



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
ITEM # 58
10/28/10

October 21, 2010

Memorandum

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Urban Design and Preservation Division

FROM: Mary Beth O'Quinn *Mary Beth O'Quinn*
Planner Coordinator (301-495-1322)
Urban Design and Preservation Division

SUBJECT: Mandatory Referral No. 10720-MCPS-01:
Downtown Consortium (McKenney Hills) Elementary School #29 Replacement
Facility - 2600 Hayden Drive, R-60 Zone
Kensington Wheaton Master Plan

RECOMMENDATION

The Staff recommends approval of the Mandatory Referral for the Downtown Consortium (McKenney Hills) Elementary School #29 Replacement Facility and to transmit the following comments to the Montgomery County Public Schools:

1. Site Design and Environment:
 - a. Provide a 25-foot buffer along the western edge of the site adjoining the M-NCPPC Legacy Open Space (the Milton Property) to protect the roots of trees located near the property boundary; the buffer is to be free of any and all construction, footings, stormwater facility elements, and play equipment.
 - b. Shift eastward by 3-8 feet the limit of disturbance line on the western boundary of the soccer field by using one or more of the following measures: moving the stormwater management pipe and retaining wall, reducing the width of the 15-foot sidewalk space between the west side the school building and the play areas, or reducing the width of the swale between the play areas and the athletic field, and piping the swale.
 - c. Place a Category I Conservation Easement over the wooded portions of the site.
 - d. Provide a Public Access Easement over the wooded portions of the site covered by the Forest Conservation Easement to provide physical connection between the Milton property and McKenney Hills Neighborhood Park for appropriate use during hours of park use.
 - e. Remove the exiting concrete steps by hand and replace with a soft surface trail and native landscaping.

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- f. Replant the forest edge that adjoins the limits of disturbance using a mixture of understory plantings and native trees.
 - g. Reduce the area of excavation for the installation of stormwater outfall to 15 feet in width and consider the use of a small backhoe or hand tools to minimize the disturbance on the tree canopy.
2. Landscape and Lighting:
- a. Specify black chain link fencing around the athletic and play fields.
 - b. Provide a lighting plan indicating fixture type, mounted height, fixture base detail, and performance specifications for cut off shields that directs light toward the school.
 - c. Provide shade trees at 3.5-inch caliper at the time of planting.
 - d. Provide hedges, 36-inches in height to screen the head-in parking, and provide additional landscaping for the parking area adjoining the Swim Club.
3. Parks:
- a. Obtain a Park Construction Permit for all construction activity on parkland.
 - b. Eliminate any obstructions to access to McKenney Hills Neighborhood Park during construction, and provide continuous pedestrian access along the northern sidewalk on Hayden Drive to the nearest hard surface path at McKenney Hills Neighborhood Park.
 - c. Remove the following park trees as identified in the August 2010 Preliminary Forest Conservation Plan: 78, 79, 101, 102, and 463.
 - d. Provide tree protection measures for the following park trees as determined by the Park Arborist: 76, 77, 110, and 111. Employ state of the art field tree preservation measures at the start of construction.
4. Pedestrian Access:
- a. Provide on-site pedestrian routes through the site, trail connections between the Milton Property and McKenney Hills Neighborhood Park, connections to existing and planned trails, including the Capital Crescent Trail, and show sidewalk routes to transit and bus stops. Indicate pertinent access routes within the public right-of-way on adjacent properties such as the Milton Property.
 - b. Relocate and rehabilitate, in coordination with the M-NCPPC Parks Department, specific portions of the existing natural surface “people’s choice” trail system the Capitol View neighborhood and others to integrate trails into the southern entrance to the school site near the hard surface play area.
5. Stormwater Management:
- Comply with conditions of Stormwater Management Concept Approval issued by the Montgomery County Department of Permitting Services.
6. Transportation:
- Provide a traffic study for any Mandatory Referral application for future site improvements if those improvements will increase the student core capacity beyond 642 students. Provide a parking plan indicating access to the Glenwood Swim Club surface parking lot.

INTRODUCTION

Project Summary

The applicant, the Montgomery County Public Schools (MCPS) proposes replacement of the demolished McKenney Hills Elementary School, located at the terminus of Hayden Drive within the Capitol View Sector Plan area that lies within the larger Kensington-Wheaton planning area. The project will replace the existing building, reconfigure the parking lot, loading and circulation patterns, and redesign the ball field.

The 12.67-acre site, formed by V-shaped stream valleys framing a central ridge plateau, adjoins the McKenney Neighborhood Park on its north; the site is touched at three points by single-family detached housing on the northwest, southeast and northeast. A development of condominiums adjoins the site on the south. The site features approximately 50 feet of road frontage (168 feet of road dedication) on the western terminus of Hayden Drive. The site lies within ½ mile from the Capital Beltway to the south.

The facility is part of the Downcounty Consortium Cluster that includes the Highland, Oakland Terrace, Rock View, and Woodlin Elementary Schools. Receiving facilities in the Consortium are: Argyle Middle School, Eastern Middle School, Lee Middle School, Loiederman Middle School, Newport Mill Middle School, Parkland Middle School, Sligo Middle School, Silver Spring International Middle School, and Takoma Park Middle School. The former McKenney Hills school building was employed for use as a Special Education facility.

Increasing enrollments from rising school aged children and the absorption of transferring student from private schools in this planning area have caused significant and unacceptable levels of crowded classes at Oakland Terrace and Woodlyn, the other two elementary schools in the area. Montgomery County Public Schools administration is eager to complete the new school in order to provide adequate levels of classroom attention to the children in the Downcounty Cluster. The previously existing structure was demolished in summer 2010.

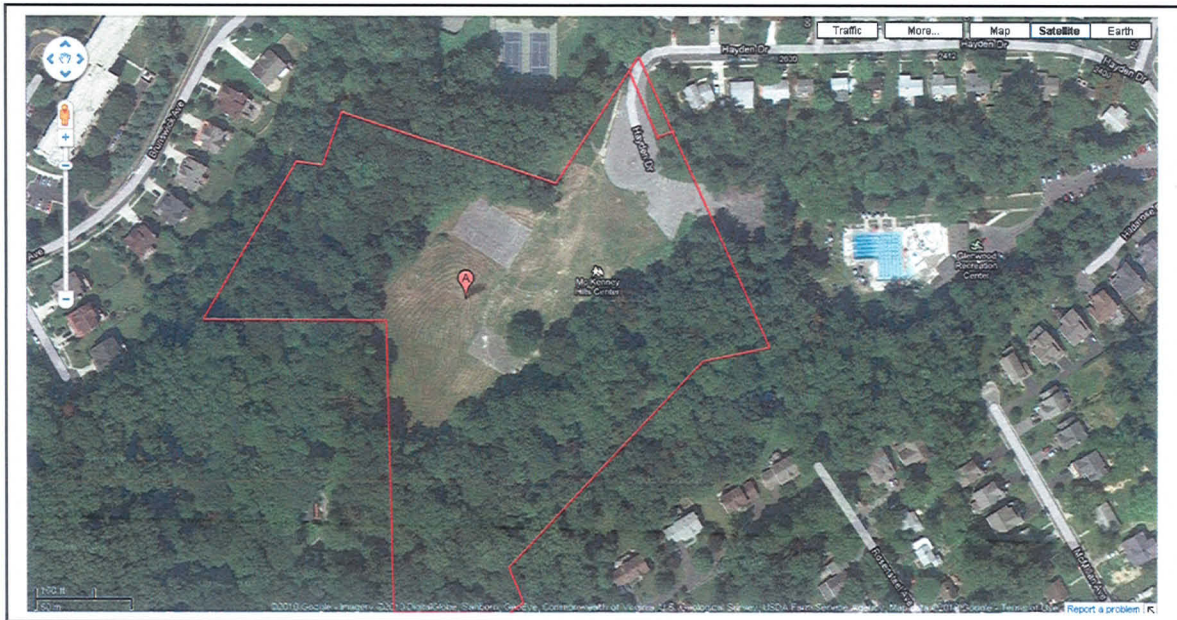
Since McKenney Hills has not been used as a Cluster facility since the 1980, no displacement of classes will occur with the construction of the new facility. The design will encourage a flexible approach that accommodates the educational programs and maximum connectivity to the surrounding physical environment.

Vicinity

The McKenney Hills School site, occupies a significant place in the natural habitat that is the hallmark of the Capitol View Sector Plan area, a unique, historical enclave that lies west of Georgia Avenue, just north of the Capitol Beltway. The Capitol View Historic District, which comprises the western portion of the Capitol View Sector Plan, bridges the span between the three properties and the Kensington Sector Plan further to the west. East of the area lies the community of Forest Glen, which stretches from near the school site further eastward, crossing Georgia Avenue.



The Site



The McKenney Hills Elementary School site is located at the western terminus of Hayden Drive, within the northwest quadrant of Georgia Avenue (MD 97)/Forest Glen Road (MD 192)/Capital Beltway intersection/interchange in Forest Glen. The McKenney Hills Park is located immediately to the north and the Glenwood Recreation Center (swimming pool) and a pool parking lot (accessed via the school driveway/Hayden Drive) is located immediately to the east of the school site. Land use in the vicinity of the school is primarily residential, zoned R-60. The 12.65-acre site features 62.5 percent high priority forest, with covers the steep slopes that rise from the left fork stream bed. Along with the Milton Property and the McKenney Hills

Neighborhood park, this forested enclave features steep slopes on the west and east, framing the left and right fork streams, bifurcated by the level plateau that defines the high point of the site.

Description of the Project

MCPS proposes to replace the existing school and provide teaching spaces to support functions for an enrollment that will expand to accommodate 642 students under the full capacity. The proposed structure, with program spaces for Pre-Kindergarten through fifth grade, includes three stories.

Downcounty Consortium Elementary School #29		
Previous and Future Capacity		
Development Data	McKenney Hills ES Demolished 2010	Downcounty Consortium Current Proposal
Lot Acreage	12.58	12.58
Lot Square Footage	547,984.8	547984.8
Impervious Area	74,025 sf.	120,154.5 sf
Building Square Footage	29,278	95831
Building Footprint	N/A	32906
Student Enrollment Previous	85	--
Student Full Capacity	N/A	642
Master Plan Capacity	N/A	642
1st Year Capacity	N/A	TBD Spring 2011
Full Time Staff	N/A	Approx. 50
Part Time Staff	N/A	Approx. 20
Volunteers - part time, daily	N/A	Approx. 10-15
Parking: Staff/Student/Visitor	35	55*
Parking: Handicapped	N/A	3
Bus Parking Full Size	N/A	6
Bus Parking Special Education	N/A	2
Parking On Site	N/A	56
Parking Off Site	N/A	35
Traffic Queue Capacity On Site	N/A	20
Traffic Queue Capacity Off Site	N/A	0
Estimated Pedestrian Arrivals	N/A	Approximately 400
Hours of Operation		
School Day	M-F am - pm	M-F 8:50 am - 3:05 pm
Evening	M-F am - pm	M-F 3:05 pm - 9:00 pm
Weekends ¹	Community Use	Community Use

1 Site amenities are used two weekends per month for X groups for full days Saturday/Sunday. The community uses site amenities.

**An additional 35 spaces in shared lot owned by Glenwood community pool.*

Architectural Program: The new addition will provide for 34 new teaching stations: 23 classrooms for grades 1-5 and seven Kindergarten/Pre-K classrooms. The school philosophy of adaptable classrooms seeks to achieve maximum flexibility for forming varied-size groups of students, presentation formats, and access to alternative media and resources, music and art, special education facilities, and student counseling space. Staff and administrative support spaces are strategically located throughout the school to enhance visual proximity, accessibility and security. The proposed expansion design provides for these key interior program spaces:

Downcounty Consortium Elementary School #29			
McKenney Hills Center Replacement Facility			
Architectural Program: Teaching Stations, Educational Space, Outdoor Facilities			
Classrooms		Support Space	
Kindergarten/Pre-K	7	Team Conference Room	1
Classrooms Grades 1-5	23	Resource Room	1
Special Education Classrooms	3	Speech/Language Room	1
Computer lab	1	Therapy/Support Room	1
Music	1	Testing/Conference Room	1
Instrumental Music	1	ESOL Rooms	3
Art	1	Reading/Language Arts Room	1
Dual Purpose Room	1	Multi-Disciplinary Ed, Training	1
Core Facilities		Instructional Data Assistant	1
Administrative Suite	1	Support Staff Offices	4
Health Suite	1	Staff Lounge	1
Multi-purpose Room	1	Facilities Management	0
Kitchen	1	Building Services	1
Instructional Media Center	1	Trash Compactor Room	1
Gymnasium	1	General Storage	4
Athletic Facilities		Recycling Room	1
Outdoor Soccer	1	Workroom	3
Indoor Gymnasium	1		
Basketball	1		

Site Design:

Site design for the replacement school features a “compressed” scheme that, like its predecessor, uses the ridge plateau, the highest elevation for its footprint. It is a placement that is consistent with other surrounding institutional and multi-family settings in the vicinity. The system employs environmental site design, a series of micro bio-retention areas for water quality and quantity.

The building form further responds to environmental conditions, in its solar orientation, and in its roof, designed as part of the storm water system. The multiple stepped roof levels support an

almost 80 percent vegetated roof, that is sloped for drainage to the micro bio-retention areas. Each portion of the green roof, which also carefully conceals HVAC equipment, is accessible to classrooms.

The linear building form features two double loaded corridors on the entry level, linked by a center “area” that disperses students and teachers in three directions: This arrangement successfully achieves the task of collecting the pedestrian traffic that arrives separately: the school bus traffic and the parent auto traffic, and safely sorting the pedestrian movement toward the main points of entry.

A significant portion of the site is retained in forest. The play and athletic program has been significantly reduced from two fields to one. The footprint of the building has been minimized. Forest clearing totals 0.55 acres, primarily in areas adjoining the stream valley buffer. While the clearing respects the stream buffer, the additional areas of loss, particularly adjoining the western edge of the play field, represent the effects of fulfilling the architectural program for the increased student load demanded.



Architectural Design

The building design features a steel-framed, 3-story steel structure with structural concrete block. The linear form features two double loaded corridors that are linked by a central “hinge” that affects a strategic functional and aesthetic role. This “hinge,” works as a spatial lynch pin, enlarges the intersection of circulation patterns, connecting the architecture from top to bottom floors, side-to-side and front-to-back. That these physical necessities are met fulfills the functional aspects; however, the placement and articulation of this node, allows the artistic shaping of this space, whose primary visual role is to engage the building’s relationship to the forest and natural surroundings.

Both the building and site design employ a well-developed vocabulary in their use of curvilinear forms: First introduced boldly with the sweeping entry façade, and later expressed through both built and naturalistic uses of the bio-retention plantings, the accessibility ramps, and the seating and shape of the vehicular lay-by. The use of this form offers a generous space in which to accommodate the arrival and departure of students, with adequate visual security, which housing appropriately private functions such as the health office and counseling facilities.

Functional program elements such as the loading dock are derived from the dual use of the bus loop. Loading and delivery feed directly into the kitchen with its adjacent multi-purpose room (lunch room). The floor plan allows optimal organization of the classroom program along the longitudinal axes with visible public spaces, while individual, inter-connected classrooms flank the double loaded corridors, with support spaces, counseling offices, workrooms and storage. Services, such as bathroom, elevator, computer server room, are located strategically at about the midpoint of each floor providing ease of access throughout the school day. The kindergarten classrooms are strategically located on the lower level with dedicated outdoor play space and restrooms.

The proposed building exterior features a stone-like veneer pattern contrasted with glass curtain wall that articulates the massing and identifies the functional spaces of the interior. Well-placed window openings establish the façade rhythm, broken by larger expanses of glass at the stairwells that serve to bring natural lighting into the internal circulation areas.

The building is further articulated by the placement and proportions vegetated roofs, three of them, that serve multiple purposes: mediating the massing, revealing the architectural program, distributing the storm water runoff, screening the HVAC equipment, and creating dedicated, outdoor garden study areas accessible to classrooms. The green roofs, that maintain a constant slope, comprise almost 80% of the roof plan, and direct rain water precisely to the multiple micro bio-retention areas, via carefully specified piping.

These thoughtful aspects of this design solution achieves multiple goals: use of natural lighting, allowing secure public use of the media facilities on weekends and evenings, and effective integration of the functional school program and its services. The skillful handling of materials and roof massing, the over-lap of volumes, back-to-front, side-to-side, and top-to-bottom knit together the contrasting wedges of architecture and space that visually simulate, in modern language and technology, a form reminiscent of historical precedents.

Schematic Site Plan and Infrastructure: The schematic plan below illustrates the general disposition of building area and outdoor uses. Tree protection areas at the site edges are denoted in dark green, while the play fields are depicted in lighter green. Also shown are the storm water system (dark blue), stream bed (light blue), stream valley buffer (red), and areas of clearing (red). Note the area of clearing along the western edge of the athletic field.



Energy Efficiency, Utilities and Infrastructure: The proposed structure will be registered and certified for silver or higher rating in conformance with LEED (Leadership in Energy and Environmental Design) standards for sustainable design. One of the primary factors pursued via design decisions addresses conservation of energy, as seen in the following:

- **Building Orientation and Configuration:** The classroom corridors are sited in a north-south orientation to maximize natural light and minimize heat gain; south-facing facades will be fitted with sun screens to shade the rooms from direct, heat gain. Light wells and a court yard bring daylight into interior rooms. All regularly inhabited rooms will have access to daylight.

- *Building Materials & Disposal of Demolition Materials:* A Construction Waste Management Plan will be implemented. The project will utilize material with recycled content (up to 20%), regional materials (up 20%), and certified wood.
- *Energy Conservation and HVAC:* Building design will utilize 100% green power. There will be a geothermal system, with wells located under the playing fields (Tops of the wells are 4' below grade). In addition, the building is heavily insulated and uses low-e glass. Mechanical systems will optimize energy performance, achieving a 21% improvement over the ASHRAE/IESNA baseline. The mechanical systems will achieve the Enhanced Refrigerant Management LEED point. Direct digital automatic temperature control will monitor all new HVAC equipment.
- *Site Utilities:* Site utilities upgrades include a new environmental site designed stormwater management system for both quantity and quality control; all services will be upgraded, including new gas line connections, electrical supply upgrade and new transformer; Water supply will be provided via an 8-inch water line connected to the existing 10" water main. This connection will service the on-site fire hydrant as well.
- *Technology Infrastructure and Security:* The building design features an upgraded power feed, public address system, fire suppression system, fiber-optic cable system, switching system, data/voice network/Ethernet system, and a bidirectional broadband system for full spectrum broadcast. Security and safety provisions include a visitor management system that offer office staff the ability to monitor and control visitor access, with a computer based sign-in system. Motion and contact sensors at all exterior doors will be monitored by MCPS Department of Safety and Security.

The lighting plan proposed standard single shoebox fixtures on 16-foot high poles. Photocell fixtures are proposed as wall mounted lighting on the exterior walls. The lighting plan shows no light spill at the south and east property boundaries; however, it is recommended that the lighting fixtures near the north property ROW at the entrance be equipped with cut-off shields to prevent light spillage beyond the site boundaries. Photometric readings should be provided for light levels of 0.01 foot-candles well within the site's boundaries with no spill shown within the steep slopes.

Hours of Operation: School hours are from 8:50 a.m. to 3:05 p.m.; staff hours are from 7:30 a.m. to 4:00 p.m. These facilities are also available for community use. After hours activities scheduled through the Montgomery County Use of Public Facilities program generally conclude by 9:30 p.m., and may be scheduled for two weekends per month.

Vehicular and Pedestrian Circulation: The site design intends to improve vehicular and pedestrian circulation to and from the school by creating separated drop-off/pick-up areas for parents and buses. This scheme effectively partitions the bus drop-off/pick-up by incorporating the bus circulation loop within the dual-function loop area that accommodates loading and delivery. The south parking area functions as the as the access to the adjoining surface parking at Glenwood Swim Club. The pedestrian routes are generous, with good visibility and adequate dimensions and efficient crossing distances. The parking islands form part of the stormwater management system of micro bio-retention areas, complete with attractive, native plantings.

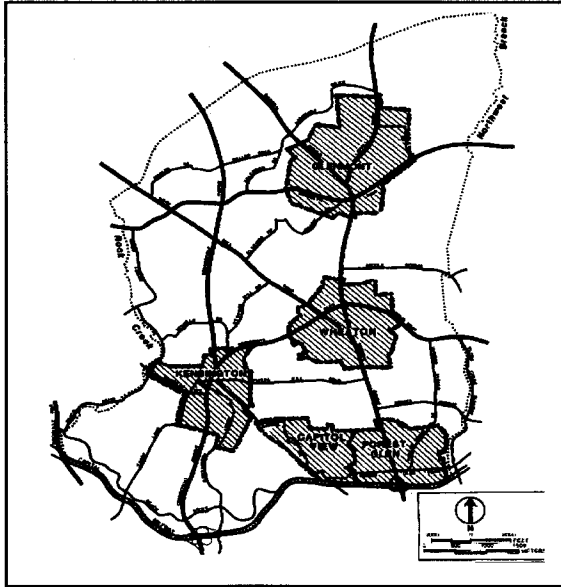
Noise: The project is in compliance with the Montgomery County Noise Ordinance, Section 31(b) of the County Code and should not impose objectionable noise levels upon the surrounding area.

Stormwater Management (SWM): Stormwater management is a significant issue on this site, due to steep slopes and the area's highly erodible soils. The building design makes utilizes of rainwater for the two-level vegetated roof, collecting the runoff at specified points for conveyance to a series of micro-scale water quality and quantity ponds that are distributed around the site, per environmental site design regulations. [See Schematic Site Plan, above; see also Environmental Planning Division Memorandum, dated October 15, 2010.]

ANALYSIS

Relationship to the Master Plan

The plan proposed for the Downcounty Consortium Elementary School is consistent with the Kensington Wheaton Communities Master Plan (1989) and with the Capital View Sector Plan (1982) in consideration of the competing needs of high quality education and environmental protection. The plans carry no specific recommendations regarding the McKenney Hills Elementary School site, nor for the Elementary School classification in general.



The Kensington Wheaton Plan

The 1989 Kensington-Wheaton Communities Master Plan describes a vastly different educational era than what is seen today in Montgomery County. Faced with declining enrollments, the plan's guidance for educational facilities focuses on the closed school properties and their compatible reuse for public service. McKenney Hills Learning Center, one of the first area schools constructed, provided space for secondary specialized education since at least 1982, most recently for severely disabled students. The facility was not part of the school cluster feeder system for the Middle Schools and High Schools. Students in the feeder system, at the elementary level attend Oakland Terrace and Woodlin Elementary Schools.

The Kensington Wheaton Master Plan recognizes the need for quality education in its objectives and policies:

Provide the operating public school facilities necessary to sustain high quality educational programs at reasonable cost.

Rely on the approved Master Plan for Educational Facilities, the annual Capital Improvements Plan and Annual Growth Policy as a statement of direction for public school facilities in the Kensington Wheaton planning areas.

The plan further discusses compatibility:

When school are modernized or reconstructed, or if new additions or re-locatable classrooms are proposed, respect the relationship of new structures to existing structures. In examining the reuse of closed public school facilities, ensure that proposals are compatible with adjoining properties and neighborhoods. The Planning Board should utilize the site plan review and mandatory referral processes to ensure that proposals for school modernizations, additions and reuse are compatible with surrounding homes.

