to the building of the school as it has been planned and approved up to this point in time.

We understand that there are many issues your planning board will take into consideration; and will leave the issues of certification, environmental standards, construction, traffic & safety, etc. to the professionals.

However, as parents, the issue that we can address is the need for this school for our community, particularly for our own child. For us, it is personal! The local elementary schools in Montgomery County are over-crowded. We do not believe that keeping a few trees is more valuable than our child's educational experience -- than hundred's of children's education! When we chose to move to Montgomery County three years ago, we did so because of the top-ranked school system. Additionally, we really value all of the parks and green space that are available in Montgomery County. We can walk to three parks -- we love our neighborhood. But we NEED a new school, on time, without attention diverting tactics from others.

We are parents and tax payers and we respectfully ask that this you consider this letter as you move forward.



Thank you,

**Molly Click & Gene Taft**  
**2300 Hildarose Drive**  
**Silver Spring, MD 20902**  
**(301) 681-3259**

## MCP-CTRACK

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**From:** anadaroo@aol.com  
**Sent:** Thursday, October 14, 2010 2:45 PM  
**To:** MCP-Chair  
**Subject:** Please proceed with McKenney Hills School Construction

**RECEIVED**  
OCT 14 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Ms. Françoise Carrier, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Chairperson and MC Planning Board Members:

My husband and I are concerned parents and residents in the Carroll Knolls / McKenney Hills community.

We purchased our home on Leslie Street nearly 9 years ago after carefully researching neighborhoods in lower Montgomery County. We made an informed decision to buy in this neighborhood after (1) making sure we had plenty of parks / greenspace nearby (2) access to environmentally friendly commuting options (biking and Metro), and (3) checking carefully into the performance of our local elementary school (Oakland Terrace E.S.) which was not overcrowded at that time.

Although we live on the block of our high-performing (but dangerously crowded) elementary school, our five-year-old must now travel to Sligo Middle School where her Kindergarten has been transplanted. The overcrowding in our local school is currently unbearable for our children. They wait in long lines to use the restroom, have very shortened recess and lunch periods to accomodate numerous "shifts", have very limited outdoor play space, and are faced with a chronic lack of adult staff to supervise them during school (DANGEROUS). Our community has been disappointed repeatedly for years as Montgomery County Public Schools delayed our efforts to have a new elementary school built in this neighborhood. I cannot emphasize enough how crucial it is for our children and community that this new elementary school be built as scheduled. Our entire community is bound to benefit greatly from having this environmentally-conscious, state of the art school completed by the Fall of 2012 in order to relieve the intense overcrowding at Oakland Terrace ES (900 plus students in a space intended for 450 students).

We are an environmentally conscious family who feel confident that the school planners for this "green" school will minimize the negative impact on the surrounding green space and forest---- but want to convey that **OUR COMMUNITY CANNOT AFFORD ANY MORE DELAYS** if our children are to get the education they need and deserve! It will not help us to save 50 - 70 trees in the McKenney Hills area while our children continue facing unprecedented overcrowding and unsafe conditions. Please do not vote to delay the start of this crucial school building project.

Sincerely,

Ana Daroowalla, Ph.D. and Alan Stein