Capitol View Sector Plan

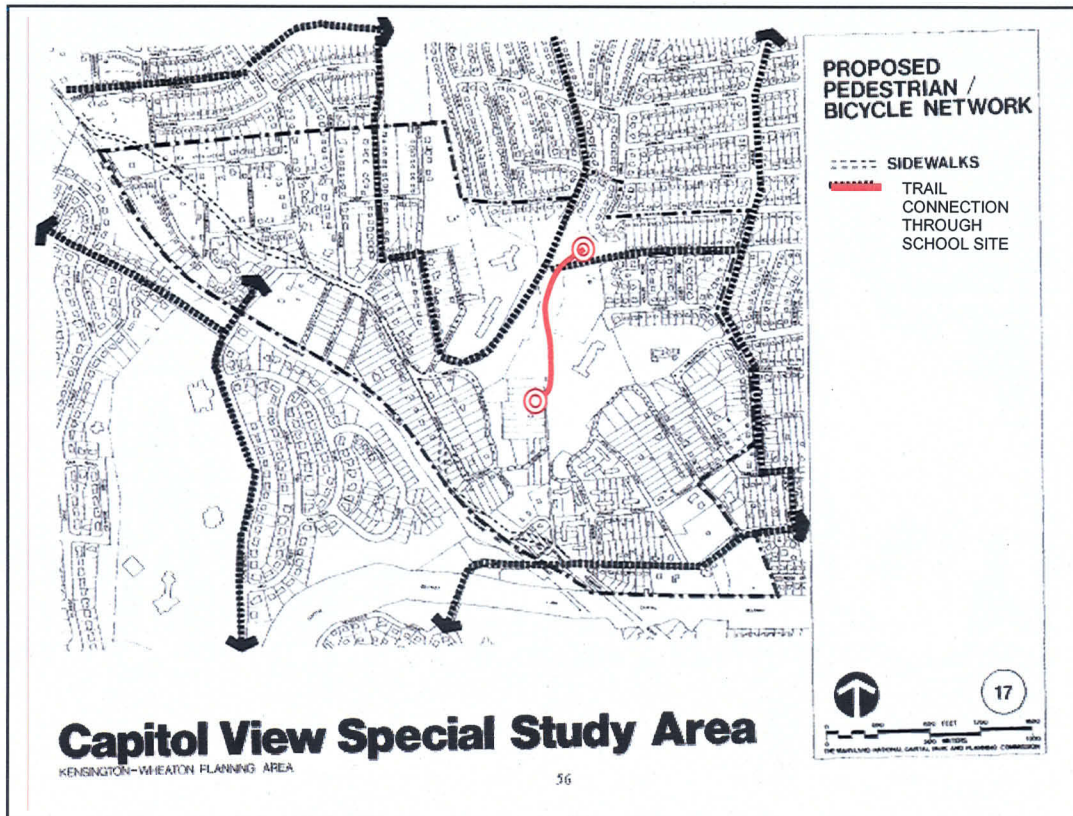
The Capitol View Sector Plan objectives include the protection and preservation of environmentally sensitive areas. The plan makes the following recommendations regarding erodible soils, water quality and storm water drainage:

Protect highly erodible soils. A real extent and time of exposure of cleared land should be minimized. Ground cover should be re-established as soon as possible after construction.

Natural vegetation along the right and left forks should be preserved to the greatest extent possible. On-site detention basins would be beneficial in reducing pollutant loadings to rock Creek

Safe conveyance and off site discharge of stormwater should be provided. Stormwater flows to adjacent properties and off site drainage should be properly controlled.

The plan notes the lack of pedestrian access from the Capitol View community to McKenney Hills Local Park as the major recreation problem.



Development Standards in the R-60 Zone – Regulatory Analysis

Downcounty Consortium Elementary School #29 McKenney Hills Center Replacement Facility: 2600 Hayden Drive, Silver Spring, MD 20902				
R-60 Zone	Development Data	R-60 Zone Std.	Previous Bldg	Proposed
§59-C-1.322(a)	Lot and Tract Area	min.		
	Lot Area sf Lot Area - acres	6000 sf 0.1377 ac.	547,984.8 sf. 12.58 ac.	547,984.8 sf. 12.58 ac.
§59-C-1.322(b)	Lot Width	min.	60 ft	
	Lot Width - front building line Lot width - proposed street line		25 ft 311.3 ft. 137.77 ft.	466.15 ft. 137.77 ft.
§59-C-1.328	Lot Coverage	max.		
	Sum of building coverage	35%	4.5%	8.3%
§59-C-1.323(a)	Setbacks	min.		
	Street (front)	25 ft	105.7 ft.	198.5 ft.
	Side [one side]	8 ft	94.4 ft.	180.5 ft.
	Side [sum of two]	18 ft	289.3 ft.	302.5 sf.
§59-C-1.327	Rear	20 ft	226.9 ft.	89.5 ft.
	Building Height	max.		
	Main Building	35 ft		34 ft
Additional Info	Site Area Cleared: Total LOD	sf		218,037 sf.
	Forest Clearing	ac		0.53 ac.
	Impervious Area	sf	74,025 sf.	120,154.5 sf.
	Impervious Area	%	13.50%	21.90%
	Forest Conservation Protection			341,946 sf.
	Building area	sf	29,278	95,831
	Parking - Staff			TBD
Parking - Visitor			TBD	
Parking - Buses			8	

Transportation Analysis

Transportation planning staff reviewed the Mandatory Referral traffic study of the above traffic study according to the requirements of the LATR/PAMR Guidelines and the traffic study scope and recommends approval with conditions. Relevant comments are excerpted below.

The consultant for the applicant submitted a traffic study that presented traffic-related impacts of the new school with a core capacity for 640 students during the weekday morning and afternoon peak-periods. Staff review of the above traffic study indicated that the study complied with the requirements of the LATR/PAMR Guidelines and the traffic study scope provided by the staff.

Capacity analysis presented in the traffic study indicated that the intersections would be below the applicable congestion standard for the Kensington-Wheaton Policy Area (1,600 CLV). The mandatory referral therefore satisfies the LATR requirements of the APF test.

Staff finds MCPS to be satisfying the PAMR requirement for the policy area, primarily through bussing of students and encouraging walking to the school. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

Forest Conservation

The plan proposes to retain 7.85 acres of forest in conformance with the Chapter 22, Forest Conservation Law. The forests are designated high priority for retention because of specimen trees. All forest within the 7.85 acres, 62.4 percent of the site will be retained and protected under a Category I Conservation Easement. The plan proposes the removal of six trees, which requires a Maryland State variance. Staff recommends approval of the variance request.

Parks

Department of Parks staff expressed concern with the proposed plan with respect to loss of high priority forest, impact of the construction on the adjoining Legacy Open Space (LOS) and its trees, sediment and erosion control, and access to McKenney Hills Neighborhood Park, especially during construction. Another important factor is the department's desire to maintain and establish "people's choice" trails, and protected naturalistic routes through the school property. The department considers the school site as integral to the network of open spaces in the Capitol View area, the link between the local park and the heritage Milton Property (LOS).

COMMUNITY OUTREACH

MCPS developed the plans for the replacement facility based on specific education facility specifications. MCPS staff conducted work sessions beginning in September 2008 with members of the Downcounty Consortium/McKenney Hills Facility Advisory Committee that included parents, five neighborhood residents, school officials, faculty and staff, and PTA members.

Members of the larger residential community in the vicinity have recently expressed great concerns about the project from the residents include: loss of trees within the high priority forest, environmentally sensitive stormwater management, construction techniques which limit the impact of the new structure on the surrounding forest, connectivity between the Legacy Open Space (Milton Property) and McKenney Hills Neighborhood Park.

Likewise, parents of children currently enrolled at Oakland Terrace Elementary School and Woodlin Elementary School have expressed their concerns about the current overcapacity enrollments at those schools, and their fears of any delay to the construction of the proposed facility that would impede a fall 2012 opening.

CONCLUSION

Staff recommends approval of the Mandatory Referral Staff subject to the conditions as stated.

Attachments:

1. Vicinity: Oblique Aerial Site Photograph
2. Vicinity: Capitol View Sector Plan Vicinity Map
3. Vicinity: Capitol View History
4. Vicinity: McKenney Hills Neighborhood Park Plan
5. Vicinity: Milton Property
6. School Site: Solar Orientation
7. Site Plan and Sections
8. Architectural Drawings: Entry Level
9. Architectural Drawings: Lower Level
10. Architectural Drawings: Upper Level
11. Architectural Drawings: Building Elevations
12. Depart of Parks, Staff Memorandum, dated October 20, 2010
13. Transportation Planning Staff Memorandum, dated October 20, 2010
14. Environmental Planning Staff Memorandum, dated October 21, 2010
15. Community Correspondence

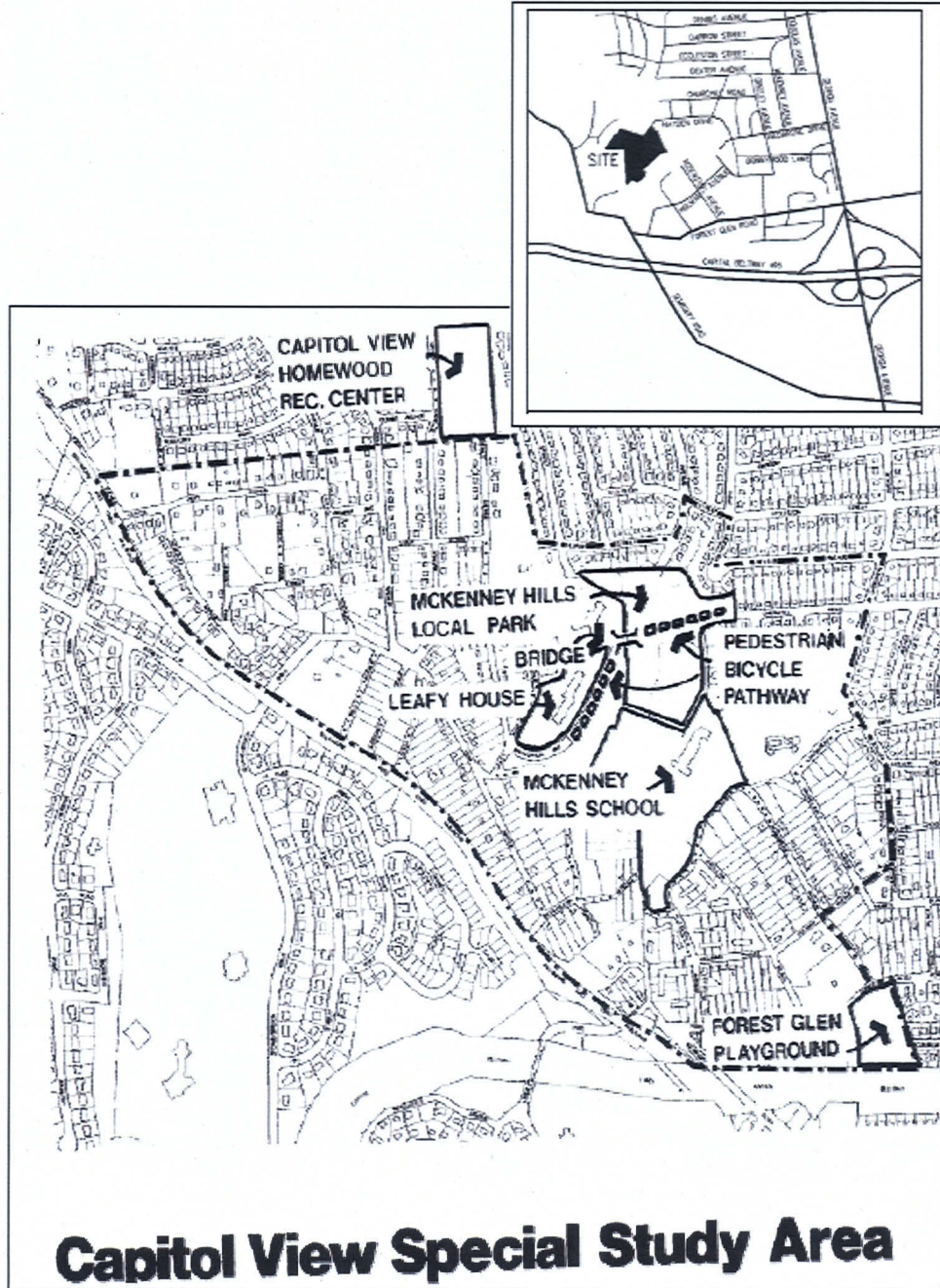
Attachment 1: Vicinity: Oblique Aerial Site Photograph



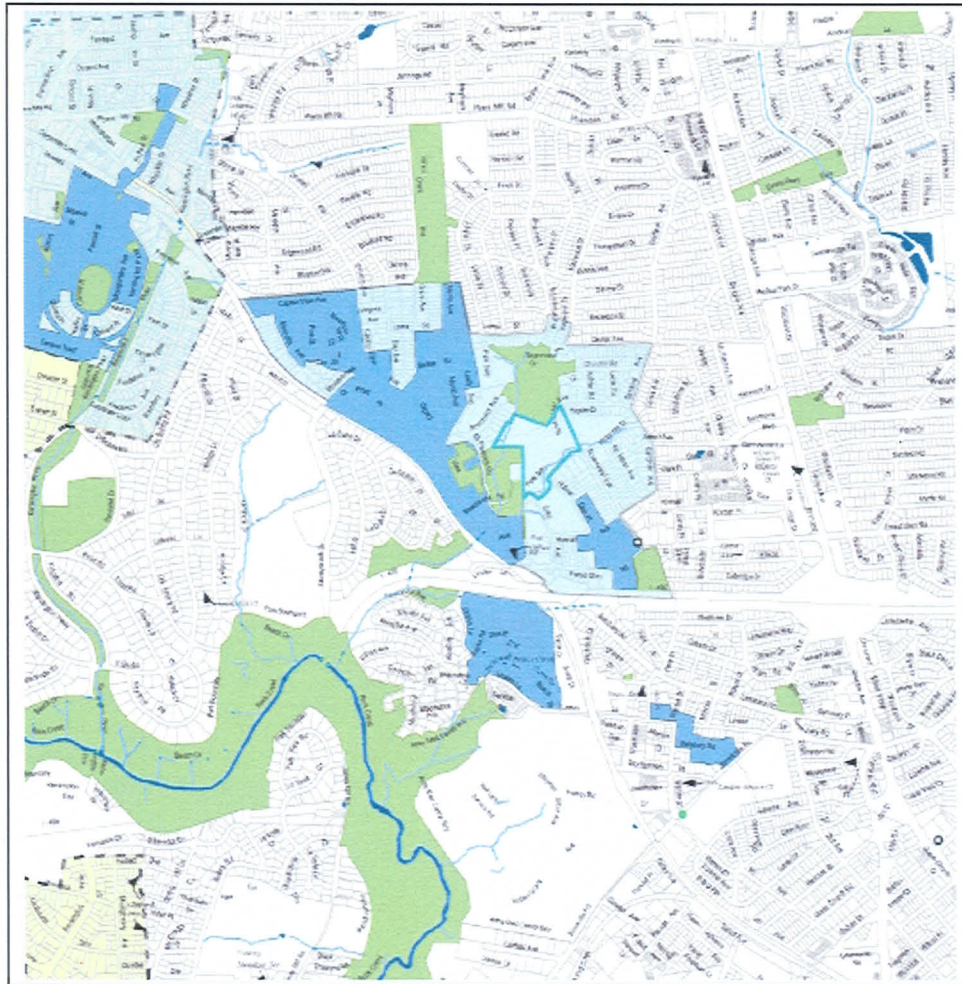
McKenney Hills School Site








Attachment 2: Vicinity: Capitol View Sector Plan Vicinity Map

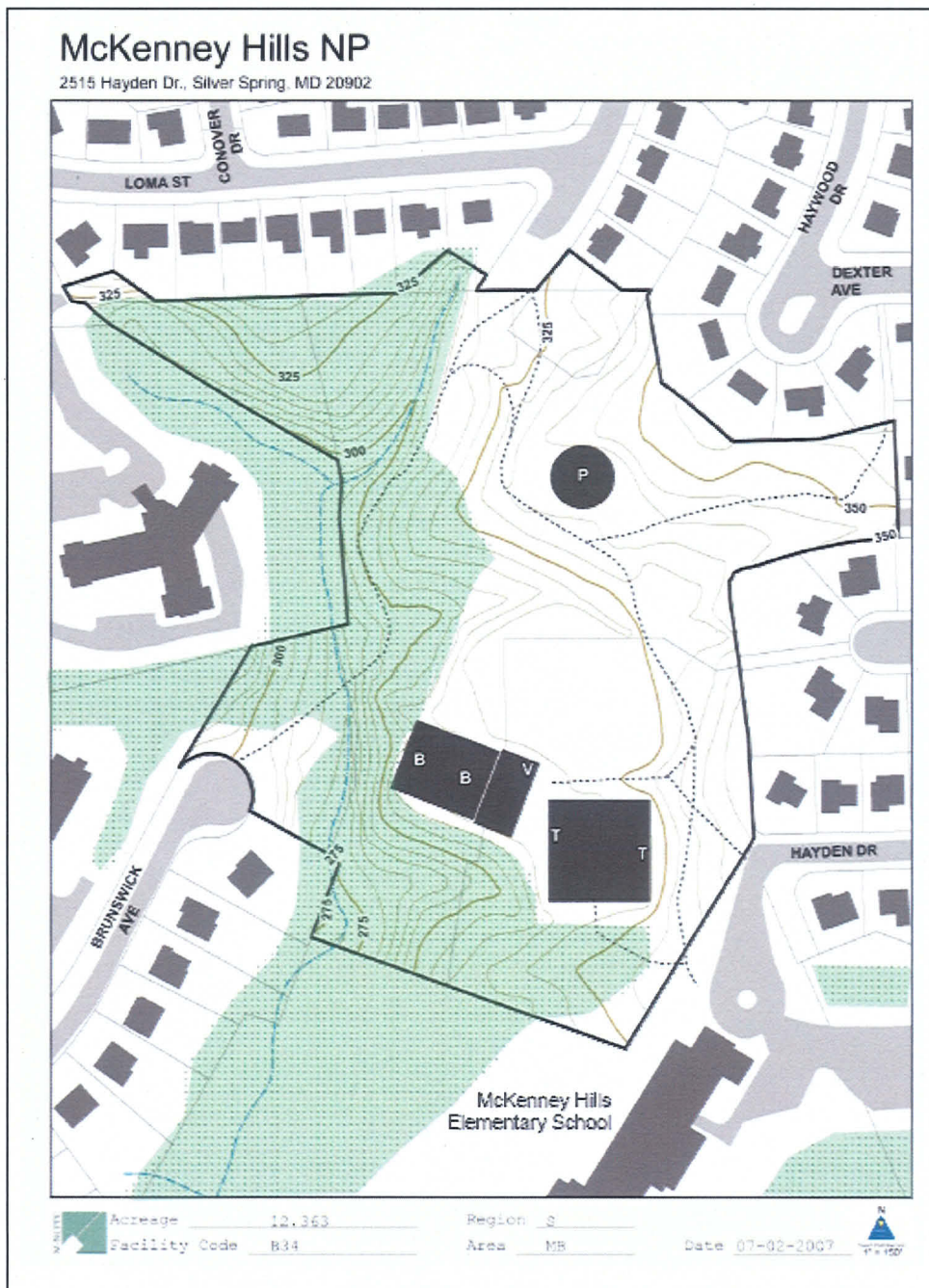


Attachment 3: Vicinity: Capitol View History

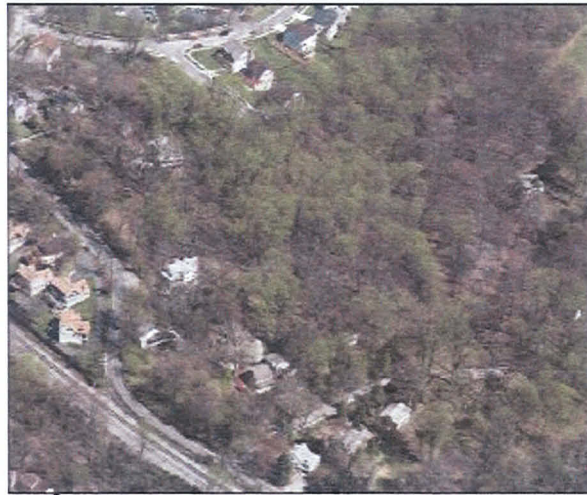


-  Capitol View Sector Plan Area
-  Capitol View Historic District
-  Kensington Sector Plan Area
-  Park Land
-  McKenney Hills ES Site

Attachment 4: Vicinity: McKenney Hills Neighborhood Park Plan

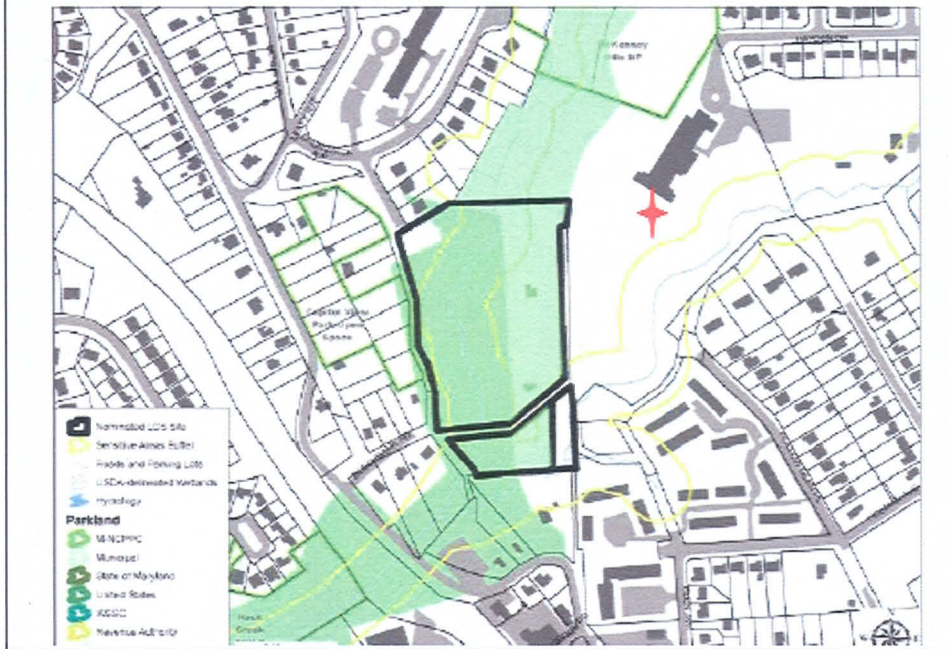


Attachment 5: Vicinity: Milton Property



Aerial View of the Milton Property at right

Milton Property, Capital View Map



Attachment 6: School Site: Solar Orientation

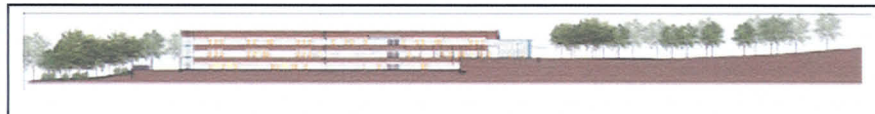
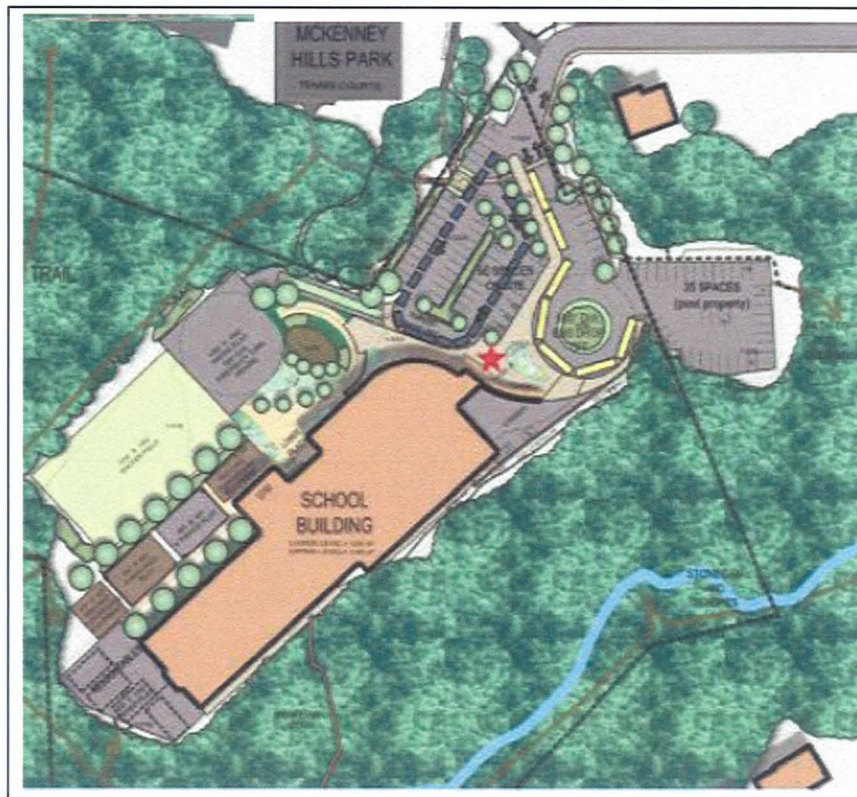
Rendering of the McKenney Hills School site showing the previous building and its solar orientation, stream valley, stream buffer and trails. Note the close grading and steep slopes, along with the Neighborhood Park to the north and the Glenwood Swim Club to the east.



Attachment 7: Site Plan and Sections

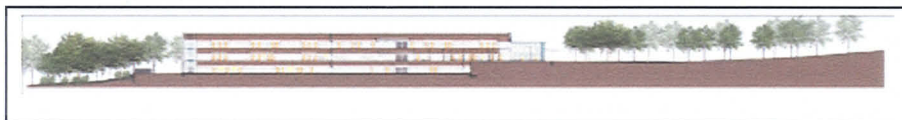
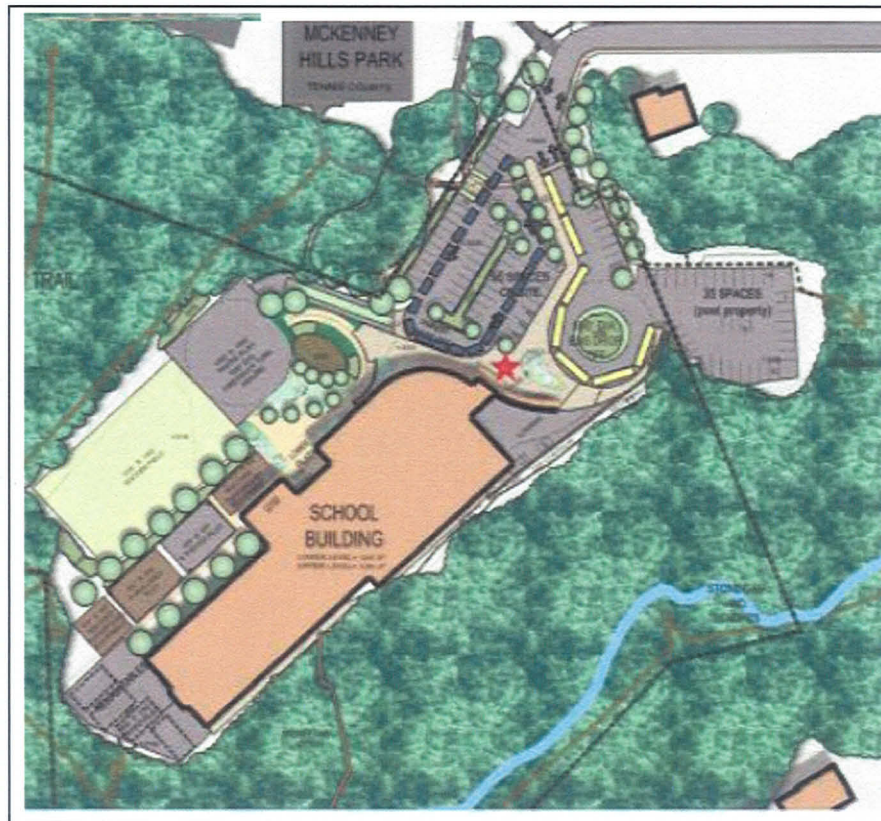
Above: Rendered plan showing
Site Access, On-Site Parking, Off-Site Parking, Loading and Delivery

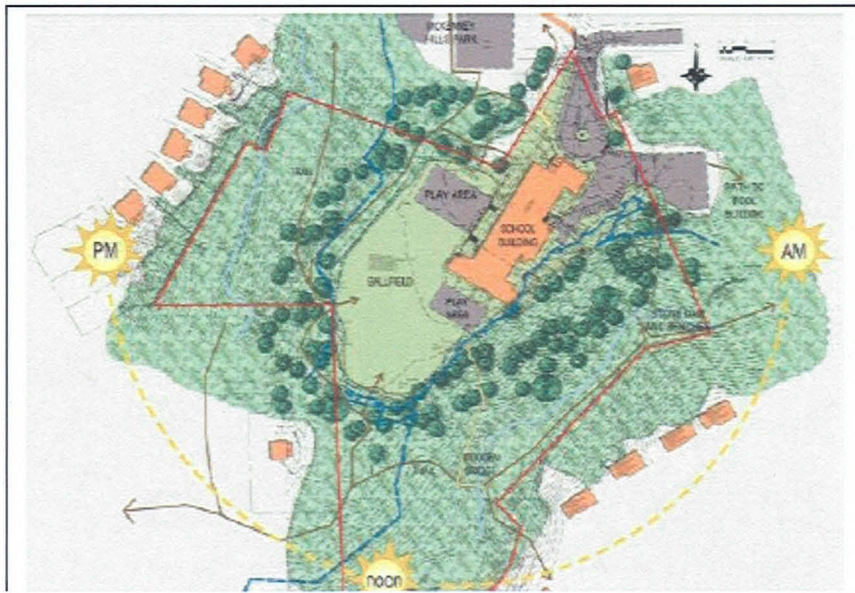
Below: Longitudinal and Transverse Site Sections



Above: Rendered plan showing
Site Access, On-Site Parking, Off-Site Parking, Loading and Delivery

Below: Longitudinal and Transverse Site Sections





DOWNCOUNTY CONSORTIUM ELEMENTARY SCHOOL #29
McKenney Hills - Reopening
PLAY AREA SUMMARY- PROGRAM vs PROVIDED

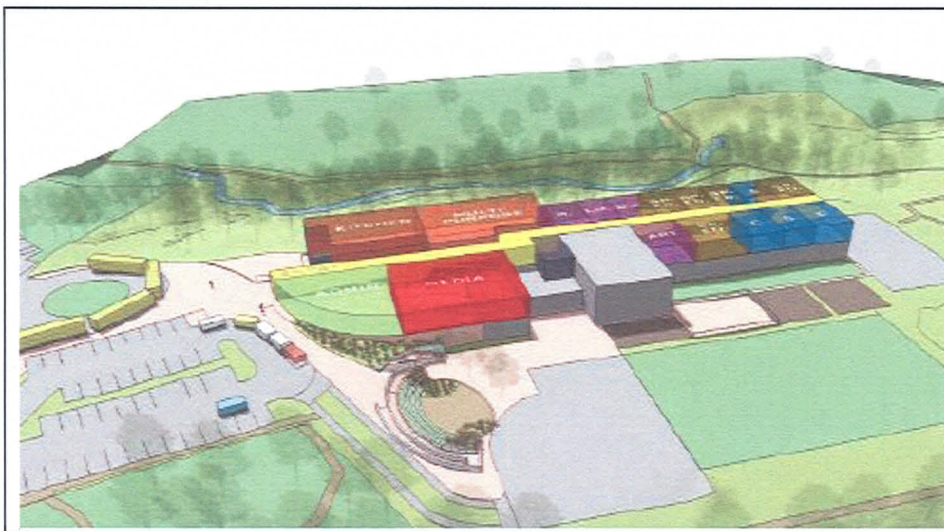
Column A - Name of Typical program element (#parking spaces, ballfields, soft play area etc)	Column B - quantity of typical program element	Column C - size of typical program element	Column D - Quantity provided at McKinney Hills	Column E - Size provided at McKinney Hills	Column F - % of program element compromised (or some other measure)
Softball Field	2	250' radius	None - Sub-standard field can only be used for T-ball, kickball or similar minor level sports activity	80' radius	100% compromised each
Soccer (superimposed on the softball fields)	1	150'x240'	1	85'x160'	62% compromised
Paved play areas	2	80'x100'	2	80'x100' apx.	0%
Kindergarten paved play area	1	80'x100'	1	40'x60'	70% compromised
Playground equipment area (mulched areas)	2	40'x60'	2	(1)@50'x30' and (1)@1,671 sq.ft. (non rectangular)	34% compromised
Kindergarten Playground equipment area (mulched area)	1	40'x60'	1	40'x60'	0%
Parking	Spaces	80	57	Sub-standard	29% compromised

Attachment 8 Architectural Drawings: Entry Level

The Entry Level

Above: Program and Massing Diagram. Note the dialogue of spatial volumes across the longitudinal spine, pulled together at the central "pinwheel" which organizes circulation.

Below: The Entry Level floor plan



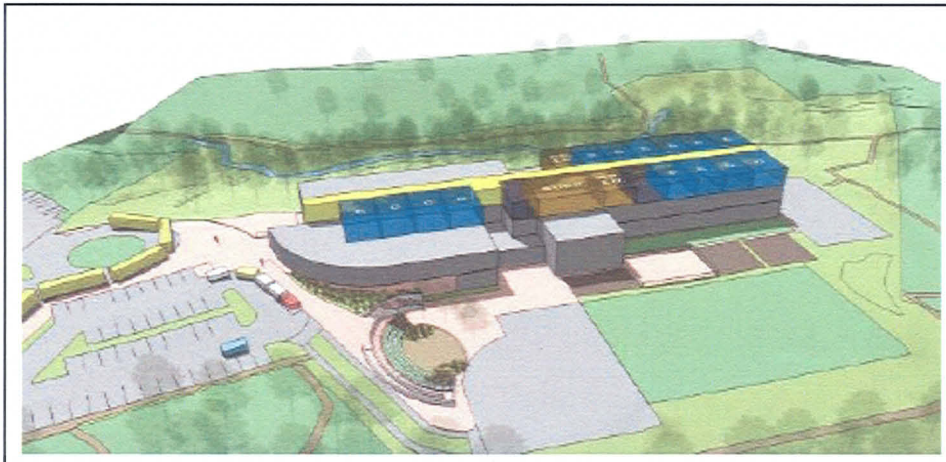
The Entry Level features administrative suite, health office, counseling near the front. The multipurpose room and media center cluster around the central "pinwheel." Ancillary classrooms, support space, and arts classrooms flank the central spine.

10 Architectural Drawings: Upper Level

The Upper Level

Above: Program and Massing Diagram. Note the articulation and separation of volumes which creates opportunities for natural lighting in the classrooms as well as access to the green roofs. The roof also accommodates, placed between two of the vegetative surfaces, the mechanical and ventilation equipment.

Below: The Upper Level floor plan



Attachment: 11 Architectural Drawings: Building Elevations

Building Elevations

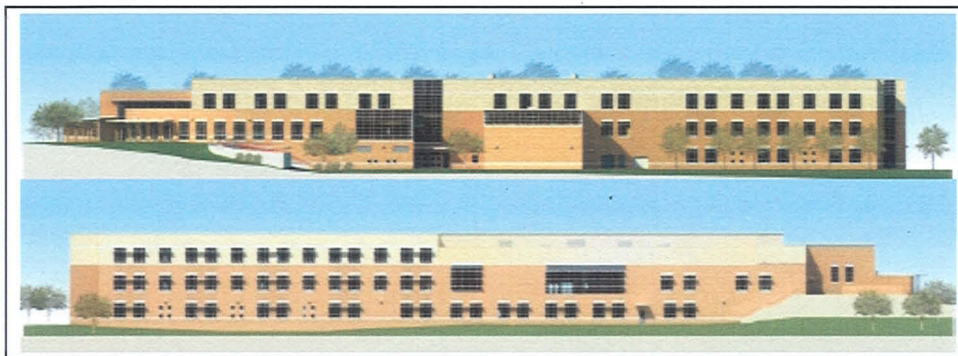


Northeast Elevation



Southwest Elevation

Northwest Elevation
Southeast Elevation





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

October 21, 2010

MEMORANDUM

TO: Mary Beth O'Quinn, Urban Design Section Planning Department

VIA: Dr. John E. Hench, Chief, Park Planning and Stewardship Division (PPSD) *J. Hench*
Brooke Farquhar, Supervisor, Park & Trail Planning (PPSD) *Brooke Farquhar*

FROM: Mark Wallis, Planner/Coordinator, Park Planning and Stewardship *(MSW)*

SUBJECT: Down-county Consortium Elementary School #29 (McKenney Hills Elementary School re-opening) Mandatory Referral# 10725-MCPS-1

Introduction

The Montgomery County Public Schools (MCPS) is proposing to construct a new elementary school at the site of the former McKenney Hills Elementary school located at 2600 Hayden Drive, Silver Spring, MD. The school site is adjacent to two parks: McKenney Hills Neighborhood Park to the North and Capitol View Open Space to the South.

Conditions of Approval

The following items should be added as Conditions of Approval for the above subject Mandatory Referral. These conditions will be restated and enforced during the Park Construction Permit Approval process under the auspices of the Department of Parks, Park Development Division.

1. Montgomery County Public Schools (MCPS) must obtain a Park Construction Permit from the Department of Parks for all construction activity on parkland.
2. McKenney Hills Neighborhood Park to remain open during duration of construction. Access along the northern sidewalk on Hayden Drive to the nearest hard surface path at McKenney Hills Neighborhood Park will be preserved for pedestrian traffic.
3. MCPS will work with Parks to relocate specific portions of the existing natural surface "people's choice" trail system at Capitol View Open Space to integrate trails into the southern entrance to the school site near the hard surface play areas.

4. The following park trees as identified in the August 2010 Preliminary Forest Conservation Plan (PFCP) are to be removed at MCPS expense: 78, 79, 101, 102, and 463. According to the Park Department's Arborist, the trees are either dead or storm damaged and will eventually become a safety hazard.
5. The following park trees will require detailed and specific tree protection measures in the field as determined by the Park Arborist: 76, 77, 110, and 111. State of the art field tree preservation measures are to be employed at the time of construction commencement. The MCPS Arborist and the Park's Arborist will walk the McKenney Hills Neighborhood Park and school boundary along the proposed Limit of Disturbance (LOD) and adjust it specifically to afford maximum reasonable tree protection and increase the chances of long term tree viability.
6. As requested by the Department of Parks, adhere to a 25' no disturbance setback from existing forest along the Capitol View Park Open Space boundary. MCPS has agreed to work with the Department of Permitting Services (DPS) to develop a small redesign using approved Environmental Site Design (ESD) Techniques to move the westernmost Storm-water management facilities and subsequent grading outside a 25 foot property line setback.

Adjacent Parks

The proposed Elementary School property is adjacent to McKenney Hills Neighborhood Park to the North and Capitol View Open Space to the South. McKenney Hills Neighborhood Park is the school site's northern neighbor (see Attachment A). The park provides two tennis courts, two basketball courts, one multi-purpose hard surface court, one playground, a small unpermitted open space playfield, and series of hard surface paths. There is also an undeveloped portion of the park that is Stream Valley Buffer. As a Neighborhood Park, the vast majority of patronage is from the surrounding neighborhood. The Park will remain open during construction.

Capitol View Open Space is an undeveloped park purchased through the Legacy Open Space program to preserve high quality forest and open space. The high quality forest contains significant and generally unprecedented numbers of specimen trees for this area of the County with many exceeding 30 inches in diameter at breast height (DBH). There is a series of people's choice natural surface trails but there are no formal built recreation facilities.

Trails

The school site and adjacent parks include a network of "people's choice" natural surface trails, and existing hard surface trails. School construction will necessitate some natural surface trail rerouting. The network of existing natural surface trails and hard surface trails combined with the school provides a significant opportunity to increase access and better overall circulation within the community. The Department of Parks sees potential significant public benefit in standardizing a trail network within the larger Capitol View and McKenney Hills area that would link over 40 acres of public property and provide connections to a large population base in the immediate area.

Tree and Forest Impacts to Adjacent Park Property

McKenney Hills Neighborhood Park – Tree Removals

There are some specific tree impacts that result from the school construction activity. Each impact is slightly different in scope and resolution. Specific dead and dying trees identified in Condition Number 4 are located along the southeast corner of the McKenney Hills Neighborhood Park bordering the school site. MCPS has agreed to remove specific trees during school construction to eliminate the potential for any current and/or future safety hazard.

McKenney Hills Neighborhood Park – Tree Preservation

Specific trees as identified in Condition Number 5 are located along the southern border of the park. These trees will be evaluated and provided tree protection measures during construction. The exact impact during construction is not clear and it is possible that these specific trees can be saved. Tree save measures and final tree evaluation will be coordinated and approved by the Park Arborist.

Capitol View Open Space – Forest Impacts

MCPS's proposed Limits of Disturbance (LOD) identifies grading and forest removal up to the Park's northwestern edge property line with the adjacent Capitol View Open Space Park for a distance of 140 linear feet. These boundaries are entirely forested with mature high quality woods. In addition to the potential impact or loss of significant, specimen and other mature Park trees, the proposed (LOD) will result in an unknown amount of future park forest impact. Additional forest loss from dieback due to critical root zone impacts, microclimate changes and increased edge effect and stress resulting from former interior trees forming a new forest edge is anticipated. Delayed impact on this forest in some cases may not manifest for years. The Department of Parks supports potential alternatives that would reduce the proposed level of clearing and grading. Parks staff believes nearly all proposed impact to Park trees could be negated via minor redesign to move the limits of disturbance. The Department of Parks recommends that the limits of disturbance for this project adhere to a 25' no disturbance setback from the Capitol View Open Space as noted in Condition Number 6.

cc: Mary Bradford, Director of Parks
Mike Riley, Deputy Director Park Administration
Gene Giddens, Deputy Director Operations
Brain Woodward, Chief Southern Region Operations
Steve Chandlee, Operations Manager Southern Region Parks
Herbert White, Arborist, Horticultural Services
Mohammed Turay, Park Manager
Michael Ma, Acting Chief Construction Section
Brenda Sandberg, PPSD, Legacy Open Space Program Manager
Dominic Quattrocchi, PPSD Legacy Open Space



MEMORANDUM

DATE: October 21, 2010

TO: Mary Beth O'Quinn
Urban Design Division

VIA: Shahriar Etemadi, Supervisor *D/KH for*
Move/Transportation Planning Division

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

SUBJECT: Mandatory Referral 10725-MCPS-1
Mandatory Referral for Proposed New Downcounty Consortium Elementary
School #29 (Proposed New McKenney Hills Elementary School)
4700 Hayden Drive
Montgomery County Public Schools
Kensington/Wheaton Policy Area

This memorandum presents Transportation Planning staff's review of the subject mandatory referral for the new Downcounty Consortium Elementary School #29 (McKenney Hills Elementary School) proposed at the site of a previously existing elementary school. The site is located at 4700 Hayden Drive in Silver Spring, within the Kensington/Wheaton Policy Area.

RECOMMENDATIONS

We have completed our review of the materials submitted for the subject mandatory referral and recommend that the Planning Board transmit the following comments to Montgomery County Public Schools (MCPS):

1. Any mandatory referral submission for future improvements at the school must include a traffic study if those improvements will increase the school's student core capacity beyond 640 students.
2. MCPS, in coordination with Montgomery County Department of Transportation (DOT), shall consider providing crosswalks, any necessary pavement markings, and handicapped ramps at the Hayden Drive intersections with Kohler Road, Leder Road, and Gardiner Avenue.

DISCUSSION

School Location, Area Land Uses, Roadway/Transportation Facilities, and Public Transit

The proposed new McKenney Hills Elementary School will be located at the western terminus of Hayden Drive, within the northwest quadrant of Georgia Avenue (MD 97)/Forest Glen Road (MD 192)/Capital Beltway intersection/interchange in Forest Glen.

The McKenney Hills Park is located immediately to the north and the Glenwood Recreation Center (swimming pool) and the pool parking lot (accessed via the school driveway/Hayden Drive) are located immediately to the east of the school site. Land use in the vicinity of the school is primarily residential.

Hayden Drive is an east-west two-lane unmarked secondary residential roadway that runs between the school and Gardiner Avenue. A four-foot wide sidewalk currently exists along the south side of Hayden Drive and on-street parking is prohibited along the north side of Hayden Drive. At Gardiner Avenue/Hayden Drive intersection, the southbound Gardiner Avenue approach to the intersection is STOP-sign controlled. Gardiner Avenue has a double-yellow centerline and has a posted speed limit of 20 mph. Speed humps also exist along Gardiner Avenue between Dennis Avenue to the north and Kimball Place to the south.

To the north of the proposed school, Gardiner Avenue is connected to Georgia Avenue via Evans Drive, Dennis Avenue, and Dexter Avenue. To the south of the school, Gardiner Avenue is connected to Georgia Avenue via Hildarose Drive and Arthur Avenue. Further to the south, Gardiner Avenue ends at Kimball Place, which leads to Forest Glen Metro Station, and is connected to Forest Glen Road via Caney Place.

Two north-south secondary residential streets, Kohler Road and Leder Road, connect Hayden Drive to Churchill Road to the northeast of the proposed school. Both of these streets have four-foot wide sidewalks on both sides. However, no crosswalks are currently provided across Hayden Drive at its intersections with these streets. With the proposed new school, staff is recommending that MCPS, in coordination with Montgomery County DOT, consider providing crosswalks, any necessary pavement markings, and handicapped ramps at the Hayden Drive intersections with Kohler Road, Leder Road, and Gardiner Avenue to enhance pedestrian safety in the area.

The school will include new lead-in sidewalks from Hayden Drive to the building entrance and the Glenwood Recreation Center pool, as well as connections to trails already exist within the McKenney Hills Park.

The area is served by RideOn Route 37 that runs along Plyers Mill Road between Wheaton Metro Station and Potomac, RideOn Routes 7 and 8 that serves Forest Glen Metro Station, and Metrobus Routes Y5, Y7, Y8, and Y9, that runs along Georgia Avenue. Bus stops associated with these routes are located approximately one half-mile to one mile away from the proposed school.

School Capacity, Access, Circulation, and Parking

The proposed new McKenney Hills Elementary School will be built with core capacity for 640 students. Vehicular access to the school will be exclusively from Hayden Drive, which terminates at a cul-de-sac within the school property.

Parent/visitor/staff vehicles and buses will enter the school via Hayden Drive. Parent vehicles upon entering the school property will bear right and circulate through the parking lot to the north of the proposed school building, drop-off/pick-up students on the north side of the school building, and exit the school via the driveway to Hayden Drive. The buses upon entering the school will bear left and circulate in a counter-clockwise direction at the cul-de-sac to the northeast of the proposed school building, drop-off/pick-up students in front of the school building, and exit the school via the driveway to Hayden Drive. Staff believes that the proposed bus and parent drop-off/pick-up circulation scheme is adequate to serve the school.

The new school is proposed with approximately 56 parking spaces on school property and with an additional 35 parking spaces in a shared parking lot owned by the Glenwood Recreation Center.

Adequate Public Facilities Review

A traffic study was required for the subject mandatory referral since the proposed elementary school was estimated to generate **30** or more total peak-hour trips during the typical weekday morning and evening peak periods.

The consultant for the applicant submitted a traffic study that presented traffic-related impacts for a school with core capacity for 640 students during the weekday morning and afternoon peak-periods. Staff review of the above traffic study indicated that the study complied with the requirements of the *LATR/PAMR Guidelines* and the traffic study scope provided by the staff.

Using trip generation data for MCPS elementary schools, the study estimated that enrollment of 640 students at the proposed school would generate 326 peak-hour trips during the morning peak period and 179 peak-hour trips during the evening peak period. The trip generation summary for the proposed school is summarized in Table 1.

**TABLE 1
SUMMARY OF TRIP GENERATION
PROPOSED NEW MCKENNEY HILLS ELEMENTARY SCHOOL**

Trip Generation	Morning School Peak-Hour			Evening School Peak-Hour		
	In	Out	Total	In	Out	Total
MCPS Elementary Schools per Student Trip Rate	0.29	0.22	0.51	0.12	0.16	0.28
Trip Generation – Proposed Core Capacity (640 students)	186	140	326	79	100	179

Source: McKenney Hills Elementary School Traffic Study. The Traffic Group, Inc., March 3, 2010.

- Local Area Transportation Review

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the intersections included in the traffic study for the weekday morning and afternoon school peak-hours is provided in Table 2.

As shown in Table 2, the capacity analysis presented in the traffic study indicated that under Total Traffic (i.e., Build) Conditions, CLV at the intersections would be below the applicable congestion standard for the Kensington-Wheaton Policy Area (1,600 CLV). The mandatory referral therefore satisfies the LATR requirements of the APF test.

**TABLE 2
SUMMARY OF CAPACITY CALCULATIONS
PROPOSED NEW MCKENNEY HILLS ELEMENTARY SCHOOL**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Georgia Ave/Dennis Ave	1,242	1,158	1,246	1,165	1,319	1,179
Georgia Ave/August Dr	1,224	982	1,228	988	1,247	1,006
Georgia Ave/Forest Glen Rd	1,460	1,105	1,463	1,129	1,484	1,143
Forest Glen Rd/Seminary Rd	972	832	991	847	1,045	877
Hayden Dr/Gardiner Ave	194	78	194	78	450	207

Source: McKenney Hills Elementary School Traffic Study. The Traffic Group, Inc., March 3, 2010.

Note: Analysis based on morning and evening school peak-hours of 8:00 a.m. – 9:00 a.m. and 3:00 p.m. – 4:00 p.m.
Congestion Standard for Kensington-Wheaton Policy Area: 1,600 CLV

- Policy Area Mobility Review

To satisfy the PAMR requirements of an APF test, Kensington-Wheaton Policy Area require mitigation of 10 percent of new trips generated by a use.

Data observed at MCPS schools indicate that elementary schools have an average morning peak-hour per student trip generation rate of 0.51 trips per student. Compared to the above, the morning peak-hour per student trip generation rate included in the LATR/PAMR Guidelines for private schools with Grades K through 8 is 0.92 trips per student. The proposed McKenney Hills Elementary School can thus be estimated to generate approximately 45 percent less trips than private schools with Grades K through 8. Staff therefore finds MCPS to be satisfying the PAMR requirement for the policy area, primarily through bussing of students and encouraging walking to the school. The mandatory referral therefore satisfies the PAMR requirements of the APF test.

SE:CE:tc

cc: Khalid Afzal
Jim Tokar
Greg Leck
Sarah Navid
Jean Gries
Corren Giles
Carl Wilson

mno to MBOQ re MHES 10725-MCPS-01.doc



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

MEMORANDUM

TO: MaryBeth O'Quinn, Urban Design and Historic Preservation Division

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

FROM: Amy Lindsey, Environmental Planning *AL*

DATE: October 19, 2010

SUBJECT: MR2010720
Downcounty Consortium School #29 (McKenney Hills)

RECOMMENDATION:

Environmental Planning staff recommends transmittal of the Mandatory Referral.

1. Continue working with MNCPPC Parks Department to restrict disturbance along Park property and mitigate forest loss and edge impacts where necessary.
2. Continue making efforts to restrict disturbance and loss of forest and specimen trees.

BACKGROUND

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.



ISSUES

Forest conservation issues are covered in-depth in the forest conservation regulatory memo.

Park Impacts

MCPS's proposed Limits of Disturbance (LOD) identifies grading and forest removal up to the Park's northwestern edge property line with the adjacent Capitol View Open Space Park for a distance of 140 linear feet. These boundaries are entirely forested with mature high quality woods. In addition to the impact or loss of significant, specimen and other mature Park trees, the proposed (LOD) will result in an unknown amount of future Park forest impact. Additional forest loss from dieback due to critical root zone impacts, microclimate changes and increased edge effect and stress resulting from former interior trees forming a new forest edge is anticipated.

Sustainability

Montgomery County has a number of goals that work towards the higher goal of creating a sustainable community. These goals include reducing the carbon footprint of proposed development, promoting walkability, reducing urban heat island effect, and protecting air and water quality. In order to meet the countywide goals, individual projects will have to positively contribute to creating sustainable development. Public projects should lead the way in promoting sustainability, as the public will reap the rewards in the long term, and give example to private development and future leaders of its multiple benefits.

Carbon footprint The carbon footprint can be divided into three basic categories – embodied energy, transportation energy, and building energy emissions. Embodied energy is the emissions created in the creation and transportation of the building materials and the construction of the project. Locally-sourced and recycled material will be used to construct the new building and a construction waste management plan will divert 75% of materials from disposal.

Transportation energy is the energy associated with vehicular traffic to and from the project. This school is located in an existing neighborhood and many of the students will walk to school. Special attention has been paid to connectivity with the surrounding neighborhood through the formal and informal path system through the surrounding forest. The Forest Glen Metro station is a less than 15 minute walk from the school location, connecting staff to the heavy rail and bus routes in the area.

Building energy emissions are created in the normal operation of a building including lighting, heating cooling and ventilation, operation of computers and appliances, etc. Schools tend to be a fairly intensive energy use, as the lighting requirements are generally more intensive and numerous computers are often in use. The facility orientation lends itself to the use of daylighting, with light shields blocking direct sun and guiding indirect sunlight into the classrooms. A vegetated roof also reduces energy use due to the insulating effects of the vegetation and planting medium. A geothermal field is located under the playing field to further minimize energy requirements. The County is pursuing

a number of LEED credits related to the goal of reduced energy emissions, including enhanced commissioning and energy performance optimization.

Walkability This project is located within an existing neighborhood with excellent pedestrian access. While not all parts of the surrounding neighborhoods have sidewalks connecting to the school property, vehicular speeds are generally low enough to allow for pedestrian use of roadways. As part of this development project, MCPS will be removing a concrete path in poor condition through the forest but will be replacing the path with a natural surface path in an area of erosion repair.

Urban heat island effect Heat island effect is an urban and suburban problem that results from the large quantity of impervious surfaces radiating appreciably more heat into the atmosphere than natural surfaces. It can significantly affect air quality, water quality and livability in developed areas. Tree cover, green walls, and vegetated and reflective roofs can diminish a projects contribution to the overall heat island. While the total tree cover over the parking lot is considerably less than 30%, this is due to the compact design and small median areas. The median areas are also shared with utilities and stormwater management, further reducing the amount of area available for planting. The school is using a vegetated roof, so that will contribute to the urban heat island reduction. Areas of the roof that cannot be vegetated will be covered with a light colored membrane, to prevent build up of heat on the roof.

REGULATORY FRAMEWORK

Environmental Guidelines

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.

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.

The applicant proposes to impact 42 trees requiring a variance under Section 1607(c) of the Natural Resources Article, MD Ann. Code. Staff recommends approval of the variance as part of the forest conservation plan. A more detailed discussion on the variance is included in the Environmental Planning report to the Planning Board.

Stormwater Management

A Stormwater Management concept plan was approved by the Department of Permitting Services (DPS) on August 2, 2010. The concept includes a vegetated roof over 80% of the building, microbioretention areas and a stormfilter. In order to minimize forest loss

and damage to slopes, all drainage is being directed to one outfall.

Green Building

This project will need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law. MCPS is seeking LEED (Leadership in Energy and Environmental Design) Silver Certification for this project, though may be able to attain Gold Certification..

RECEIVED
0896
OCT 20 2010

MCP-CTRACK

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

From: Brian K. Bhandari [bkbhandari@hotmail.com]
Sent: Wednesday, October 20, 2010 1:29 PM
To: MCP-Chair
Cc: kreischerds@aol.com
Subject: McKenney Hills school site plan # 420091330
Attachments: BKB-McKenney Hills School Ltr.docx

Chairwoman Carrier,

Attached find a letter supporting the McKenney Hills school site plan (# 420091330).

Thank you,
Brian K. Bhandari

Brian K. Bhandari
10109 Gardiner Avenue
Silver Spring, MD 20902

October 20, 2010

VIA E-MAIL: MCP-Chair@mncppc-mc.org

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

Re: McKenney Hills school site plan # 420091330

Dear Ms. Carrier,

The purpose of this letter is to ask you to vote in favor of the new McKenney Hills school site plan # 420091330 (the "Proposed Plan") when it is presented to you on October 28, 2010. I have been following this process over the last several months and more closely with the emergence of the newly formed McKenney Hills Forest Conservation Group. I read the review recommendation by Loiederman Soltesz Associates dated October 15, 2010 (the "Report") as posted on the Board's website (http://www.montgomeryplanningboard.org/agenda/2010/documents/20101028_Downcounty_Consortium_School_29.pdf) and will be in attendance at the Planning Board meeting on October 28, 2010.

I noted several of the letters against the proposed plan were submitted early in October 2010. Many of these letters were submitted by ill-informed residents of our community. It started with Diane Cameron of the Audubon Naturalist Society (a special interest group) attending a McKenney Hills Community Association meeting in late September 2010 in which Jim Tokar of Montgomery County Public Schools ("MCPS") presented an updated of the school plan. During the meeting, Ms. Cameron did not appropriately identify herself nor did she articulate her intentions. Subsequent to this meeting, Ms. Cameron planted seeds of misinformation regarding the Proposed Plan in the communities surrounding the school site (i.e. McKenney Hills-Carroll Knolls, Capitol View, etc.). This misinformation landed on community list serves and spread without any fact checking by Ms. Cameron or many of the individuals that sent you letters of protest. Thus, these letters of protest were a knee-jerk reaction to misinformation.

Over the last two weeks, interested neighbors have attended meetings hosted by the Oakland Terrace Elementary School PTA in which MCPS re-presented the school site plan and other parties presented their position. These meetings educated the neighbors who essentially ignored the prior 13 public hearings and other community meetings. Many attendees realized that their knee-jerk reactions were inappropriate and realized the design of the school is compliant and will support the existing environment.

Further, as noted in the Report, the suggestions provided by the McKenney Hills Forest Conservation Group are not feasible and clearly demonstrate a lack of knowledge of the site plan and rules and regulations necessary to build and operate a public school in Montgomery County.

As you are well aware, 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.

I would like to personally commend Jim Tokar of MCPS for going above-and-beyond the call of duty to ensure all questions are answered by anyone in the community.

Ms. Carrier, the Planning Board holds in its hands not only the futures of the first 500+ children that will attend the new school, but the futures of thousands more that will attend the school in the years to come. As such, I urge you and your Planning Board colleagues to 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.

Sincerely,

/s/ Brian K. Bhandari

Brian K. Bhandari

RECEIVED
OCT 20 2010

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Meghan Petrucci [meghanpetrucci@hotmail.com]
Sent: Wednesday, October 20, 2010 12:23 PM
To: MCP-Chair
Subject: Support for opening DCC# 29 on schedule

October 20, 2010

To Françoise Carrier, Chair
Members of the Montgomery County Planning Board:

I am writing today to urge you to keep the planning and bidding process on schedule for the construction of the new elementary school at the site of McKenney Hills, DCC# 29.

As a parent of a third and first grader at Oakland Terrace, I am concerned that this project might be delayed because a handful of people have decided that a stand of trees is more important than the impact on the children, families and communities who attend Oakland Terrace Elementary, Woodlin Elementary, and Rosemary Hills Elementary. The construction of this school is vital to alleviating the extreme overcrowding at Oakland Terrace Elementary, but also it will help alleviate the increasing problem with overcrowding at neighboring elementary schools.

Oakland Terrace Elementary has been a wonderful, enriching environment for my children. Under the leadership of Cheryl Pulliam, the school has performed amazing feats to provide a safe, fulfilling, and educational environment. How do they do this? They have a team that is committed to the education of those children. Fortunately for me, I was able to join the staff of Oakland Terrace this year as a paraeducator. Realistically, the amazing staff, teachers, and administrators cannot sustain this kind of success for much longer due to the growing population.

As a paraeducator, I can tell you firsthand what overcrowding looks like at Oakland Terrace Elementary. During recess, 175 first graders have little more than 15 minutes to frantically run and play on a space that is dramatically undersized. From above, the view must look like ants clambering desperately over spilled sugar. Most parents would assume that at least 12 adults are outside to supervise these children, but that is not the case. During first grade recess, there are only 5 adults on the playground to supervise that large population of children. At lunch, the situation is even more desperate. Watching children shovel food into their mouths because they had to wait in an enormous line is unacceptable. What is worse, for 35% of our children at Oakland Terrace, that might be the only nutritious meal that they receive that day. Although we would love to double up grades in the cafeteria and on the playground to allow for additional time to eat and play, we simply cannot. Not only is the playground too small for any single grade at Oakland Terrace, but the cafeteria is also too small.

I have testified to the board of education about the effects of overcrowding at Oakland Terrace. As a parent of children at Oakland Terrace, and as a member of the McKenney Hills community, I volunteered diligently to urge MCPS to open DCC #29. So many people move to Montgomery County because of the award-winning schools. Similarly, so many people have moved to McKenney Hills to send their children to Oakland Terrace. In response to the overcrowding, MCPS and the BOE have put forth plans for an amazing educational environment that pleased many ecologically-minded members of our community, and made them choose our neighborhood to raise and build their families. We are committed as a community to see this school open on schedule.

I am so proud to be a member of the MCPS family, and I am thrilled to be a member of the team at Oakland Terrace Elementary. I am proud of the successes of our school, and I foresee that we can achieve even greater success with your help. We desperately need the process to continue as scheduled for DCC# 29.

Thank you for your attention.

Respectfully,

Meghan Petrucci, parent of two at Oakland Terrace Elementary, member of the McKenney Hills community, paraeducator at Oakland Terrace Elementary

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OCT 20 2010

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

MCP-CTRACK

From: kim engstrom [kimlengstrom@gmail.com]
Sent: Wednesday, October 20, 2010 11:57 AM
To: MCP-Chair
Subject: McKenney Hills Elementary

To Whom it May Concern,

I am writing this letter in support of the proposed DCC Elementary School #29 at the McKenney Hills site. I currently have a first grader at Oakland Terrace and an incoming kindergartener who will attend Sligo Middle School next fall.

The situation at Sligo Middle School cannot be sustained by OTES. This year my daughter rides the bus for an extra 20 minutes each morning to accomodate drop offs at both Sligo and Oakland Terrace. In the afternoon, kindergarten bus riders end their academic day at 3:15 but do not arrive home on the bus until 4pm. The sheer numbers of children at Oakland Terrace and the satellite campus are huge.

Please vote to approve plans to develop the McKenney Hills site as scheduled. This school is desperately needed to eliminate the overcrowding at Oakland Terrace.

Thank you,
Kim Engstrom
OTES parent

RECEIVED
OCT 20 2010

MCP-CTRACK

From: James Chervenak [chervjay@yahoo.com]
Sent: Wednesday, October 20, 2010 11:43 AM
To: MCP-Chair
Subject: Re: Mckenney Hills/Oakland Terrace

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

Dear Montgomery County Planning Board,

I am writing to support immediate construction of the McKenney Hills school (Downcounty Consortium school #29). My child attends Oakland Terrace Elementary (OTES) as a third grader. As parents, we have seen the overcrowding problems increase such that time for lunch and recess is curtailed. Now some of the students have been relocated to an annex of Sligo Middle School. This situation is unsustainable given the projections for graduating 5th graders and incoming kindergarteners. The #29 school is needed to solve the problems facing OTES and the need is immediate.

I understand that an issue with construction has arisen concerning loss of trees and impact on the local environment during and after construction. Montgomery County has a good reputation on these issues (for example, waste water management initiatives with the MC Department of Environmental Protection). While I think all care should be taken to restore the environment after the construction, and I believe our community will support that effort with volunteer labor if the county allows, no particular tree should be considered sacred at this time when our schools exhibit such a need.

I write in support of the opening of DCC Elementary School #29 in the fall of 2012.

Thank you for your time.

Sincerely,

James Chervenak

Oakland Terrace parent

Note: I resent from a second email address because I received an error message from the first sending. I apologize for any duplication.

RECEIVED

OCT 20 2010

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

MCP-CTRACK

From: Cara Olsen [caraolsen@rcn.com]
Sent: Tuesday, October 19, 2010 9:23 PM
To: MCP-Chair
Subject: Please do not delay construction of the new elementary school at McKenney Hills

I am the parent of a current 4th grader at Oakland Terrace elementary school (OTES), and a preschooler who will likely attend the new elementary school at McKenney Hills. I am writing to encourage the Planning Board NOT to delay the construction of the new school. My family has been patient about the overcrowding problem at OTES only because it was clear that a solution was in the works, but OTES is close to the breaking point, and enrollment is still projected to increase.

While the staff at Oakland Terrace have been doing an amazing job dealing with overcrowding, there are consistent problems that cannot be solved until a new school is built. Students are crowded into portables, they are eating lunch less than two hours after school starts (or less than two hours before it ends) because the cafeteria can't handle more than one or two grades at a time, they don't have room to run around on the playground at recess, and they can't even hold school activities such as International Night at OTES anymore because the building cannot accommodate all of the families at once. It is hard to build a sense of community when there are 160 children in each grade and students don't have the same classmates from year to year.

It was brought to the attention of the PTA that only a few OTES parents have contacted you in support of building the new school on schedule. I can't speak for others, but at first I found it hard to take the last-minute objections seriously. Surely no one who has experienced the conditions at OTES would want to obstruct the building of the new school.

Please, when considering any changes in the construction schedule, remember that this delay will harm the education of nearly 900 schoolchildren.

Sincerely,

Cara Olsen

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OCT 20 2010

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

MCP-CTRACK

From: Esther and Terence Curry [thecurrys70@hotmail.com]
Sent: Tuesday, October 19, 2010 6:18 PM
To: MCP-Chair
Subject: Threat to McKenney Hills construction

Importance: High

Dear madam,

I was shocked when I heard that anyone could throw the future of McKenney Hills elementary school into jeopardy. Given that there has been at least three years for people to make their feelings known about the project it seems very late in the day. We already have our kindergartners at Sligo on the understanding that a new school was under way.

Oakland Terrace is a wonderful school but it is bursting at the seams. We need a new school and McKenney Hills is ideally located. The designers of the school seem to have gone out of their way to design a school that will minimize rainwater runoff. It would be an unspeakable waste of all the planners' and designers' and engineers' time and talents, not to mention the large amount of money that has already been spent on the project, to stop it now.

I cannot stress enough what an unmitigated disaster it would be if this plan were to be ended or delayed by the actions of some busybody so late in the day. It makes my head explode that this can actually be happening and that there are going to be even MORE meetings.

Yours very sincerely
Esther Curry
mother of a kindergartner and a second grader at OTES

RECEIVED
OCT 20 2010

MCP-CTRACK

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

From: petrizz@verizon.net
Sent: Tuesday, October 19, 2010 5:39 PM
To: MCP-Chair
Subject: McKenney Hills ES on Schedule

Dear Ms. Carrier and Planning Board members,

I am the parent of a kindergartener and a 5th grader at Oakland Terrace Elementary School. I'm writing you to express my support for the plans for the new McKenney Hills Elementary School in our community.

This past spring, I testified to the Montgomery County School Board in support of the Satellite OTES campus at Sligo Middle School as an interim measure to combat the overcrowding at OTES.

Everything I have heard about the plans for this new school sound not just acceptable, but really quite extraordinary from an environmental standpoint. I strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time to open in Fall 2012.

Oakland Terrace ES is a fantastic school—and it is not an accident that it has become one of the most overenrolled schools in Montgomery County. My husband and I shopped for real estate specifically to be in the OTES catchment area. Cheryl Pulliam's leadership as principal of OTES, combined with the success of a wonderfully diverse student body and dedicated teachers, make OTES a very special place. But no school can function optimally when twice as many kids are attending as the school was designed to house.

The kindergarten students are most impacted by the crowded conditions, as they are now at a satellite campus at Sligo Middle School. But absolutely everyone in the OTES community has been affected by the problem. My children's bus ride to school has gotten 40 minutes longer every morning. Their recess time is with some 140 students on the playground, supervised by just three MCPS employees and parent volunteers. Lunch lines are very long, and eating is very rushed. (And that is after the lunch situation improved when the kindergarteners were moved to Sligo).

I'm not sure if you can imagine just how fraught with worry and anxiety the decision was to split our school over two campuses. One wonderful tradition at OTES, that my boys got to enjoy, was a special relationship that was fostered between the fifth grade safety patrol children and the kindergarten kids. The older children took responsibility for the younger ones, helping them get off the bus and to their classes. That kind of tradition is part of what makes OTES a warm, safe place where academics and character-building are equally valued. The overcrowding has pressed the pause button on this special tradition for two years. Please don't let it stretch to three.

Trees are lovely. We have lots of them in Homewood, McKenney Hills, and Forest Estates. By all means, preserve as many trees as possible. But don't delay this school. It is overdue already and must open as soon as possible.

Sincerely,

Mary Petrizzo

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OCT 20 2010

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

MCP-CTRACK

From: Kelsi Kennedy [kelsi_kennedy@jtpr.com]
Sent: Tuesday, October 19, 2010 5:10 PM
To: MCP-Chair
Subject: Maryland-National Capital Park & Planning Fund

Dear Ms. Carrier:

I am contacting you on behalf of a communications fir. We're looking to update our records regarding the Maryland-National Capital Park & Planning Fund. My research left me with some questions that I'm hoping you can address:

1. What is the bid cycle and when is the next bid year?
2. What is the term length for Board members? When are their terms up?
3. Is Marc Friedberg still your consultant? If not, who currently holds that position?

Thank you in advance for your help. If you have any questions, please contact me at kelsi_kennedy@jtpr.com or (312) 573-5488.

I look forward to hearing from you.

Sincerely,

Kelsi Kennedy

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OCT 20 2010

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

MCP-CTRACK

From: Kreischer [Kreischerds@aol.com]
Sent: Tuesday, October 19, 2010 5:06 PM
To: 'Ben Gielow'; ceceliafl@gmail.com; holly_sage@hotmail.com; jccburke@hotmail.com; jocelyn_gross@ymail.com; jocelyn_ronald@yahoo.com; kristinedax@hotmail.com; 'kathleen enright'; rmedoc@hotmail.com; mmccarthy20@gmail.com; rob_meg_neill@yahoo.com; kukihansen@yahoo.co.uk; lefeburek@gmail.com; 'CuddyDawson'; 'Chris King'; 'Darcia Email'; bradislaw@aol.com; 'Amy Maddox'; LawrenceLRDM@verizon.net; elena.kilner@gmail.com; meghanpetrucci@hotmail.com; 'The Shaffers'; petrizz@verizon.net
Cc: MCP-Chair
Subject: REMINDER about TONIGHT's meeting for saving McKenney Hills School

I know we get busy. Just a quick reminder about **tonight's** public forum regarding the McKenney Hills School and the protestors.

Location and Time: Sligo Creek Middle School Media Center from 7 to 9pm

Participants:

Reps from MCPS, MCPS Construction, Planning Board, Forest Preservation Group and Save Our School

Come learn and ask important questions. The Planning Board decides on October 28th and needs to see our show of support.

Don't let these "sniper tactics" impact the project at the very end after 4 years of planning for this school!

It's your school. It's your kids.

Email your support of the school (or the trees) to MCP-Chair@mncppc-mc.org

Sheryl

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OCT 20 2010

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

MCP-CTRACK

From: Diana [dianambaird@aol.com]
Sent: Tuesday, October 19, 2010 5:01 PM
To: MCP-Chair
Cc: otespta_discussion@yahoogroups.com; oaklandterracepta@yahoogroups.com; birchard2@aol.com; dbaird@ifc.org
Subject: Re: [otespta_discussion] Urgent: Letter to the Planning Board from the OTES Parent on Planned Construction of the Proposed McKenney Hills School

October 19, 2010

Diana Baird/Keith Birchard

9807 Hollow Glen Place

Silver Spring, MD 20910

301-495-4886 (h)

202-473-5068 (w)

Francoise Carrier

Chairwoman

Montgomery County Planning Board

8787 Georgia Ave.

Silver Spring, MD 20910

MCP-Chair@mncppc-mc.org

Re: Continuing with Scheduled Construction of the Proposed McKenney Hills ES

Dear Ms. Carrier and Planning Board Members,

We are the parents of twin 5-year-old boys who are in Kindergarten at the Sligo Middle School Satellite of Oakland Terrace

Elementary School.

We are writing you to express our support for continuing on the current schedule with the planning and construction of the proposed McKenney Hills Elementary School for our community.

The planning for the school has been going on for several years. We believe that it has been an interactive process and that the design is as environmentally sustainable as possible considering the constraints of the site. In addition mitigation measures such as replacement planting and other site remediation measures have been incorporated. We strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when presented by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time in order to open for September 2012 classes.

We have heard from all our neighbours about what a great school Oakland Terrace ES is and what a wonderful principal and dedicated staff they have, but we have also heard about the nightmares of the over crowding for the past few years and this has made us seriously question whether the school will be able to deliver on the high standards of the past if the situation is allowed to continue.

Our children are now at the satellite campus at Sligo Middle School. Although this has worked out to be a satisfactory compromise – it should be regarded as a temporary, short term solution! We pick our children up in order to avoid a long and convoluted ride home via OTES. We opted out of signing up to after school activities, as we could not envisage the coordination involved between getting between the 2 schools to participate. In addition the kindergarteners miss out on the interactions of with the older children, whom they look up to as school leaders and role models.

Obviously the design should be as environmentally sensitive as possible, but there needs to be a decision to move forward based on trade offs and the need for a new school is paramount. Please do not delay the construction and planning for this school, it is long overdue and must open as soon as possible.

Sincerely,

Diana Baird and Keith Birchard

-----Original Message-----

From: Rubin, Michael <Michael.Rubin@APORTER.COM>

To: oaklandterracepta@yahoo.com <oaklandterracepta@yahoo.com>;

otespta_discussion@yahoo.com <otespta_discussion@yahoo.com>

Sent: Tue, Oct 19, 2010 9:40 am

Subject: [otespta_discussion] The Planning Board has Affirmatively Asked to Hear from the OTES Community on the McKenney Hills School

Amy Lindsey, Senior Planner, Environmental Planning Division (and certified arborist) is responsible for the staff's recommendations (in favor) on McKenney Hills's forest preservation plan. Although she has carefully considered the forest preservation plan and is recommending minor changes, she made clear last night that Planning Board approval is not a rubber stamp and that they take their review very seriously.

In talking with her yesterday morning, she expressed her shock that the OTES community has not been offering its views of the McKenney Hills School or the overcrowding at OTES necessitating a new school. As of Friday, the Planning Board had received 55 pieces of correspondence -- of which 38 letters are in opposition and only 17 are in support. The most shocking number in reading the letters that there is only a single letter from a member of the current OTES community expressing a view one way or another. Although I have my personal views on the matter and the PTA will be voting tonight on what to do as a PTA after having heard from both sides, I encourage everyone in this community to express their views -- whatever they are -- to the Planning Board in advance of the hearing on October 28, 2010. The OTES community's voice simply must be heard on this matter and is specifically being requested by the Staff of the Planning Board.

Written comments in letter or email form or in the form of written testimony should be submitted at least 24 hours in advance of the Planning Board hearing date with reference to the matter to ensure that all comments will be included in the record before the Commission. **Comments should be transmitted via e-mail to MCP-Chair@mnccppc-mc.org, faxed to Chair Françoise Carrier at 301-495-1320, or addressed to: Françoise Carrier, Chair, Montgomery County Planning Board, 8787 Georgia Avenue Silver Spring, Maryland 20910.**

PLEASE COME TONIGHT TO LEARN ABOUT THE ISSUES AND THEN MAKE YOUR VOICE HEARD BOTH THROUGH THE PTA AND AS INDIVIDUALS.

Thank you.

U.S. Treasury Circular 230 Notice

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OCT 20 2010

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

Tacconelli, Gail

From: Sarah Leavitt [leavitt.sarah@gmail.com]
Sent: Wednesday, October 20, 2010 11:09 AM
To: MCP-Chair
Subject: McKenney Hills/Oakland Terrace

Dear Montgomery County Planning Board,

I am writing in support of the need for Downcounty Consortium School #29 (McKenney Hills) to be built in time to open to students for the 2012-2013 school year. It is vitally important to the success of our students, our school, and our neighborhood that this school be completed on its current schedule and be ready to open in 2012. Further delays at this point pose a serious threat to the quality of education at Oakland Terrace and to the continued high reputation of the school and its catchment area.

I have a son who is currently a 3rd grader at Oakland Terrace. I know first-hand how hard Principal Pulliam and her staff work to ensure that my student's needs are met along with almost 900 other students. But it is getting to the point of impossibility. The school building was simply not built to accommodate so many kids. At the Open House day last week I observed students in overcrowded classrooms trying to sit and listen to their teachers on rugs that didn't fit all of them. I saw them at recess, being "watched" by an insufficient number of adults as they overtook the playground equipment in such a way as to prevent most kids from having a chance at the monkey bars, let alone the jump ropes or hula hoops. I realize that a good education does not rest on the availability of a hula hoop at recess, but it is perhaps emblematic of a larger **and soon to be avoidable** problem: there are too many kids at this school. The school and its facilities and equipment cannot hold them. They cannot have school-wide assemblies (even setting aside the problem of the kindergarten kids being offsite at Sligo Middle School), cannot hold school-sponsored events at the school building, cannot be assured they will know anybody in their classroom even after having been at the school for several years. These kids deserve better. The overcrowding has created a serious instability in the equity of schools throughout the county, with students at smaller schools receiving more attention, better access to equipment and staff, and simply a better experience at their elementary schools. We can solve this problem, and we must.

I have full confidence that MCPS can work with the necessary groups and organizations to fulfill--and exceed--all expectations of planting new trees and being a respectful neighbor to the surrounding tree canopy and forest areas. I certainly support all plans to plant new trees. I appreciate the irony of ripping up trees to build a green school, but this is the situation we have been dealt. This neighborhood used to sustain many more elementary schools which were closed down as the population aged. As younger families move back into the area, they bring vibrancy and activity to the inner suburbs, which is wonderful. Montgomery County has supported these families with better public transit, retail and restaurant hubs, libraries, and other wonderful amenities that are beneficial to everyone. Building this school is simply the next, necessary step. It must happen, and it must happen soon.

I write in support of the opening of DCC Elementary School #29 in the fall of 2012.

Thank you for your time.

All best,
Sarah Leavitt
Oakland Terrace parent

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OCT 20 2010

OFFICE OF THE CHAIRMAN
THE BOARD OF LAND AND NATURAL RESOURCES
PARK AND PLANNING COMMISSION

Tacconelli, Gail

From: Susan Racine Passmore [srpassmore@hotmail.com]
Sent: Wednesday, October 20, 2010 11:04 AM
To: MCP-Chair
Subject: Support for DCC #29 plans

Francoise Carrier,

I am writing today to support the plans to build the Downcounty Consortium #29 ("DCC #29") elementary school. If this school is not opened on time in 2012, our community will face a serious and avoidable crisis. While we recognize that Oakland Terrace is a great school, I have also seen the sacrifices that OTES students, staff and families have already had to make due to overcrowding. Families with kindergarteners and older students are divided between the satellite campus at Sligo Middle School and the main OTES campus. Staff, already stretched to cover 100's of students over the OTES capacity are now stretched between two OTES locations. Grade 1-5 students are still pushed through shared spaces such as the lunch room because overcrowding persists at the main campus despite the kindergarten satellite. Conditions are presently extremely difficult and, quite frankly, it is a testament to the strength of our community and especially the OTES staff that we have got along this far.

We cannot delay the opening of the DCC #29 school. Our community cannot withstand more delays and worsening overcrowding. Every year that these conditions continue is a direct sacrifice of our children's educations.

Thank you,

Susan Passmore
Parent of OTES 1st grader and future kindergartener in 2012
Silver Spring

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OCT 20 2010

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

Tacconelli, Gail

From: Ricardo Leon [ricardoleon01@yahoo.com]
Sent: Wednesday, October 20, 2010 10:54 AM
To: MCP-Chair
Subject: Support building new school at the McKenney Hills site

Hello,

As a resident of Montgomery County and parent of two children currently attending Oakland Terrace Elementary, I am in support of building a new school at the McKenney Hills site.

It is evident Oakland Terrace has filled to capacity given the decision to put the new kindergartens class in Sligo Creek Middle School campus. It is totally unacceptable to keep delaying the construction of McKenney Hills. As parents we accepted the idea for a couple of years, but we are not going to tolerate additional delays in the construction of the new school.

In my particular case, once McKenney Hills opens my children will be able to attend since we live a block away from the site.

Please start building the new school.

Thanks,
Ricardo Leon
9874 Hollow Glen Place
Silver Spring, MD 20910
301-585-3208

RECEIVED

OCT 20 2010

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

Tacconelli, Gail

From: Maria N [naranjomini@yahoo.com]
Sent: Wednesday, October 20, 2010 10:52 AM
To: MCP-Chair
Subject: We need the new School!!!

To:
Françoise Carrier, Chair, Montgomery County Planning Board

Fr: Maria Naranjo (Silver spring resident and single mother of 2 school aged children)

I am writing in support of the building of the new school at McKinney Hills. Both my children currently attend OTES.. my daughter started kindergarten this year.. and had to move to the Sligo sate-lite school location in order to start her schooling!

The current OTES is over crowed and we need a new school to deal with this reality! How can we provide a productive learning environment with over 800 kids enrolled at the OTES? I pay ALOT in taxes to support the public school system. We have waited long enough for the school to be built.. please listen to the parents of the school aged children.. we need a new school NOW!

Maria Naranjo
naranjomini@yahoo.com
2903 Barker Street
Silver Spring MD 20910

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OCT 20 2010

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

Tacconelli, Gail

From: Caitlin [caitlinc11@verizon.net]
Sent: Wednesday, October 20, 2010 10:43 AM
To: MCP-Chair
Subject: McKenney Hills ES construction

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

Dear Ms. Carrier and Planning Board Members,

I am writing today in favor of the Planning Board approval of Site Plan # 420091330 for McKinney Hills ES. My understanding is that the Board is set to vote on this plan at the October 28th meeting.

I am the parent of two students who have completed elementary school at OTES. My son completed fifth grade in 2006/07 and my daughter completed fifth grade in 2008/09. I also have been a substitute teacher at Oakland Terrace for six years. As both a parent and a staff person, I have seen the many challenges the students, staff, and administration have encountered as the population at the school ballooned. Although it is flattering as a parent to know that your child is attending a sought after public school, the disadvantages to the overcrowding quickly became evident and eventually quite problematic! The lack of classroom space for resource staff and ultimately teaching staff was having a direct effect on the quality of instruction and learning able to be accomplished. Additionally the movement of kids throughout the school at arrival, dismissal and during the lunch/recess periods was challenging at best. Not only was physical space an issue in the hallways during the exit/entrance of students into and out of the cafeteria but the amount of time students who purchased lunch had to actually eat their meal was way too short (often times less than 10 minutes). Lastly another very major concern, as a parent and a staff participant, was moving the students out of the building and away from the building during fire and emergency drills.

Kudos to Ms. Cheryl Pullium and her amazing staff and to the students at OTES for dealing so well the many obstacles to their school day environment. From my point of view they all deserve medals. However as with any situation that has many problems, those parties negatively effected can not continue to function successfully for an unlimed amount of time. I am therefore encouraging the Planning Board to weigh the actual fact of the needs of the students and staff of the overcrowded school against the recent request by the residents of the neighborhood whom chose not to get involved until the 12th hour.

I too am in favor of the new school construction having the minimal ecological effect on the environment and surrounding neighborhoods. I belong to the Gleenwood Pool. But, I can only support any ecological considerations that would not delay in any way the construction process of the McKinney Hill ES.

I have also had the opportunity to substitute, a number of times, at the OTES satellite campus this year. My impression is that these amazing staff members, administrators and resilient kindergartners are doing their best with what is available to them. In no way is this a long term or permanent solution for reasons too many to cover here.

I thank you for you thoughtful consideration of my concerns expressed in this letter and hope you vote in favor of passing Site Plan #420091330 on Thursday October 28, 2010.

Sincerely,

Caitlin Cronin

RECEIVED
OCT 20 2010

Tacconelli, Gail

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

From: Boa Elizabeth S. [ees1@hermes.hood.edu]
Sent: Wednesday, October 20, 2010 10:27 AM
To: MCP-Chair
Subject: Continuing with Scheduled Construction of the Proposed McKenney Hills ES

October 20, 2010

Elizabeth and John M. Boa
3100 Homewood Parkway
Kensington, MD 20895

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

Re: Continuing with Scheduled Construction of the Proposed McKenney Hills ES

Dear Ms. Carrier and Planning Board Members,

We are the parents of twin 8-year-olds who are in third grade at Oakland Terrace Elementary School.

We are writing you to express our support for continuing on the current schedule with the planning and construction of the proposed McKenney Hills Elementary School for our community.

The planning for the school has been going on for several years. We believe that it has been an interactive process and that the design is as environmentally sustainable as possible considering the constraints of the site. In addition mitigation measures such as replacement planting and other site remediation measures have been incorporated. We strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when presented by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time in order to open for September 2012 classes.

Oakland Terrace ES is a great school and has a wonderful principal and dedicated staff, but we have also seen the nightmares of the over crowding for the past few years and this has made us seriously question whether the school will be able to deliver on the high standards of the past if the situation is allowed to continue.

Obviously the design should be as environmentally sensitive as possible, but there needs to be a decision to move forward based on trade offs and the need for a new school is paramount. Please do not delay the construction and planning for this school, it is long overdue and must open as soon as possible.

Sincerely,

Elizabeth and John M. Boa

--
Beth Boa
Local Childcare Coordinator
(301) 962-5055
<http://eboa.aupairnews.com/>

I have over 3 years of experience as a childcare solutions expert. I have assisted families across the DC area find the right au pair based on their family dynamics (multiples, special needs, single parent, military, etc.)

RECEIVED

OCT 20 2010

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

Tacconelli, Gail

From: Rebecca Bond [rebeccabond03@yahoo.com]
Sent: Wednesday, October 20, 2010 9:15 AM
To: MCP-Chair
Subject: Please keep McKinney Hills on schedule

October 20, 2010

Rebecca Bond and Matthew Eisenberg
3003 Ferndale Street
Kensington, MD 20895
301-933-2903/301-755-3780

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

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

We are the parents of a 7-year-old daughter who is in the second grade at Oakland Terrace Elementary School and a 5-year-old boy in kindergarten at Sligo Middle School. We are writing you to express our support for the plans for the new McKenney Hills Elementary School in our community.

We were crushed when we learned the school our daughter walks to would not be the school our son would attend for kindergarten. Instead, he buses to Sligo in the morning and afternoon.

Sligo has been a satisfactory temporary solution. Due to the outstanding leadership of Cheryl Pulliam and her fantastic team of kindergarten staff, my son is having a great experience. But we feel he is missing out on the benefits of attending a multi-age school and participation in afterschool activities is very difficult and stressful, relying on the system to get him where he needs to be. And volunteering at two schools has been logistically challenging.

We have been counting the months until our kids are in the same place to give us peace of mind, as well as simplify our participation in OT's volunteer program and extra activities. I understand the need to respect the host neighborhood, but careful consideration has been allowed for the environment and advice has been given by qualified experts.

I learned from a friend that Kensington Parkwood gave up ample parking to keep trees as requested by neighboring residents. Now those same residents are resentful of all the street parking required during events and afterschool activities at the school.

We strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when presented by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time in order to open for September 2012 classes.

Thank you for your attention,
Rebecca Bond and Matthew Eisenberg
3003 Ferndale Street

Kensington, MD 20895

Carter, John

From: Stanley, Rollin
Sent: Wednesday, October 20, 2010 1:24 PM
To: Carter, John; Kreger, Glenn; Krasnow, Rose; DeBose, Richard; Pfefferle, Mark; Hardy, Dan
Subject: FW: [ApaMaryland] FW: FINAL FINAL Arendt Email invite - Ok to send
Attachments: ole0.bmp

You might want to circulate to your staff. No idea who this guy is – John do you?

----- Forwarded Message

From: Richard Griffin <rgriffin@cityoffrederick.com>
Date: Tue, 19 Oct 2010 14:15:39 -0400
To: <apamaryland@list.planning.org>
Cc: Nick Colonna <ncolonna@cityoffrederick.com>
Subject: [ApaMaryland] FW: FINAL FINAL Arendt Email invite - Ok to send

Fellow APA Members – Thought you might be interested in the following event next Tuesday night featuring Randall Arendt – author and lecturer.

Richard G. Griffin, AICP, CEcD

Director of Economic Development

The City of Frederick, Maryland USA

301-600-6361 (office)

rgriffin@cityoffrederick.com

MCP-CTRACK

From: t.overby@verizon.net
Sent: Tuesday, October 19, 2010 2:06 PM
To: MCP-Chair
Subject: Keeping the New McKinney Hills ES on Schedule

Importance: High

RECEIVED
0895
OCT 19 2010
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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

Re: Keeping the New McKenney Hills ES on Schedule

Dear Ms. Carrier and Planning Board Members:

As a parent of one child at Oakland Terrace Elementary School and another who is scheduled to attend kindergarten during the 2012-2013 school year. I'm writing to you out of concern that the construction of the new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's and next year's kindergarten classes are being housed in a satellite campus at Sligo Middle School. It is very important to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012. Otherwise, it will continue to be a travesty for parents to have children attending Oakland Terrace, but having to go to two different campuses for meetings, events etc.

Delaying the opening of the school will most impact the students because some of them will continue to be in portable classrooms requiring them to walk outside to get to the bathroom in the school. Due to the overcrowding, they have lunch periods that start as early as 11:30 and end as late as 1:30 pm which is almost the end of the school day. To accommodate my child eating at 1:30 pm, I am required to send a snack with him to school. Also, the playground is so crowded with kids that they barely have room to play and are required to use the park field next to the school to play.

I support the new school being built in as "green" a manner as possible, and I think that every effort has been made to do just that. If alterations to the building plans can be made to make the school "greener", I would fully support those efforts as long as they do not delay the construction process.

I strongly recommend that you and the Planning Board vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please allow this much-needed school to open on schedule.

Thank you,

Tamara Overby
Parent of an Oakland Terrace Elementary School Student
10354 Castlehedge Terrace
Silver Spring, MD 20902

RECEIVED
OCT 19 2010

MCP-CTRACK

From: Jay and Lyn Womack [jaylynwomack@earthlink.net]
Sent: Tuesday, October 19, 2010 2:22 PM
To: MCP-Chair
Subject: Support for McKenney Hills ES construction plans and scheduled Aug. 2012 opening

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

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

Re: Construction of McKenney Hills Elementary School

Dear Ms. Carrier:

I am writing in support of maintaining the scheduled August 2012 opening of the new McKenney Hills Elementary School. I understand that objections raised by the McKenney Hills Forest Preservation Group may jeopardize the current construction plans, which could delay the construction and opening of the new school. While I understand their concern over the cutting down of a number of trees during the construction of the school, I believe the Planning Board must rule in favor of the best interests of the children of the community.

I am a parent of an Oakland Terrace kindergartener. As you know, the OTES kindergarteners are housed at the OTES satellite campus at Sligo Middle School due to severe overcrowding at the OTES main campus. The OTES staff has done a fantastic job at making the satellite campus work, but this is no long term solution, and all the OTES students and staff deserve to benefit from having a single campus, single student body, and united school community. Besides that, area demographics show that the OTES student body will continue to grow in the coming years, further stressing an already stressed-system. Even with the satellite campus in place, the children at OTES main campus still suffer from the effects of overcrowding (rushed lunch hours, not enough bathrooms, portable classrooms, etc.). OTES really cannot tolerate a delayed opening of McKenney Hills ES.

I am also a member of the McKenney Hills/Carroll Knolls community who frequently uses the park area near the school. I do appreciate the beauty of the forest, and I believe that the new school should have as minimal an impact as possible on the environment. However, when debating improving the education of hundreds of our community's children versus saving dozens of trees, I believe there should only be one logical answer. Our children deserve to have the school built without delay.

Regards,
Lyn Womack
10210 Conover Dr.
Silver Spring, MD 20902

MCP-CTRACK

From: ELIZABETH WEAVER [beth_weaver@verizon.net]
Sent: Tuesday, October 19, 2010 3:12 PM
To: MCP-Chair
Subject: McKenney Hills Elementary School site plan #420091330

RECEIVED

OCT 19 2010

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

Importance: High

Francoise Carrier

Chairwoman

Montgomery County Planning Board

8787 Georgia Ave.

Silver Spring, MD 20910

MCP-Chair@mncppc-mc.org

Re: McKenney Hills Elementary School Site Plan #420091330

Dear Ms. Carrier and Planning Board members,

I am the parent of two children currently enrolled at Oakland Terrace Elementary School. I am writing you to express my strong support for the MCPS plans for the new McKenney Hills Elementary School in our community.

In addition to alleviating the severe over-crowding at Oakland Terrace, the new McKenney hills will be may be one of the most environmentally friendly schools not just in the County, but in the State of Maryland. I strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time to open for the 2012-2013 school year

Oakland Terrace ES is an amazing school—and it is not an accident that it has become one of the most overenrolled schools in Montgomery County. Cheryl Pulliam's commitment and leadership as principal of OTES combined with a diverse student body and dedicated teachers, make OTES a very special place. But no school can function at its best when over the number of children that attend the school is over twice its capacity.

The kindergarten students are most impacted by the crowded conditions, and they are now at a satellite campus at Sligo Middle School. But everyone in the OTES community has been affected by the problem. My kids' bus ride to school has been extended 40 minutes each and every morning. Their recess time is with some 140 students on the playground, supervised by just three MCPS employees and a handful of parent volunteers. Lunch lines are very long, and eating is very rushed.

The decision was to move the kindergarten children into two campuses was contentious. My fifth grader wept at the prospect of not being able to serve as a bus patrol to the kindergarten kids. We recognize that this is a temporary situation, assuming the McKenney Hills is allowed to move forward. We also fully appreciate the concerns that have been raised by some about this project, but submit that a LEED-certified school

that reduces commuting times and shortens bus routes (and thereby reducing emissions) is an environmentally responsible way to proceed. It is also in the educational best interests of the impacted children

We should all strive to protect the tree canopy in our County. However, the plans to address the over-crowding at Oakland Terrace have been many years -- and multiple public meetings -- in the making. We cannot delay this school. It is long overdue and must open as soon as possible.

Sincerely,

Beth Weaver

10219 Meredith Avenue

Silver Spring, MD 20910

301-585-2026 (home)

310-814-4088 (cell)

MCP-CTRACK

RECEIVED

OCT 19 2010

From: Brooke Bruthers [brooke_bruthers@hotmail.com]
Sent: Tuesday, October 19, 2010 3:13 PM
To: MCP-Chair
Subject: McKenney Hills school site plan #420091330

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

October 19, 2010

3309 Oberon Street
Kensington, MD 20895

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 Homewood 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 to 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 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?

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, which includes my daughter, 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,
C. Brooke Bruthers

RECEIVED

OCT 19 2010

OFFICE OF THE CHAIRMAN
THE MONTGOMERY NATIONAL CAPITAL
PLANNING COMMISSION

MCP-CTRACK

From: Matthew von Kerczek [matt_v_in_dc@yahoo.com]
Sent: Tuesday, October 19, 2010 3:37 PM
To: MCP-Chair
Subject: I support the new McKenney Hills Elementary School in our community

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

Re: keeping new McKenney Hills ES on schedule Dear Ms. Carrier and Planning Board members,

I am the parent of a Kindergartener at Oakland Terrace Elementary School, as well as future Kindergartners in (2012 and 2015). I'm writing you to express my support for the plans for the new McKenney Hills Elementary School in our community.

Everything I have heard about the plans for this new school sound not just acceptable, but really quite extraordinary from an environmental standpoint. I strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time to open in Fall 2012.

Completion of the new school is vital to the well being of the entire community. Currently, Oakland Terrace Elementary is about 100% over-capacity. This is a testament to the exceptional faculty and staff, and their wonderful principal Cheryl Pulliam, who was recently honored by the Washington Post as one of the top educators in the area.

Naturally, the good things happening at Oakland Terrace have enticed many families with elementary school aged children to move into the nearby area. The renaissance of the neighborhoods around the school is obvious. Many of the nearby homes have been remodeled and expanded to accommodate the needs of these families.

Unfortunately, this growth and renewal has led to extreme over-crowding at Oakland Terrace. The enrollment is double the capacity. This years Kindergarten class, more than 150 kids, are being housed at Sligo Middle School, while their older siblings attend classes at the Plyers Mill Road campus. This has been extremely challenging for the entire school community.

A few years ago, Montgomery County Public schools identified the McKenney Hills site as potential site for a new elementary school to serve the needs of our growing community. There have been numerous opportunities for debate and discussion. The design team has drawn up an exceptional plan that minimizes and remediates any environmental disturbance to the site.

I strongly urge you to support this plan, in its current form, and get this important community project moving.

Sincerely,

Matthew von Kerczek,
Forest Estates

MCP-CTRACK

From: Rebecca Bagwell [rebecca74us@yahoo.com]
Sent: Tuesday, October 19, 2010 3:39 PM
To: MCP-Chair
Subject: Re: keeping new McKenney Hills ES on schedule

RECEIVED
OCT 19 2010

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

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

Re: keeping new McKenney Hills ES on schedule Dear Ms. Carrier and Planning Board members,

I am the parent of a Kindergartener at Oakland Terrace Elementary School, as well as future Kindergartners in (2012 and 2015). I'm writing you to express my support for the plans for the new McKenney Hills Elementary School in our community.

Everything I have heard about the plans for this new school sound not just acceptable, but really quite extraordinary from an environmental standpoint. I strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time to open in Fall 2012.

Completion of the new school is vital to the well being of the entire community. Currently, Oakland Terrace Elementary is about 100% over-capacity. This is a testament to the exceptional faculty and staff, and their wonderful principal Cheryl Pulliam, who was recently honored by the Washington Post as one of the top educators in the area.

Naturally, the good things happening at Oakland Terrace have enticed many families with elementary school aged children to move into the nearby area. The renaissance of the neighborhoods around the school is obvious. Many of the nearby homes have been remodeled and expanded to accommodate the needs of these families.

Unfortunately, this growth and renewal has led to extreme over-crowding at Oakland Terrace. The enrollment is double the capacity. This years Kindergarten class, more than 150 kids, are being housed at Sligo Middle School, while their older siblings attend classes at the Plyers Mill Road campus. This has been extremely challenging for the entire school community.

A few years ago, Montgomery County Public schools identified the McKenney Hills site as potential site for a new elementary school to serve the needs of our growing community. There have been numerous opportunities for debate and discussion. The design team has drawn up an exceptional plan that minimizes and remediates any environmental disturbance to the site.

I strongly urge you to support this plan, in its current form, and get this important community project moving.
Sincerely,

Rebecca von Kerczek,
Forest Grove Drive

Tacconelli, Gail

From: Diane Webber-Thrush [dianewt@gmail.com]
Sent: Tuesday, October 19, 2010 12:30 PM
To: MCP-Chair
Subject: Support for McKenney Hills ES plan
Attachments: OTES parent letter DWT.doc

RECEIVED

OCT 19 2010

VICE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hello,

Please find my letter of support for the McKenney Hills ES school plan, both as an attachment and in the body of this email.

Best,

Diane Webber-Thrush

October 19, 2010

Diane Webber-Thrush
3310 Oberon Street
Kensington, MD 20895
301-949-2886 (h)
202-478-5630 (w)

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

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier Planning Board members,

I am the parent of twin 7-year-old boys who are in the second grade at Oakland Terrace Elementary School. I'm writing you to express my support for the plans for the new McKenney Hills Elementary School in our community.

Everything I have heard about the plans for this new school sound not just acceptable, but really quite extraordinary from an environmental standpoint. I strongly urge you and the Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Top priority must be given to completing McKenney Hills ES on time to open in Fall 2012.

Oakland Terrace ES is a fantastic school—and it is not an accident that it has become one of the most overenrolled schools in Montgomery County. My husband and I shopped for real estate specifically to be in the OTES catchment area. Cheryl Pulliam's leadership as principal of OTES, combined with the success of a wonderfully diverse student body and dedicated teachers, make OTES a very special place. But no school can function optimally when twice as many kids are attending as the school was designed to house.

The kindergarten students are most impacted by the crowded conditions, as they are now at a satellite campus at Sligo Middle School. But absolutely everyone in the OTES community has been affected by the problem. My children's bus ride to school has gotten 40 minutes longer every morning. Their recess time is with some 140 students on the playground, supervised by just three MCPS employees and parent volunteers. Lunch lines are

very long, and eating is very rushed. (And that is after the lunch situation improved when the kindergarteners were moved to Sligo).

I'm not sure if you can imagine just how fraught with worry and anxiety the decision was to split our school over two campuses. One wonderful tradition at OTEs, that my boys got to enjoy, was a special relationship that was fostered between the fifth grade safety patrol children and the kindergarten kids. The older children took responsibility for the younger ones, helping them get off the bus and to their classes. That kind of tradition is part of what makes OTEs a warm, safe place where academics and character-building are equally valued. The overcrowding has pressed the pause button on this special tradition for two years. Please don't let it stretch to three.

Trees are lovely. We have lots of them in Homewood, McKenney Hills, and Forest Estates. By all means, preserve as many trees as possible. But don't delay this school. It is overdue already and must open as soon as possible.

Sincerely,

Diane Webber-Thrush
3310 Oberon Street
Kensington, MD 20895
301-949-2886 (h)
202-478-5630 (w)

Tacconelli, Gail

From: Melanie Doherty [dohertysm@me.com]
Sent: Tuesday, October 19, 2010 12:34 PM
To: MCP-Chair
Subject: McKenney Hills school site plan # 420091330

RECEIVED
OCT 19 2010

... OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION

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

Re: Keeping the McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

As a parent of a current Oakland Terrace ES student and two soon to be students, I'm writing you to express my concern that the opening of the much-needed new McKenney Hills ES could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace ES is the **most overcrowded** school in the entire county. Oakland Terrace ES has a building capacity of 451 yet currently has a student population of 873. That is almost **double** the capacity. Numerous studies have shown that over-populated schools significantly hinder children's learning abilities and can severely detract from their school experience. It is critical that the construction of the new elementary school proceed without any delays and remain on its current time line to open in August 2012. MCPS and the BoE's solution to the over-crowding at Oakland Terrace ES was the opening of a satellite campus, where all the kindergarten students are bused to Sligo Middle School. Which in itself, as a parent, creates another whole set of concerns and frustrations.

As an environmentally conscious individual, I support the new school being built in the most environmental manner as possible. If there are proposed changes to the building plans that can further minimize ecological impact, **without delaying** the opening of the school, I would be in full support. Unfortunately, the current McKenney Hills Forest Conservation Group proposal significantly delays the McKenney Hill ES construction schedule.

I urge you and the 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 allow this much-needed school to open on schedule.

Sincerely,

Melanie Doherty

Tacconelli, Gail

From: Rachel Barton [rachelcarmella@gmail.com]
Sent: Tuesday, October 19, 2010 1:25 PM
To: MCP-Chair
Subject: The McKenney Hills School

RECEIVED
OCT 19 2010

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

Hi,

I am a current parent of an OTES kindergartner, and will also be sending at least 2 more children through the school system. For us right now, the current satellite campus has worked out fine for us and has certainly helped with the issue of overcrowding at Oakland Terrace. We were however, planning on having the new school done when my son begins school in 2012. Pushing it back a year would be extremely inconvenient for us - as it stands my daughter will be transitioning from 3 different schools in 3 years, and it will be worse having my son do the same.

I was shocked when I found out that the building delay was even being considered. The need for a new school in this area has been pushed back far too long! This is a significant need for this community. Anyone who has visited Oakland Terrace at lunchtime could see that first hand.

Seeing how OTES has struggled to make the Satellite campus transition as smooth as possible, it is clear even to a parent that having elementary kids enrolled at one school at two different locations is a tough situation.

Thankfully, I have worked it out so I can pick up my daughter from school -- if I didn't not only would she have to travel to the main campus and switch buses (which is especially confusing to a young kindergartner), she would spend an hour on the bus ride home. This seems unbelievably difficult for a young 5 year old who has been away from home for 7 hours already.

If I have another child at the main campus, it would be too hard to pick up both children at different schools and I would have to rely on the long bus rides home for my children. Lots of parents are also dealing with this issue, as they have multiple children at the different locations, making it hard on both the kids and the parents.

To think that a small group of individuals would have the power to delay building this new school, in turn affecting hundreds of families and the community, is absurd.

The majority of the parents of Oakland Terrace (or Woodlin) still have no idea that this is even an issue -- if the problem was given more attention, I'm sure you would have many more parents in opposition to it.

The only way I heard about this was my neighborhood listserv, otherwise I would have thought that the building plan was scheduled as previously stated.

I hope that you can resolve this issue and still go ahead with the site for the McKenney Hills School, planning to open in 2012.

Thanks,

Rachel Barton

RECEIVED
OCT 19 2010

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

Tacconelli, Gail

From: Carolyn Mozden [lynmozden@gmail.com]
Sent: Tuesday, October 19, 2010 12:01 PM
To: MCP-Chair
Subject: Please approve McKenney Hills school site plan # 420091330

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

Re: McKenney Hills ES Planning Board Review

Dear Ms. Carrier and Planning Board members,

I am the parent of a kindergartner at Oakland Terrace Elementary School. Next year, our second son will start kindergarten at Oakland Terrace. However, because OTES is so overcrowded, NEITHER of them will actually attend OTES for kindergarten! They both will spend their first year of school in the slightly refurbished wing of Sligo Middle School. Then they will get to move to Oakland Terrace for first grade and finally join the wonderful elementary school culture there. Then it is likely they will both move to McKenney Hills ES in 2012.

Even with the removal of 160 kindergarteners (10 classes) to Sligo Middle School, there are entire grade levels still in portables at OTES. If the McKenney Hills construction is delayed, my sons will spend only one of their first three years of school actually IN an elementary school building. They will spend Kindergarten at the middle school, first grade at OTES and second grade in a trailer. I've told you my family's own story simply to illustrate the overcrowding at OTES and how it is affecting hundreds of kids in the area. Please do not delay construction at McKenney Hills ES. Make what changes you need to make to comply with wetlands regulations and start building. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those, but only so long as they do not delay the construction process.

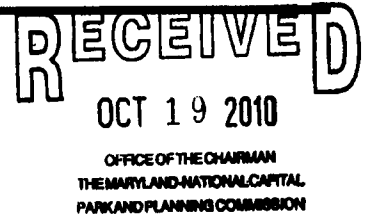
Please vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented to you by the MCPS Construction Division. Please allow this much-needed school to open on schedule.

Thank you,

Carolyn D. Mozden
2202 Forest Glen Rd.
Silver Spring, MD 20910
(301) 755-5717

Tacconelli, Gail

From: dellawson@verizon.net
Sent: Tuesday, October 19, 2010 12:16 PM
To: MCP-Chair
Cc: Kreischerds@aol.com
Subject: Corrected: Downcounty Consortium Elementary School # 29



Dear Ms. Carrier,

My wife and I have lived on Hayden Drive since October 1961. We have followed the planning for the new Downcounty Consortium Elementary School #29 since it was announced over three years ago. As neighbors, living 3 houses away from the McKenney Hills Elementary school where our children attended, we are well aware of the school property and its surroundings. We have studied the Forest Conservation and Site Development Summary and find that it is an excellent description of what is needed in protecting the trees and soil during the construction. It covers all of the concerns about keeping the forest area environmentally safe. We recognize that some trees must go in the process, but that the number to be removed is small (29 to 42) in comparison to the whole forested area. Not only is the forested area large, the whole community area is fully supplied with trees along the streets and in our yards. Our short 3-block long street feeding into the school property has more than 60 trees alone.

We have been waiting anxiously for the construction to begin because of the severe overcrowding of the existing nearby schools. This location is the perfect fit for the design that is proposed and it needs to be kept on schedule, adhering to the safeguards specified in the Development Summary.

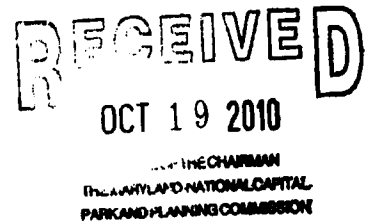
Thank you,

Delbert and Patricia Lawson
2507 Hayden Drive
Silver Spring, Md 20902

Ps. Sorry for the content problems on my first transmission

Tacconelli, Gail

From: notify@yahogroups.com on behalf of dougsuzi123 [dspasternak@comcast.net]
Sent: Tuesday, October 19, 2010 12:08 PM
To: MCP-Chair
Subject: Keep McKenny Hill ES on Schedule!



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

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

As a parent of three children at Oakland Terrace Elementary School, (with one in kindergarten at Sligo MS ALREADY due to overcrowding at OTES), I am writing you out of concern that the construction of the much-needed new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's (my son's class) and next year's kindergarten classes (over 160 students per grade) are being housed in a satellite campus at Sligo Middle School. It is very important to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012.

I support the new school being built in as environmental a manner as possible, and from what I have learned from attending several planning meetings last year, every effort has been made to do just that. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those - but only so long as they do not delay the construction process.

I urge you and the 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 allow this much-needed school to open on schedule.

Thank you,

Suzanne Pasternak

Tacconelli, Gail

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OCT 19 2010

DEPUTY CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Ben Rosenfield [rosenfield@gmail.com]
Sent: Tuesday, October 19, 2010 12:17 PM
To: MCP-Chair
Subject: overcrowding at Oakland Terrace

I have heard the talk of the new school to help out with the crowding of Oakland Terrace. I am a current OTES parent. I am in strong support of doing something because that school is way overcrowded and there is not enough individualized attention. I have tried to contact the principal many times about issues and she has been too busy to return calls.

McKinney Hills sounds like a decent solution. I imagine the people are complaining who do not have kids. Why would anyone ever want a school near their house if they don't have kids. This is obvious.

The only way this solution could be improved would be to put the school on the other side of Georgia. I would like to be able to have my kids walk to school and crossing Georgia is far too dangerous. I live over near Holy Cross. Putting the kindergarten in the middle school sounds like a terrible idea. I have heard it is not so bad but my other son is starting in a couple years and I would feel cheated if he had to go there.

I hope the county finds a solution. My son is a first grader at OTES. As a kindergardener, there were 13 classes. He is now taking lunch at 1pm because the school is so crowded. They can't play with soccer balls because there are too many kids to let them play in the grass.

The principal is unreachable by parents. Please do something to remedy this.

Ben Rosenfield
301-442-0121

MCP-CTRACK

From: Shannon Disney Bronaugh [shannon_disney@yahoo.com]
Sent: Monday, October 18, 2010 1:35 PM
To: MCP-Chair
Subject: support for McKenney Hills Elem School

RECEIVED
OCT 19 2010

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

Chair Françoise Carrier,

I am writing to express my concern that the McKenney Hills Elem School plans may be delayed. As a mother and a citizen in the Capitol View, Silver Spring neighborhood I want to make it clear that my family absolutely supports the building of this new school. I understand some neighbors may be concerned about some forest loss, but my family needs this school. With LEED certification the new school will be environmentally conscious and construction will be as sensitive to the environment as possible.

Please support the new McKenney Hills Elementary plan and move forward in a timely manner.

Thank you!

**Shannon Disney
10116 Capitol View Ave
Silver Spring, MD**

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OCT 19 2010

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

MCP-CTRACK

From: danyu.w@gmail.com on behalf of Danyu Danielle Wang [dwang03@gmail.com]
Sent: Tuesday, October 19, 2010 11:05 AM
To: MCP-Chair
Subject: McKenney Hills School project

To: Françoise Carrier, Chair, Montgomery County Planning Board
Re: McKenney Hills School project

As parent of a first grader at Oakland Terrace, I support the McKenney Hill School Project. Oakland Terrace has become too crowded to be acceptable according to the county standard in specific, and a common sense standard for schools in general.

I am not an expert on either school construction or environment conservation to provide specific suggestions. But I do hope you can avoid an "either-or" position and find a compromise between the need for a new school and the need to protect our environment.

Alternatively, as a Homewood resident I also recommend you consider redistricting the Homewood area to the Parkwood school zone. Thus reduce the number of students feeding into Oakland Terrace.

Best regards,
Danielle Wang

OCT 19 2010

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION**MCP-CTRACK**

From: Ally Kelly [alexandria.kelly@gmail.com]
Sent: Tuesday, October 19, 2010 11:08 AM
To: MCP-Chair
Subject: OTES Overcrowding

Hello,

I am a parent of the 3rd grader at Oakland Terrace. I can tell you first hand that I have witnessed the overcrowding at Oakland Terrace. I don't think that it is fair to our students to have shorter lunches, compacted recesses, etc, all due to the crowding (that can be alleviated in time with the opening of another school in the neighborhood). I also worry about safety with an elementary school that size.

Mrs. Pulliam has done an amazing job with the resources that she has been supplied with, but it's only a matter of time before something could happen with such an overcrowded elementary school. Clearly OTES is beyond capacity if we had to move an entire grade to a satellite campus.

I understand that you have a large group of folks protesting the development of the school, but I don't think preserving trees outweighs the education and safety of our children.

Feel free to contact me. Thank you.

Alexandria Kelly

248.563.1874 (mobile)
703.482.1587 (office)
alexandria.kelly@gmail.com

MCP-CTRACK

From: Melanee Bryant [mmoonbryant@yahoo.com]
Sent: Tuesday, October 19, 2010 11:11 AM
To: MCP-Chair
Subject: Keep McKenney Hills on Track for 2010

RECEIVED

OCT 19 2010

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

Dear Planning Board Members,

I have three children at Oakland Terrace Elementary School, one of whom is currently in kindergarten at Sligo Middle School. It is my understanding that the McKenney Hills Forest Conservation Group is trying to stop or block the construction and subsequent opening of McKenney Hills Elementary School. This simply cannot happen.

Oakland Terrace is extremely overcrowded. While the satellite campus is a workable interim solution, it is very important to our school community that the building process of the new elementary school remain on schedule for August 2012.

Building plans were presented to the Oakland Terrace and Woodlin Elementary School families at a PTA meeting last Spring. It is my understanding that the plans currently include many environmentally sound choices throughout the entire building process – with a focus on making it an LEED certified school. I would support other changes to minimize ecological impact, but NOT at cost of delaying the opening of the school.

I ask the Planning Board vote in favor of the new McKenney Hills school site Plan # 420091330 when it is presented to you by the MCPS Construction Division.

Thank you,

Melanee Bryant

MCP-CTRACK

From: teawbecky@aol.com
Sent: Tuesday, October 19, 2010 11:14 AM
To: MCP-Chair
Subject: McKenney Hills Elementary School - keep on schedule!!!

RECEIVED
OCT 19 2010

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

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

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

As a parent of two children at Oakland Terrace Elementary School, I'm writing you out of concern that the construction of the much-needed new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's and next year's kindergarten classes (over 160 students per grade) are being housed in a satellite campus at Sligo Middle School. It is very important to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012.

I support the new school being built in as environmental a manner as possible, and from what I have learned from attending several planning meetings last year, every effort has been made to do just that. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those - but only so long as they do not delay the construction process.

I urge you and the 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 allow this much-needed school to open on schedule.

Thank you,

Brett Hill (parent of 3 Oakland Terrace students)

MCP-CTRACK

From: besthillservices@aol.com
Sent: Tuesday, October 19, 2010 11:16 AM
To: MCP-Chair
Subject: keep McKenney Hills school on track!!! Get it built!!

RECEIVED

OCT 19 2010

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

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

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

As a parent of two children at Oakland Terrace Elementary School, I'm writing you out of concern that the construction of the much-needed new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's and next year's kindergarten classes (over 160 students per grade) are being housed in a satellite campus at Sligo Middle School. It is very important to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012.

I support the new school being built in as environmental a manner as possible, and from what I have learned from attending several planning meetings last year, every effort has been made to do just that. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those - but only so long as they do not delay the construction process.

I urge you and the 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 allow this much-needed school to open on schedule.

Thank you,

Becky Best Hill
(parent of 3 students at Oakland Terrace, active in the PTA, past PTA executive board member, active in the community)

Taconelli, Gail

From: Tim Kay [Tim.Kay@nccmedia.com]
Sent: Tuesday, October 19, 2010 9:40 AM
To: MCP-Chair
Subject: Letter of Support for McKenny Hills School
Attachments: Supportletter.docx

RECEIVED

OCT 19 2010

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

Enclosed is a letter of support for moving McKenny Hills School project forward.
Thanks

Tim Kay

October 18, 2010
2314 Arthur Ave
Silver Spring, MD 20902

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

Re: (Downcounty Consortium ES #29) McKenney Hills School Site Plan # 420091330

Dear Ms. Carrier,

I'm writing you today to ask 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 on Thursday, October 28.

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 one of the most overcrowded schools 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 to 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, 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 and will continue to do when actual construction begins in January 2011. Plans up to this point have included 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. In addition, 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.

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,
Tim Kay

RECEIVED

OCT 19 2010

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

Tacconelli, Gail

From: Kara Schulz [kdillner@hotmail.com]
Sent: Tuesday, October 19, 2010 9:53 AM
To: MCP-Chair
Subject: Keep McKenney Hills school site plan # 420091330 on schedule

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

Re: Keeping New McKenney Hills ES on Schedule

Dear Ms. Carrier and Planning Board members:

As a parent of one child at Oakland Terrace Elementary School and another who will begin kindergarten in 2012, I'm writing you out of concern that the construction of the much-needed new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's and next year's kindergarten classes (over 160 students per grade) are being housed in a satellite campus at Sligo Middle School. It is very important to me and to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012.

I support the new school being built in as environmental a manner as possible, and from what I have learned, every effort has been made to do just that. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those - but only so long as they do not delay the construction process.

I urge you and the 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 allow this much-needed school to open on schedule.

Thank you,

Kara Schulz
kdillner@hotmail.com
301-962-7576

RECEIVED

OCT 19 2010

SECRETARY
OF THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Tacconelli, Gail

From: Shelli Peterson [Shelli_Peterson@fd.org]
Sent: Tuesday, October 19, 2010 10:18 AM
To: MCP-Chair
Subject: Opening of the McKenney Hills Elementary

I am a parent of three Oakland Terrace Elementary students -- one each in first, third and fifth grade. I write in support of the long-awaited reopening of McKenney Hills. While we live on McComas Avenue, and thus our children will continue to attend OTES, this new school is critically important because of the severe overcrowding at OTES. Our oldest child attended kindergarten at the Smithsonian Institute and we considered sending our children to private school, but elected to give OTES a try. His experience in first grade was so good that we have left all three children in public school. That is not to say that there have not been issues. However, I can say that nearly all of the issues we have had over the past five years have been the result of the overcrowding at OTES. The kids do not get enough time to eat their lunches as they have to be rushed out of the lunchroom to make room for the next group of kids. Some of the classes eat lunch as early as 11:15 and others as late as 1:30. This makes it increasingly difficult for the children to focus. They have to bring snacks to school and sending something nutritious (i.e., not sugary) that they will eat is challenging. The playground areas have steadily diminished in size because of the need for temporary buildings. Last year two of our children had to be in temporary buildings. While I applaud the efforts of the teachers and school administrators to "make it work," more space is desperately needed. I am aware that the plans have come under some criticism because of the perceived environmental damage, I believe that much consideration has been given to make the new school environmentally friendly. I am a diehard environmentalist, but the needs of our children must be met as well. I believe the current plans make the appropriate balance and I urge the Board to act favorably upon the plans.

Sincerely,

Michelle Peterson
Mom of Brener, Elon and Arielle Granston
2908 McComas Ave, Kensington, MD 20895

Tacconelli, Gail

From: Cynthia Ross-Zenick [caross_zenick@hotmail.com]
Sent: Tuesday, October 19, 2010 10:35 AM
To: MCP-Chair
Subject: McKenney Hills Elementary School site plan # 420091330

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OCT 19 2010

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

Francoise Carrier

Chairwoman

Montgomery County Planning Board

8787 Georgia Ave.

Silver Spring, MD 20910

MCP-Chair@mncppc-mc.org

Re: keeping new McKenney Hills ES on schedule

Dear Ms. Carrier and Planning Board members,

As a parent of two children at Oakland Terrace Elementary School and a preschooler who will begin kindergarten in two years, I'm writing you out of concern that the construction of the much-needed new McKenney Hills elementary school could be delayed due to efforts of the McKenney Hills Forest Conservation Group.

Oakland Terrace is the most overcrowded school in the entire county. The school is so over capacity that this year's and next year's kindergarten classes, including one of my own children, are being housed in a satellite campus at Sligo Middle School. It is very important to many members of our school community that the construction process of the new elementary school remain on schedule to allow it to open in August 2012.

I support the new school being built in as environmental a manner as possible and from what I have learned every effort has been made to do just that. If alterations to the building plans can be made that further minimize ecological impact, I would fully support those - but only so long as they do not delay the construction process.

I urge you and the 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 allow this much-needed school to open on schedule.

Thank you,

Cynthia A Ross-Zenick

Tacconelli, Gail

From: Leslie Weiner-Leandro [lweiner-leandro@esri.com]
Sent: Tuesday, October 19, 2010 10:46 AM
To: MCP-Chair
Cc: Jose Leandro
Subject: McKenney Hills

RECEIVED
OCT 19 2010
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

As the PTA Liaison for Oakland Terrace and Sligo Middle schools, and as a parent of a current Oakland Terrace student and a current Sligo Middle School student, I can't believe it's even a question of whether to move ahead with the construction of McKenney Hills. According to the County's projections, the school's population is growing at an unsustainable rate.

Last year's and recent years' overcrowding in the school created significant health and safety issues: inadequate playground space, inadequate cafeteria space, chaos during dismissal, higher percentage of illnesses, etc. More significant is that last year's overcrowding significantly impeded learning for those children in trailers, who would lose 20 minutes of learning at a time, in groups of two, to use bathrooms, go to the nurse, the office, etc.).

An overcrowded Oakland Terrace has greatly impacted the quality of life in the neighborhood surrounding the school with increased traffic and parking issues. In addition, the overcrowding has economically impacted the feeder neighborhoods. We've observed neighbors moving to send their children to less crowded schools. Who wants to live in a neighborhood with overcrowded schools if there are other options?

Creating a satellite campus for the many kindergarteners at Sligo is an only alternative, stop gap measure that is not sustainable long term, based on County projections.

Make the current plan for McKenney Hills as environmentally responsible as possible and move ahead quickly. Is there really a viable option?

Leslie Weiner-Leandro
Phone: (301) 520-9538
lweiner-leandro@esri.com

2011 Esri Federal User Conference

January 19-21
Washington, D.C.

Tacconelli, Gail

From: Bensadon, Jeanine [JBensadon@mcccourt.com]
Sent: Tuesday, October 19, 2010 10:48 AM
To: MCP-Chair
Subject: Support the McKenny Hills School

RECEIVED
OCT 19 2010

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

Dear MCPS,

Hello. My name is Jeanine Bensadon and I am a Mckenney Hills resident in support of the new elementary school being built in my neighborhood. I am shocked and dismayed by the protests that are taking place supporting trees over the needs of children. I myself am an environmentalist of sorts. I opposed the building of town homes on the site of the School of Art and Design and supported preserving green space instead. I see value in nature. However, I do not believe that the lives of trees should override the needs of children. Oakland Terrace has been overcrowded for years and a new school is much needed. I could not believe my eyes when I read on our neighborhood list serve one tree advocates solution to place our children in old medical buildings. Who are these people? I had the pleasure of meeting one walking her dog over the weekend. About one minute into the conversation I learned she did not even reside in McKenny Hills nor did she have any children.

Also, I have concerns about the trees in general as they make for unsafe conditions. I often feel very isolated when walking alone and have actually avoided the park when other parents aren't present. Taking down some of the trees I believe would open things up so that the area would be less secluded.

In summary, I have a two year old daughter and am looking forward to her going to a new school so close to our home. Our neighborhood deserves and needs this school. Add me to the list of staunch supporters. My husband also approves this message.

Sincerely,

Jeanine A. Bensadon
2400 Dexter Avenue
Silver Spring, Maryland 20902

Tacconelli, Gail

RECEIVED

OCT 19 2010

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

From: abcdhill@aol.com
Sent: Tuesday, October 19, 2010 10:56 AM
To: MCP-Chair
Subject: McKenney Hills School, Silver Spring, MD

I am currently a parent of 2 current students and one former student of Oakland Terrace Elementary. I am greatly disturbed by all the last minute concerns and possible delays of a new school being built. Not that I am against preserving trees and any of the concerns that have been voiced BUT my main focus and concern is my children's education. I strongly feel that by keeping the McKinney Hills Elementary school on track to be opened on its target date is gravely important. Oakland Terrace Elementary is exploding with the children. Because of this overcrowding, our students are now split between 2 schools, there are many activities that have been canceled due to the lack of space and funds, there have been much adored field trips canceled due to the lack of funds because of the number school buses needed, our school copier breaks down on a weekly and sometimes daily basis from the overload - my sons had a note come home yesterday that for now, their homework packets would not be coming home due to the lack of a working copier. This is not the way to run a school or to have an environment for learning. Oakland Terrace has an amazing staff, but when they are short of funds and space, the children are the ones to suffer. It is IMPORTANT that the new school be built. The fact that this new school was not already built and opened is ridiculous. My children also wait in very long lines in order to buy lunches, which only gives them minimum amount of time to eat by the time they get to their tables.

I think its important to consider the plans, environment and people's concerns, however, the number one priority should be getting a new school built to relieve the overcrowding and make more resources available for our children. I am against delaying any of its progress - regardless of which school my children are zoned to attend.

Rebecca Hill
Oakland Terrace Elementary parent
I live right in the middle between Oakland Terrace and the new McKenney Hills school

RECEIVED

OCT 19 2010

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

October 19, 2010

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

RE: McKenney Hills

Dear Chair:

In response to the opposition to re-open McKinney Hills because of forestation issues- I am firmly on the side of approving the plan to re-open McKenney Hills to help ease the overcrowding issues at OTEs. My children do not attend OTEs but I recognize the value of a good education for our children vs. saving some trees. More community benefit will come from opening an additional school than will come from saving a few trees. I cannot believe that a few trees will hold up a much needed investment in our children and our community's future.

Thank you for your time and consideration.



Kevin Carey
1916 Brisbane St
Silver Spring, MD 20902

October 11, 2010

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

RECEIVED

OCT 19 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.

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

Sincerely, *Laurie E. Lees*

Name + Address *9701 Elrod Road, Kensington MD 20895*

*Keeping as many trees as possible helps keep pollution
out of the Chesapeake Bay! - a state priority.*

MCP-CTRACK

From: Melissa Berry [melissajeanne@yahoo.com]
Sent: Friday, October 15, 2010 5:31 PM
To: MCP-Chair
Cc: Me
Subject: McKenney Hills School Tree Issues

RECEIVED
0893
OCT 18 2010

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

Dear Planning Board Members,

I am a resident of the Oakland Terrace neighborhood and parent of an Oakland Terrace Elementary School Kindergarten student. I live across the street from OTES and my son attends kindergarten at the Sligo Middle School satellite campus. Obviously this is not ideal but so far I have been amazed with the work that MCPS and OTES staff have done to make this a positive environment for our K students. The satellite campus idea was sold to the parents of incoming K students with the understanding that it will only need to be a temporary situation since the McKenney Hills school project was proceeding and should greatly reduce enrollment at OTES and allow the Kindergarten to return "home" to OTES by Fall 2012.

My youngest son will be starting Kindergarten in Fall 2012 and I have also been pleased with the progress on the new school at the McKenney Hills site, until now. I am very concerned that the process not be delayed as you consider the tree preservation issues at the site. I am in favor of any proposals to conserve trees, that is one of the reasons I chose this neighborhood, but I am firmly against any changes that would delay breaking ground on the project as planned. There has been ample time allotted for this type of input and the families in the affected neighborhoods have waited too long and worked too hard for this new school to be delayed any longer. Until the new school opens, even with the satellite Kindergarten, the OTES main campus is still substantially over-enrolled, as are many of the surrounding elementary schools.

I expect the upcoming enrollment numbers will emphasize that we are a growing community and our families need to know that they can depend on Montgomery County to provide adequate and appropriate facilities for our children's education. Please find a way to keep the McKenney Hills school construction project on schedule to open Fall 2012. Thank you for your consideration.

Regards,
Melissa von Kerczek
2801 Plyers Mill Rd.
Silver Spring

MCP-CTRACK

From: Meg & Rob Neill [meg.rob.neill@gmail.com]
Sent: Friday, October 15, 2010 9:16 PM
To: MCP-Chair
Subject: construction of new McKenney Hills School

RECEIVED
OCT 18 2010

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

Ms. Françoise Carrier
Chair, Montgomery County Planning Board

Dear Ms. Carrier:

Our family lives a few short blocks from the site of the proposed McKenney Hills school in Silver Spring, and if all goes according to the current timetable, our three-year-old son likely will begin kindergarten at the school in Fall 2012. As you know, this school is sorely needed to alleviate the severe overcrowding at Oakland Terrace Elementary School, and comes not a moment too soon. Kindergarteners are already being bused to Sligo Middle School rather than attending the school in their own neighborhood; presumably this will continue until a new school is built. We have heard that Oakland Terrace will be 100% over capacity by that time.

We've been so pleased to know that this school was coming—how wonderful that our son will have the opportunity to walk to a brand-new neighborhood school that is seeking LEEDS certification: a school with a green roof and other facilities that will be not only environmentally friendly, but will provide important lessons to him and his classmates about taking care of the world around them. We have followed the information shared via our neighborhood listserv with interest, and have been excited to see the progress on the site.

We understand that recently, a small group of people have advocated delaying the project due to the possible removal of some trees in the nearby wooded area. We are satisfied that the building's designers—concerned as they clearly are with the environment—have done what they could to mitigate the impact of the construction on the surroundings. This small group of individuals is certainly entitled to question the proposal, but they are doing so at the eleventh hour, after having not participated in the many opportunities for discussion when their concerns might have been addressed without delaying the project. Their mission statement suggests that they want to save every tree, which just isn't realistic and shows a lack of understanding of the importance of this school to our community.

We are not qualified to determine whether some of their proposed changes are feasible, but one of their proposed changes—using the existing park facilities instead of building a playground—is simply a non-starter. One can picture dozens of five-year-olds running down the paths (through wooded areas where they can't be seen) to a playground that has seen better days, to put it generously. Speaking as parents of a very active child, we would hope for playground facilities that are close to the school, contained, and up to present-day standards.

We hope that you and the rest of the planning board will not assume that this small, but very vocal, group speaks for the entire neighborhood. Many of us are very supportive of the new school as proposed. We urge the board to vote to move forward with the project without delay.

Yours truly,

Margaret & Robert Neill
10101 Gates Ave.

MCP-CTRACK

From: Jennifer Bonaguide [jennifer.bonaguide@kennencorp.com]
Sent: Sunday, October 17, 2010 3:57 PM
To: MCP-Chair
Cc: Andrew McKenna
Subject: McKenney Hills School Site Plan #420091330

RECEIVED

OCT 18 2010

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

October 17, 2010

2404 Homestead 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,

We are writing you today as homeowners and parents in the McKenney Hills – Carroll Knolls neighborhood. Over the past year, we have closely followed the county's development plans for the McKenney Hills Elementary School project. We are very concerned that the recent opposition to the project put forth by Diane Cameron of the Audobon Naturalist Society may impede the progress of, or derail completely, this much needed school for our community. We are asking you and the 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 Division of Construction.

We cannot emphasize enough how very serious the issue of a needed new school is for our county. Our current local 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 being bused to Sligo Middle School, a move which was reluctantly supported by parents as an *interim measure* until the new school at the McKenney Hills site is opened in the Fall of 2012. As parents of a child who is currently in the Oakland Terrace district and who may be included in the new school's boundaries, we are anxious to see that the issue of overcrowding in Oakland Terrace is addressed on schedule. At almost 200 percent over-capacity in the current Oakland Terrace building, there is just no place to put all of our children.

Over the past year and a half, Jim Tokar, project manager of Montgomery County Public School's Division of Construction, has kept the McKenney Hills-Carroll Knolls community, as well as the broader Oakland Terrace community, informed of the plan and designs for the new school during a series of public meetings. He also attended a civic association meeting in our neighborhood on Tuesday, September 28 during which he explained the state-of-the art plans for a truly environmentally conscious LEED certified facility that includes a green roof to reduce stormwater runoff and a geothermal power unit to reduce the school's reliance on polluting fossil fuels. We are very excited about these plans that will result in a forward-thinking facility.

Throughout last year, MCPS Division of Construction has consistently demonstrated that it would be likely that some of the surrounding trees may need to be removed in order to allow for the new school to be built. Common sense dictates that the footprint of the previous school was not sufficient to accommodate the growing population of elementary school children in the area, and the MCPS property would need to be altered in order to meet the needs of the 650 students who will be lucky enough to attend the new school. We have reviewed the plans and believe that its designers have made every effort to make as small an impact as possible to the mature trees on the MCPS property. MCPS has run a well-publicized planning process that clearly engaged residents of McKenney Hills-Carroll Knolls neighborhood, and has developed a generally accepted design that evolved through an entirely transparent process.

Specifically, MCPS has obtained agreement from the neighborhood pool to use their parking lot during the school year, thereby reducing the amount of paved space required at the new school. They also worked closely with Park and Planning staff to redesign the site to locate the facility closer to the front of the site so as to minimize the impact on the surrounding woods. To reduce the footprint of the school building, MCPS has developed a design that is three stories in height, one more than the former school on this site. They chose to omit a softball field from the plans in order to keep existing woods around the perimeter of the site. Furthermore, after the school is completed, the surrounding woods will be turned into a forest conservation preserve and turned over to Montgomery County Parks and Planning (MCPP) Department, to be maintained as a protected green site for our neighborhood.

It has come to our attention that an organization named "The McKenney Hills Forest Conservation Group", in conjunction with the Audobon Naturalist Society, has begun a letter writing campaign and protest petition to the Montgomery County Planning Department trying to halt construction of the new school by asking your group to reject the current site plan and begin the design process anew. These groups are ostensibly concerned with saving trees, but have not, in our opinion, been able to articulate how the benefit of saving perhaps 42 trees (as identified on MCPS' plans) outweighs the cost of delaying this facility that has such robust considerations for being environmentally conscious. The Audobon Society and the McKenney Hills Forest Conservation Group steadfastly refuse to recognize that the MCPS plans for the site include the required mitigation that will be done for the trees that must be removed.

We have been homeowners in Carroll Knolls-McKenney Hills for more than 10 years and in that time have taken almost daily walks through the woods on and surrounding the MCPS property. Having this amenity so close to our home has been a source of real pleasure for our family. That said, we firmly believe that the footprint of the new school will not prevent the woods from continuing to be a valuable asset to our community, and the county's ecosystem in the future. Further, we do not believe that the removal of a small number of trees will irreparably harm the health of the forest. In fact, we believe that the woods and stream will benefit greatly from its new designation as a forest conservation preserve, and can be used as an educational tool by MCPS once the new elementary school opens.

Understanding that the county must meet the wishes of a broad range of constituents, and comply with stringent development guidelines, we would like to suggest a possible response to the Audobon Society's and the protest group's concern about the removal of trees to accommodate the new school: At the conclusion of construction, perhaps MCPS can provide the MCPP with funds to add a commensurate number of small caliper trees to the remaining wooded property, to be planted where feasible. Surely this is an action that would please the both the Audobon Naturalist Society and the McKenney Hills Forest Conservation Group while not delaying construction of the new school. Should the Board determine that additional upstream mitigation be necessary, we recommend street trees be funded and planted within the community.

Ms. Carrier, we urge you and your Planning Board to vote in favor of the new McKenney Hills school site plan # 420091330 when it is presented by the MCPS Construction Division. As recently reported by the *Washington Examiner*, school enrollment is expected to increase by 10,000 students by 2016 with elementary schools feeling the first impact. To reiterate: this new school will relieve the immense overcrowding in Oakland Terrace and provide the county with a LEED-certified school building. Please do not make our neighborhood children wait another minute for this desperately needed facility.

Sincerely,

[signed]

Jennifer Bonaguide & Andrew McKenna

October 15, 2010

10308 Meredith Avenue
Kensington MD 20895

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

RECEIVED
OCT 18 2010

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

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 Homewood 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. Oakland Terrace school is so over-crowded that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With Oakland Terrace 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.

To illustrate the effects of overcrowding at Oakland Terrace: My seven-year-old daughter is a second-grader at that school, and she regularly does not have time to eat all of her lunch (due to the long lines at the cafeteria at lunch time). In addition, the sight of so many school-children crowding onto the playground during recess is breathtakingly scary; it looks like an over-crowding accident waiting to happen. I urge to you visit Oakland Terrace during lunchtime and during recess to view these conditions for yourself. Estimates of the future growth of the number of students at Oakland Terrace are such that these already-serious problems will become much worse, unless the McKenney Hills school is built and therefore becomes available to absorb some of this over-capacity.

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 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 beg 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 my child and her schoolmates wait another minute longer than they absolutely must in order to benefit from the availability of another school facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Respectfully,



John S. Dixon

MCP-CTRACK

From: Megan Lang [megan.lang@gmail.com]
Sent: Monday, October 18, 2010 11:04 AM
To: MCP-Chair
Cc: Steven Lang
Subject: Support for the New McKenney Hills Elementary School

RECEIVED

OCT 18 2010

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

Dear Ms. Françoise Carrier,

My husband and I would like to express our strong support for the timely construction of the new McKenney Hills Elementary School (site plan # 420091330). Our children deserve schools that foster learning and growth, not vastly overcrowded buildings which necessitate the removal of playgrounds for the inclusion of more mobile buildings and the busing of 4 and 5 year olds to middle schools. Introducing the next generation to environmental stewardship as exemplified by LEED certification and park-like surroundings will benefit our county and nation for many years to come. It is truly an investment in our future!

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.

Best Wishes,

Megan Lang

MCP-CTRACK

From: Rochelle Bartolomei [rockypandora@yahoo.com]
Sent: Monday, October 18, 2010 11:24 AM
To: MCP-Chair
Subject: Fw: McKenney Hills woods

RECEIVED
OCT 18 2010

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

Importance: Low

Hi, I sent this letter Oct 6th, but never got a confirmation that it was received as some other folks have so I thought I'd better resend. Thanks Rochelle Bartolomei

----- Forwarded Message -----

From: Rochelle Bartolomei <rockypandora@yahoo.com>
To: MCP-Chair@mncppc-mc.org
Sent: Wed, October 6, 2010 1:12:25 PM
Subject: McKenney Hills woods

Francoise Carrier, Chair
Montgomery County Planning Board
8787 Georgia Ave
Silver Spring, MD 20910
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 19th 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: Christine Rovner [rovnerc@gmail.com]
Sent: Monday, October 18, 2010 3:45 PM
To: MCP-Chair
Subject: McKenney Hills Elementary School - Letter of Support
Attachments: Rovner Letter for MHES.docx

RECEIVED

OCT 18 2010

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

Dear Ms. Carrier,

Please find attached a letter supporting the construction of the McKenney Hills Elementary School in Silver Spring to open in fall 2012. Thank you for your time and consideration of this important issue.

Sincerely,

Christine Rovner

October 18, 2010

2203 Dexter Ave.
Silver Spring, MD 20902

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

RE: McKenney Hills Elementary School Building Plan

Dear Ms. Carrier:

We are writing in support of building a new, environmentally-friendly McKenney Hills Elementary School to alleviate the overcrowding at Oakland Terrace Elementary School.

The facts are simple: The number of students expected to enroll at Oakland Terrace in 2012 will be double the school's capacity. Presently, the school uses energy-inefficient trailers that separate some students from the rest of the school. Further fracturing the school community, this year's kindergarten students attend classes at Sligo Middle School. Moreover, given the distance of Oakland Terrace from parts of our neighborhood, too many families drive their children to and from the school each day. A new school in McKenney Hills would remedy the daily waste of resources caused by Oakland Terrace's location and overcrowding.

Clearly, the county needs to build a new school by 2012, and we are thrilled that plans for the new elementary school call for a LEED-certified building. It will incorporate several cutting-edge technologies to lessen the building's carbon footprint, an innovative decision that shows that this county's government can invest its resources smartly for an environmentally sound future.

However, several members of our community are concerned that the impact of the school's construction will damage nearby natural resources, and they have threatened to force the project's postponement for additional environmental reviews. Those asking for a new look at the building plans—led by members of the Audubon Society who do not live in the impacted area—are opposed to the destruction of roughly 30-50 trees.

We don't like to see trees lost, either. Yet postponing the construction of a new, environmentally-conscious school building in order to save a few trees would be misguided. We understand that MCPS has a plan for planting new trees to replace those lost in the construction. The surrounding forest area will be preserved for use by neighbors, naturalists, and educators who want to take the new school's children on a walk to see science in the world around us. And Oakland Terrace's inefficient, wasteful trailers can be recycled for use on a construction site, rather than for our children. All of this can happen in less than two years. More study, more compromise, more delays are unacceptable.

Frankly, it's amazing that we are even having this debate. Concerned neighbors have to use leave time from their work or find alternative childcare arrangements to defend what is obviously a great community need that does not approximate the impact that the professional activists claim.

Please build the school. Our community wants it, our children deserve it, and our environment demands it.

Sincerely,

[signed]

Joshua & Christine Rovner

MCP-CTRACK

From: Shyam Kannan [shyamkannan@gmail.com]
Sent: Monday, October 18, 2010 4:29 PM
To: MCP-Chair
Subject: McKenney Hills School, Plan # 420091330

RECEIVED
OCT 18 2010

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

Sent via email to: MCP-Chair@mncppc-mc.org

Françoise Carrier

Chair, Montgomery County Planning Board

8787 Georgia Avenue Silver Spring

Maryland 20910

RE: McKenney Hills School, Plan # 420091330

Dear Chair:

My name is Shyam Kannan, and I live on Day Avenue in Capitol View Park, Silver Spring, within the service area of Oakland Terrace Elementary School. My wife and I have a young child, and by way of introduction, I am a sustainable development expert who has played roles in saving and/or restoring tens of thousands of acres of pristine and/or environmentally-sensitive lands all across the country.

I'm writing to you to express my concern that a vocal minority of ill-informed individuals and some non-residents of the school service areas in question that would be affected by Plan # 420091330 are trying to derail efforts to build a desperately-needed new school. They are spreading misinformation and half-truths about the school design in an effort to derail approval of the school, and unwilling or unable to properly read and or understand the outstanding design and process that has been put in place for McKenney Hills Elementary School. It is the planning board's solemn responsibility to plan for our greatest asset – our children – and allowing this minority to twist facts and flat out lie in order to delay and therefore derail the bid process for this school would not only be illogical – **it would be immoral. Please ensure that the Planning Board makes the only sensible, logical, environmentally-just, and moral decision by accepting the school plan and allowing the bid process to go forward immediately.**

I don't need to remind you about the severe overcrowding at Oakland Terrace elementary school. What you may not be aware of, however, is the fact that the school is right now providing per square foot capacities that are in-line with prisons in Alabama. That's right. Prisoners. Currently, OTES provides a bit more than 50 square feet of usable teaching/learning/play space per pupil, which is also the amount of square feet that prisoners receive by law (*at least*) in Alabama prisons. Many times the prisoners receive more space. This fact might seem alarmist and perhaps overly-pointed, but I think it puts into perspective the conditions that we are

subjecting our children to. Moreover, it puts into perspective the fact that things will only get worse at OTES, not better, over time, unless immediate action is taken.

Compared to other educational standards, OTES is worse than prison-like. Consider, for example the case of Massachusetts, whose guidelines for square feet per student for a school of 470-479 students is 163 square feet per student (Source: Massachusetts School Building Authority, 2006). This would suggest a 129,096 SF facility for Oakland Terrace today, without additional students (close to 900 in a few years!) and a deficit today of 49,951 SF.

Other states, have similar guidelines. Moreover, even as far back as 1977, the National Science Foundation determined that conditions of overcrowding in public schools had an "outcome that is uniformly negative" upon learning and in fact leads to tendencies towards violence and aggression. Finally, overcrowded situations have been directly linked with poor student performance, and I would argue that OTES has succeeded in avoiding this trend but cannot do so forever – especially when it is going from crowded to extremely overcrowded. It is groaning under its own weight and the Principal is doing all she can – but she is not Superwoman and cannot fight physics.

I have read with great attention the documents pertaining to the McKenney Hills Elementary School, and have been astounded with not only the attention to preservation and environmental conservation that have been integrated into the plan, but also the process by which MCPS brought information to the community's attention. They have been holding meetings since 2007 and I have inspected the address lists they used to bring nearby citizens to the meetings. They have made powerpoints and presentations available online. They have been available by phone and email to answer questions. Anyone who contends that the planners have not been engaged with the community is flat out lying and simply embarrassed that for the better part of three years, they were simply too busy to pay attention.

In particular, the plan has sought to make meaningful and positive compromises on key issues, such as softball fields, sharing spaces, fire code, energy and systems location, and vegetation (including a green roof) that reflect a deep understanding of and respect for the immediate surroundings of the site. In my decade of experience in bringing green projects to life, I have not once seen a site plan that is as robustly respectful of its natural surroundings, nor one that has so elegantly solved challenging site constraints as this one. Simply put – it is best in class nationwide and possibly beyond.

Additionally, as one well-versed in LEED standards, I can attest to the fact that LEED building standards improve the quality of the unbuilt environment. My first boss was a green architect, and we measured the impact of our buildings by the increase in flora, fauna, biodiversity, soil quality, water quality, and air quality as a result of the building. In this case, having examined the building plans and development programs, I know full well that the local and regional ecosystem will be dramatically improved by the construction of the site plans as is.

Finally, I want to stress to you that opposition to the plans has been cultivated largely by those spreading misinformation, ranging from the number of trees marked for removal (the actual number is 29 – they have lied to people to say as many as 200!) to the reasons for the removal, to the impact it would have, to the process that was followed. Attempts to share documents and information with these individuals has resulted in flat out denial rather than civil discourse. As citizens, and parents, we have little more we can do but trust our public leaders to make the right decision in the face of unruly protesters.

Sincerely –

Shyam Kannan

10103 Day Avenue

Silver Spring, MD 20910

301-585-1758

--

shyam kannan

shyamkannan@gmail.com

202-361-2160

MCP-CTRACK

From: Shyam Kannan [SKannan@rclco.com]
Sent: Monday, October 18, 2010 4:52 PM
To: MCP-Chair
Subject: McKenney Hills school, Plan # 420091330
Attachments: McKenney Hills Letter.docx

RECEIVED

OCT 18 2010

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

Resending from another account to ensure transmission (Gmail seems to be down today)

Shyam Kannan - LEED® AP
Vice President

RCLCO

Real Estate Advisors
7200 Wisconsin Ave, 7th Floor
Bethesda, MD 20814

P: 240 644 1307
F: 240 644 1311
E: skannan@rclco.com
W: www.rclco.com



Please consider the environment before printing this e-mail

Sent via email to: MCP-Chair@mncppc-mc.org

Françoise Carrier

Chair, Montgomery County Planning Board

8787 Georgia Avenue Silver Spring

Maryland 20910

RE: McKenney Hills School, Plan # 420091330

Dear Chair:

My name is Shyam Kannan, and I live on Day Avenue in Capitol View Park, Silver Spring, within the service area of Oakland Terrace Elementary School. My wife and I have a young child, and by way of introduction, I am a sustainable development expert who has played roles in saving and/or restoring tens of thousands of acres of pristine and/or environmentally-sensitive lands all across the country.

I'm writing to you to express my concern that a vocal minority of ill-informed individuals and some non-residents of the school service areas in question that would be affected by Plan # 420091330 are trying to derail efforts to build a desperately-needed new school. They are spreading misinformation and half-truths about the school design in an effort to derail approval of the school, and unwilling or unable to properly read and or understand the outstanding design and process that has been put in place for McKenney Hills Elementary School. It is the planning board's solemn responsibility to plan for our greatest asset – our children – and allowing this minority to twist facts and flat out lie in order to delay and therefore derail the bid process for this school would not only be illogical – **it would be immoral**. Please ensure that the Planning Board makes the only sensible, logical, environmentally-just, and moral decision by accepting the school plan and allowing the bid process to go forward immediately.

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Compared to other educational standards, OTES is worse than prison-like. Consider, for example the case of Massachusetts, whose guidelines for square feet per student is given below:

Elementary School Guidelines

Projected Enrollment	GSP per Student	Projected Enrollment	GSP per Student
Less than 300	180	Between 450 and 459	163
Between 300 and 309	180	Between 460 and 469	161
Between 310 and 319	179	Between 470 and 479	160
Between 320 and 329	178	Between 480 and 489	159
Between 330 and 339	177	Between 490 and 499	158
Between 340 and 349	175	Between 500 and 509	157
Between 350 and 359	174	Between 510 and 519	156
Between 360 and 369	173	Between 520 and 529	154
Between 370 and 379	172	Between 530 and 539	153
Between 380 and 389	171	Between 540 and 549	152
Between 390 and 399	170	Between 550 and 559	151
Between 400 and 409	168	Between 560 and 569	150
Between 410 and 419	167	Between 570 and 579	149
Between 420 and 429	166	Between 580 and 589	147
Between 430 and 439	165	Between 590 and 599	146
Between 440 and 449	164	600 and greater	145

Source: Massachusetts School Building Authority, 2006

Other states, have similar guidelines. Moreover, even as far back as 1977, the National Science Foundation determined that conditions of overcrowding in public schools had an "outcome that is uniformly negative" upon learning and in fact leads to tendencies towards violence and aggression. Finally, overcrowded situations have been directly linked with poor student performance, and I would argue that OTES has succeeded in avoiding this trend but cannot do so forever – especially when it is going from crowded to extremely overcrowded. It is groaning under its own weight and the Principal is doing all she can – but she is not Superwoman and cannot fight physics.

I have read with great attention the documents pertaining to the McKenney Hills Elementary School, and have been astounded with not only the attention to preservation and environmental conservation that have been integrated into the plan, but also the process by which MCPS brought information to the community's attention. They have been holding meetings since 2007 and I have inspected the address lists they used to bring nearby citizens to the meetings. They have made powerpoints and presentations available online. They have been available by phone and email to answer questions. Anyone who

contends that the planners have not been engaged with the community is flat out lying and simply embarrassed that for the better part of three years, they were simply too busy to pay attention.

In particular, the plan has sought to make meaningful and positive compromises on key issues, such as softball fields, sharing spaces, fire code, energy and systems location, and vegetation (including a green roof) that reflect a deep understanding of and respect for the immediate surroundings of the site. In my decade of experience in bringing green projects to life, I have not once seen a site plan that is as robustly respectful of its natural surroundings, nor one that has so elegantly solved challenging site constraints as this one. Simply put – it is best in class nationwide and possibly beyond.

Additionally, as one well-versed in LEED standards, I can attest to the fact that LEED building standards improve the quality of the unbuilt environment. My first boss was a green architect, and we measured the impact of our buildings by the increase in flora, fauna, biodiversity, soil quality, water quality, and air quality as a result of the building. In this case, having examined the building plans and development programs, I know full well that the local and regional ecosystem will be dramatically improved by the construction of the site plans as is.

Finally, I want to stress to you that opposition to the plans has been cultivated largely by those spreading misinformation, ranging from the number of trees marked for removal (the actual number is 29 – they have lied to people to say as many as 200!) to the reasons for the removal, to the impact it would have, to the process that was followed. Attempts to share documents and information with these individuals has resulted in flat out denial rather than civil discourse. As citizens, and parents, we have little more we can do but trust our public leaders to make the right decision in the face of unruly protesters.

Sincerely –

Shyam Kannan

10103 Day Avenue

Silver Spring, MD 20910

301-585-1758

MCP-CTRACK

RECEIVED
OCT 18 2010
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Eileen Gutierrez [gutierrez.eileen@gmail.com]
Sent: Monday, October 18, 2010 4:31 PM
To: MCP-Chair
Cc: Ana Sol Gutierrez
Subject: Fwd: Support for a new McKenny Hills Elementary School

Dear MCP-Chair,

I am writing as a neighbor in full support of the building of the McKenny Hills Elementary School. I understand that the Audobon Society has concerns about the health of nearby streams and ground water recharge volume. I hope the Planning Board is able to work cooperatively with the Audobon Society to address their concerns while going forward with the construction of this much needed facility. As we are all aware, Oakland Terrace has been for a number of years operating over capacity. The quality of education provided to our children is important as is safe guarding the natural environment for those very children. The Planning Board will need to work quickly to address both of these important concerns and ensure that this school is built on time.

Best,

Eileen Gutierrez (mother of Diego (5) and Daniel (2) Gutierrez)
2413 Churchill Road
Silver Spring, MD 20902
301-681-3730

MCP-CTRACK

From: Sharmila Sandhu [Sharmila.Sandhu@ana.org]
Sent: Monday, October 18, 2010 4:58 PM
To: MCP-Chair
Subject: McKenney Hills School, Plan # 420091330

RECEIVED

OCT 18 2010

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

Sent via email to: MCP-Chair@mncppc-mc.org

Françoise Carrier

Chair, Montgomery County Planning Board

8787 Georgia Avenue Silver Spring

Maryland 20910

RE: McKenney Hills School, Plan # 420091330

Dear Chair:

My name is Sharmila Sandhu, and I live on Day Avenue in Capitol View Park, Silver Spring, within the service area of Oakland Terrace Elementary School. My husband and I have a young child who will be a kindergarten student at the new school in 2012, if the building plans proceed as we hope.

I have read with great attention the documents pertaining to the McKenney Hills Elementary School, and have been astounded with not only the attention to preservation and environmental conservation that have been integrated into the plan, but also the process by which MCPS brought information to the community's attention. They have been holding meetings since 2007 and I have inspected the address lists they used to bring nearby citizens to the meetings. They have made powerpoints and presentations available online. They have been available by phone and email to answer questions. Anyone who contends that the planners have not been engaged with the community must have simply been too busy to pay attention.

In particular, the plan has sought to make meaningful and positive compromises on key issues, such as softball fields, sharing spaces, fire code, energy and systems location, and vegetation (including a green roof) that reflect a deep understanding of and respect for the immediate surroundings of the site. In my decade of experience in bringing green projects to life, I have not once seen a site plan that is as robustly respectful of its natural surroundings, nor one that has so elegantly solved challenging site constraints as this one. Simply put – it is best in class nationwide and possibly beyond.

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 one of the most overcrowded schools 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 to 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.

I know I need not rehash both sides of this issue for you as I know that numerous letters have been sent to you on this topic from both sides. What I need you to know and understand is that, personally, my family's decision to stay in this community and transition from renters to homeowners just this year was primarily based on the hope and understanding that come fall of 2012 our son would be able to enter an environment with a student:teacher ration that is most conducive to his learning for years to come. I do not want him to be bused to a middle school where he will potentially be confused and scared- this will not be conducive to his learning or to his social development. I think the pros far out-weight the cons, not only for those of us who are parents in the affected area, but also for those homeowners/renters who want a safe community full of happy children attending a school where they receive the care and attention they so desperately need. The children can't wait any longer. The only result of a delay will be families unhappily leaving the area to seek out better educational options.

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.

Sincerely –

Sharmila Sandhu

10103 Day Avenue

Silver Spring, MD 20910

301-585-1758

MCP-CTRACK

From: Kristine Gielow [kristinedax@hotmail.com]
Sent: Friday, October 15, 2010 2:53 PM
To: MCP-Chair
Subject: McKenney Hills School Construction Project

RECEIVED
8890
OCT 15 2010

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

BY ELECTRONIC MAIL ONLY

October 15, 2010

Chairwoman Françoise Carrier
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910
mcp-chair@mncppc-mc.org

Dear Chairwoman Carrier and Montgomery County Planning Board,

It is my understanding that the Board will take up the McKenney Hills School construction project at a October 28, 2009 meeting, and I respectfully request that this letter be included in the meeting record and be reviewed by the members as they make their decision.

Throughout the past few weeks, residents of McKenney Hills have been inundated by electronic mail from an individual who has insisted that members of our neighborhood contest "[u]p to 200 trees to be cut from our park." (I parenthetically point out as an aside that this estimate inaccurately represents the actual number of trees slotted for removal.) Please be aware that community residents, myself included, very much recognize the need for another school and wholeheartedly support the construction of the proposed school. The massive overcrowding at local schools is a real and troubling problem in our area, and the educational needs of children must take priority. In any event, even though the current construction project involves the necessary removal of some trees, the proposed project involves construction of an environmentally-friendly school, and we are thrilled about the prospect of welcoming not only a much needed school, but a green one as well.

For these reasons, I respectfully ask that you pass the McKenney Hills School construction project without further delay.

I thank you for this opportunity to provide public comment.

Sincerely,

/S/

Kristine Gielow, Esq.
2405 Churchill Road
Silver Spring, MD 20902

MCP-TRACK

From: Cecelia Friedman Levin [ceceliafl@gmail.com]
Sent: Friday, October 15, 2010 4:27 PM
To: MCP-Chair
Subject: McKenney Hills School

RECEIVED

OCT 15 2010

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

Dear Ms. Carrier,

I write in support of proceeding on schedule with the construction of the McKenney Hills School. As a parent and a resident of the McKenney Hills neighborhood, I recognize the important need for and value of the construction of the new school, and I appreciate the Board's determination to construct a school that is friendly to the surrounding environment.

The McKenney Hills neighborhood is full of families with young children who would suffer as a result of the delay or derailment of the school. It is my hope that the Board determines that our children are, and should remain, our top priority.

I believe that the objections raised by a small minority lack a sense of proportion and priorities. I hope the Board, taking in the full picture of the community's needs and concerns, will choose to proceed as planned.

Sincerely,

Cecelia F. Levin
2311 Churchill Road
Silver Spring, MD 20902

RECEIVED
OCT 15 2010

MCP-CTRACK

CHAIRWOMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Liz Brigham [lizzybr@verizon.net]
Sent: Thursday, October 14, 2010 11:46 PM
To: MCP-Chair
Subject: McKennyHills School Site Plan #420091330

14 Oct 2010

Mrs Elizabeth

10106 Gates Ave
Silver Spring, Md

Brigham

20902

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

Subject: McKenny Hills School Site Plan #420091330

Dear Ms. Carrier,

I have been a resident and home owner of the McKenny Hills neighborhood since 1951 and my child attended the McKenny Hills Elementary school before it was closed. Our street Gates Ave has seen many changes in the number of children (at one time there were over 25 kids on this street) that attend Oakland Terrace Elementary School now because McKenny Hills was shut down and now has been tore down. We were informed that a new Elementary School would be build on the grounds of the old school. Now I hear that a very small group are protesting the plan and are asking you to halt the construction of the school slated for the McKenny Hills school site plan #420091330.

I am asking you and your Planning Board to please vote in favor for the new McKenny Hills school site plan #420091330 when it is presented to you by the Montgomery County Public School's Construction Division.

This is a very serious issue of overcrowded condition at Oakland Terrace (where the kids in our neighborhood now have to attend). The kids are bused to Sligo Middle School. I understand that Oakland Terrace is already 200 percent over capacity - there is just no place to put all of our neighborhood children in one school. It is not fare to families tha live in our neighborhood to have their elementary school age children split up into 2 different schools. There is a reason why kids are divided into 3 age groups (Elementary, Middle School, and High School). Younger kids should be kept together - most of them need closer supervision and help to get around the school .

Over the past year and half, Jim Tokar, project manager of Montgomery County Public School's Construction Division, has kept my community informed of the plan and designs for the new school during a series of public meeting held on this issue. He also attended a civid association meeting in our neighborhood on Tuesday, Sep 28 were he explanined 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. This will be a big plus for Montgomery County and our neighborhood.

To halt this construction over protest about surrounding trees that may need to be removed in order to allow for this school to be built is not realistic. The kids deserve a school that is not overcrowded and not spend more time on a bus going from one school to another.

I have been informed that the MCPS Construction Div has used every opportunity possible to make sure that the impact on the surrounding woods be mitigated. Which includes working with our 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 on the school site. I understand that after the school is completed, the surrounding woods will be turned into a Forest Conservation Preserve and turned over to Montgomery Co. Park & Planning to be maintained as a protected green site for our neighborhood. This all more of a good impact for our neighborhood than losing a few trees. If you view the good issues against the loss of a few trees you should see that continuing with the plan to build a new elementary school is more of a plus for Montgomery County. After all Montgomery County has been known for having good schools and we need to keep it that way.

If you vote to not to continue with the new elementary school, you have wasted a lot of money and time with the design and meeting that have taken place for almost 2 years. The school that was torn down had just gone through a major renovation to school problem kids - so it was not in bad shape. If it was not going to be replaced it should have remained open and Oakland Terrace kids could have been divided and sent to McKenny Hills School. But now it is gone so let's complete the project and give our neighborhood back our Elementary School.

Thank you for reading my letter - I am handicapped and unable to attend meetings to voice my opinion.

Elizabeth Brigham

RECEIVED

OCT 15 2010

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

MCP-CTRACK

From: Michelle Humbert [michellehumbert@verizon.net]
Sent: Thursday, October 14, 2010 7:07 PM
To: MCP-Chair
Subject: New McKinney Hills School plan # 420091330
Attachments: McKenney Hills Letter.DOCX

I can't believe that there is a need to even send this letter as I have just heard about the small group of protesters in the neighborhood surrounding the new McKinney Hills school that is slated to open in 2012 trying to derail building plans. As a parent in the Oakland Terrace district I am highly concerned that the EXTREME overcrowding can only be addressed with the opening of McKinney Hills schools and if this project gets delayed it adversely affects hundreds of students and their families.

Please see my attached letter. I expect the planning board to make the decision that makes sense for the community as a whole and not a small group of ill informed protesters.

October 10, 2010

3400 Farragut Ave
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 twin girls next year) 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 McKenney 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 needed 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,

Michelle Humbert

RECEIVED

OCT 15 2010

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

MCP-CTRACK

From: Janet Grossnickle [jmgonline@hotmail.com]
Sent: Thursday, October 14, 2010 7:02 PM
To: MCP-Chair
Subject: Please support McKenney Hills school site plan # 420091330

October 14, 2010

1719 Brisbane Street
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 in the Forest Estate neighborhood whose partner's 6-year-old son currently attends Oakland Terrace Elementary School, 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.

I understand that 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. And I understand 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. Further, 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 is 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,

Janet Grossnickle

MCP-CTRACK

From: Ernest Miller [edmiller_us@yahoo.com]
Sent: Thursday, October 14, 2010 9:27 PM
To: MCP-Chair
Subject: Downcounty Consortium School #29 support

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OCT 15 2010

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

Karen Miller
2305 Churchill Road
Silver Spring, MD 20902

Thursday, October 14, 2010

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

Francoise Carrier,

I am registering my support of the current Downcounty Consortium School #29 building plans. It is imperative that the new school opens as scheduled in August 2012. The construction of this school is already long overdue and the result is extreme overcrowding at Oakland Terrace Elementary School to the extent that the kindergarten program is currently housed at Sligo Middle School. Due to the needs of the children in our neighborhood the Downcounty Consortium School #29 plans should be approved so that the process of building the school can proceed to ensure that the school will open as scheduled.

Sincerely,
Karen Miller
McKenney Hills Resident

MCP-CTRACK

From: Ed & Sharon Cox [coxe@verizon.net]
Sent: Thursday, October 14, 2010 9:45 PM
To: MCP-Chair
Subject: McKenney Hills Elementary School & woodland

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OCT 15 2010

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

October 14, 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.

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

Sincerely,

Sharon K. Cox, M.D.
9807 Rosensteel Ave., Silver Spring, MD 20910

MCP-CTRACK

From: Andrew McKenna [apm2404@yahoo.com]
Sent: Friday, October 15, 2010 12:46 AM
To: MCP-Chair
Subject: McKenney Hills-Carroll Knolls Elementary School

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OCT 15 2010

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

Françoise Carrier, Chair,
Montgomery County Planning Board

Dear Ms. Carrier:

I am writing to you as a ten-plus year active resident of the McKenney Hills-Carroll Knolls community. I have a child who may likely attend ES #29 proposed for construction by MCPS, if not another in which the enrollment density will be greatly alleviated by the construction of this school. I'm sure I don't need to tell you how very desperately our county needs this new school—now.

The county should be tremendously proud of the environmentally-responsible manner in which the proposed site and building have been designed, despite the recent opposition put forth by such groups as the Audubon Naturalist Society, and the McKenney Hills Forest Preservation Group. While I concur that the possibility exists that some changes could in fact be made to the current site plans to prevent some of the tree loss they find so objectionable, in my opinion, the time to put forward such objections has passed. The county has done an admirable job to draft a plan that meets the needs of the community, while minimizing environmental impacts.

I attended a tour of the site this evening conducted by the McKenney Hills Forest Conservation Group. When a resident asked a Group member, "Why now, after months of hearings, meetings, presentations and discussion. . . why such opposition now, this late in the process?" The Group responded that they only learned of MCPS's plans three weeks ago—that MCPS failed miserably to provide sufficient, if any, notice to the community at large, or even to adjacent property owners as required by law, of the plans for the new school. This of course is nonsense, as too was a fair amount of other hyperbolic assertions made during the tour.

While I admire the Opposition's passion to protect what is truly an important asset to the community, I object to their election not to participate in the process until the project is ready to cross the finish line. It's too late to "go back to the drawing board" as one member put it. While I (and my family) personally treasure the forest, and hate to see any destruction of nature, having studied the plans and walked the site, I believe that the proposed tree loss is relatively minor in the grand scheme of things, and the mitigation provided in the form of a first rate, "green school", such as that proposed as currently designed warrants the proposed tree removal.

I respectfully request that you approve the plan as currently designed when presented on October 28, 2010, so the county and its children need not incur any delays in constructing this much needed school.

Thank you for your time and consideration.

Sincerely,

Andrew McKenna, 2404 Homestead Drive, Silver Spring, MD 20902

MCP-CTRACK

From: Carey Creed [careycreed@starpower.net]
Sent: Friday, October 15, 2010 1:16 AM
To: MCP-Chair
Subject: McKenney Hills Elementary School

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OCT 15 2010

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

Dear Madam Chair,

This letter is a request that the Planning Board revise their existing plans for the new McKenney Hills Elementary School to leave the woods intact. I'm sorry to be writing so late in the game, but just heard about the plan to cut 55 mature trees and probably damage the critical root zones of another 24 trees.

It's exciting to hear that the school will be LEEDS-certified. Retaining the woods will embody the green sustainable mission beyond the building itself, and can provide an invaluable outdoor classroom for students to understand and appreciate how a forest handles stormwater, cleans the air, provides habitat for local wildlife, and offers quiet beauty to one and all.

Some folks are suggesting practical ways of avoiding the destruction of the trees while at the same time achieving the laudable goals of the school plan. I won't list the ideas here since I'm sure your Inbox and mailbox are full of them already, but hope you will give them serious consideration.

Thanks very much ~

Carey Creed
10203 Duvawn Pl.
Silver Spring, MD 20902

RECEIVED

OCT 15 2010

MCP-CTRACK

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

From: Reynolds, Cheryl A. [Cheryl_A_Reynolds@oa.eop.gov]
Sent: Friday, October 15, 2010 8:14 AM
To: MCP-Chair
Subject: McKenney Hills Elementary School Plan #420091330
Attachments: McKenney_Forest_Preservation-To_Mont_Co_Plan_Board_100610-1.docx;
McKenney_Forest_Preservation-To_Mont_Co_Plan_Board_100610-2.docx

My husband and I are late in becoming aware of the extent of this project. Please see letters attached.

October 6, 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.

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

Sincerely,

Chery Reynolds

9909 Capitol View Ave., Silver Spring, MD. 20910

October 6, 2010

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

RECEIVED

OCT 15 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 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,

John Walsh

9909 Capitol View Ave., Silver Spring, MD. 20910

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OCT 15 2010

W. ROBERT MCGHEE, CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Megspencerdixon [megspencerdixon@aol.com]
Sent: Friday, October 15, 2010 8:29 AM
To: MCP-Chair
Subject: Please see the attached Letter of Support for the McKenny Hills School
Attachments: Letter of Support for McKenny Hills School, from M.S.Dixon.pdf

To the Chairwoman of the Montgomery County Planning Board:

Please see the attached Letter of Support for the McKenny Hills School.

Thank you.

Margaret Spencer Dixon
10308 Meredith Avenue
Kensington MD 20895
Home: 301-949-0494

October 15, 2010

10308 Meredith Avenue
Kensington MD 20895

Ms. Françoise 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 Homewood 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. Oakland Terrace school is so over-crowded that this year's Kindergarten class is not even at the school. They have been bused to Sligo Middle School. With Oakland Terrace 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.

To illustrate the effects of overcrowding at Oakland Terrace: My seven-year-old daughter is a second-grader at that school, and she regularly does not have time to eat all of her lunch (due to the long lines at the cafeteria at lunch time). In addition, the sight of so many school-children crowding onto the playground during recess is breathtakingly scary; it looks like an over-crowding accident waiting to happen. I urge to you visit Oakland Terrace during lunchtime and during recess to view these conditions for yourself. Estimates of the future growth of the number of students at Oakland Terrace are such that these already-serious problems will become much worse, unless the McKenney Hills school is built and therefore becomes available to absorb some of this over-capacity.

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 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 beg 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 my child and her schoolmates wait another minute longer than they absolutely must in order to benefit from the availability of another school facility that they so desperately deserve and that our neighborhood so very much needs and wants.

Thank you!

Respectfully,

A handwritten signature in black ink that reads "Margaret Spencer Dixon". The signature is written in a cursive, flowing style.

Margaret Spencer Dixon

MCP-CTRACK

From: Ben Gielow [bgielow@hotmail.com]
Sent: Friday, October 15, 2010 8:59 AM
To: MCP-Chair
Subject: McKenney Hills School construction project

Importance: High

RECEIVED

OCT 15 2010

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

Dear Chairwoman Carrier and the Montgomery County Planning Board,

It is my understanding that the Board will take up the McKenney Hills School construction project at your meeting on October 28th. Due to the massive overcrowding at local schools, I respectfully ask that you pass this project without further delay.

As you may know, some concerns have been raised by environmentalists in the McKenney Hills/Carroll Knolls neighborhood, specifically, regarding the destruction of trees during construction of the new school. I would like to state on the record that **I do not support** this small groups efforts to delay the project for further environmental study. This school is desperately needed and construction should start forthwith. If the Board believes a compromise is needed, I suggest planting additional new trees to compensate for any removed trees.

Thank you for the opportunity to provide public comment.

Sincerely,

Ben Gielow, Esq.
2405 Churchill Rd
Silver Spring, MD 20902

RECEIVED

OCT 15 2010

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

MCP-CTRACK

From: Thomas Ewers [TEwers@SandySpringBank.com]
Sent: Friday, October 15, 2010 9:20 AM
To: MCP-Chair
Subject: McKenney Hills

I have lived in McKenney Hills (Gardiner Ave) since 1999 and fully support the new school. Please pass the McKenney Hills School construction project on October 28th.

I do not want any further delays in getting bids and the construction schedule as planned because the school has already been delayed a year because of budget constraints.

I have confidence in the eco/green-design of the "silver LEED" school and in Jim Tokar's and the MCPS transparency of this plan to the community.

It's time to make this happen.

Thank you for your time.

Tom Ewers
10112 Gardiner Avenue
Silver Spring, MD 20902

Thomas I. Ewers | Vice President | Commercial Real Estate | Sandy Spring Bank

611 Rockville Pike, Suite 200, Rockville, MD 20852 | Phone: (301) 774-6400 ext. 6588 | Fax: (240) 314-0576 | ✉: tewers@SandySpringBank.com

MCP-CTRACK

RECEIVED

OCT 15 2010

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

From: Cheryl Appleton [nannygirl.cheryl@gmail.com]
Sent: Friday, October 15, 2010 9:46 AM
To: MCP-Chair
Subject: Support McKenney Hills School construction

Dear Ms. Carrier,

I am writing to you as a parent of a first grader at Oakland Terrace Elementary School. My son Brandon has had an over-all good experience so far as a student there, save one glaring problem: the school is simply over-crowded. For the 2009-2010 school year, OTES was responsible for the education of nearly 800 students, almost double its maximum capacity. This year (as you probably know) the incoming Kindergarten class has been moved to Sligo Middle School until the McKenney Hills Elementary School can be completed, and next year's Kindergarten will likely follow suit. As you also probably know, OTES's enrollment (and the enrollment of most MCPSs) is projected to spike significantly in the next 5-10 years, making this new elementary school's completion more important than ever.

I am aware that a small group has come forward expressing concern for a section of wooded area around the McKenney Hills School site. They are asking for changes in plans that will slow or halt the construction of this school to sustain 55 trees. I am GRAVELY concerned about this development. While I respect the viewpoint of this small group, I don't believe there is any question as to the appropriate course of action here. Children have a right and a responsibility to get an education, and they cannot do this without a school, period. The needs of hundreds (and in the next few years, thousands) of children must trump 55 trees. The minority group currently causing a stir over these trees, by its own admission, hasn't attended or voiced any concern through 18 months of public meetings on this issue. Their time to speak has come and gone.

I urge you to support moving forward with the construction of the McKenney Hills Elementary School without delay. Thank you for your time.

Best,

Cheryl Appleton
1719 Brisbane St
Silver Spring, MD 20902