



**Our Lady of Good Counsel High School: Preliminary Plan Amendment No. 12002082A**

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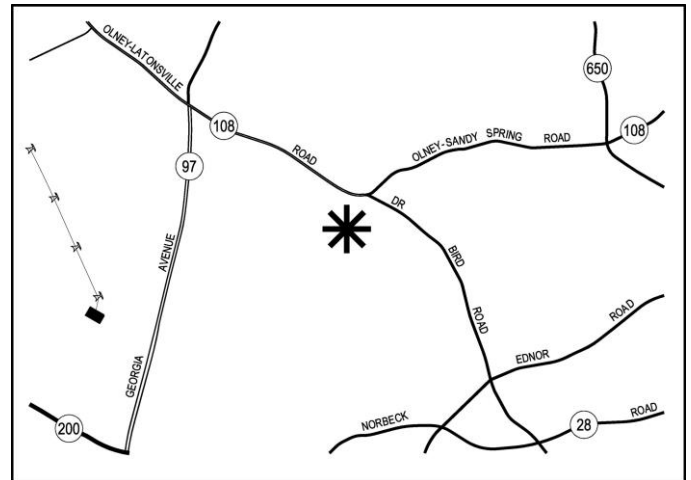
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**Staff Report Date: 09/19/14**

**Description**

**Our Lady of Good Counsel High School: Preliminary Plan Amendment No. 12002082A:**

Request to increase the total permitted gross floor area by 17,000 square feet, increase the permitted number of students by 100, increase the number of lighted events per year by 15, revise the Transportation Management and Community Liaison Agreement, modify the location of on-site conservation easements to accommodate a new practice field, and add a grotto; located on the southwest quadrant of the intersection of Olney-Sandy Spring Road, Doctor Bird Road and Batchellors Forest Road; 49.72 acres; RC Zone; 2005 Olney Master Plan.



**Staff recommendation:** Approval with conditions

**Applicant:** Paul Barker (President - Our Lady of Good Counsel)

**Submitted Date:** 03/31/2014

**Summary**

- Expand the size of the school by 17,000 square feet to a total of 227,000 square feet and increase the capacity of enrolled students by 100 to a total of 1,300 students
- Increase in the number of events at school fields by 15 to a total of 50 events per year
- Revise the Transportation Mitigation and Community Liaison Agreement to incorporate changes including new trip mitigation practices, additional school events, and increase the mitigation number to meet current LATR guidelines
- Relocate the conservation easement to add a practice field

## STAFF RECOMMENDATION AND CONDITIONS:

All previous conditions of approval of Preliminary Plan 120020820 remain valid, unchanged, and in full force and effect except for those modified herein. Staff recommends approval of Preliminary Plan No. 12002082A with the following modifications that, as set forth replace conditions No. 1, 14, and 27 and add new conditions 29 and 30:

1. Limit the total ~~high~~ school enrollment to no more than ~~1,200-1,300~~ students and the size of the building to three stories and ~~210,000~~ 227,000 square feet of gross floor area.
14. ~~Enter into a~~ Prior to the release of any new use and occupancy certificates, the Applicant must satisfy Local Area Transportation Review ("LATR") requirements by amending the Transportation Management and Community Liaison Agreement ("TMCLA") with the Montgomery County Planning Board in a form approved by the M-NCPPC Office of General Counsel and MCDPW&T prior to recording of plat. The amended TMCLA must be recorded in the Montgomery County Land Records, will supersede the existing TMCLA dated July 6, 2005, and must include at a minimum the following provisions:
  - a. Expand the options for mitigating single-occupancy vehicular trips to/from the school during the weekday AM peak-hour beyond student busing;
  - b. Increase the number of trips mitigated during the AM peak-hour from 245 to a minimum of 253 to satisfy the LATR test;
  - c. Add a reference that the trip mitigation is to mitigate AM weekday peak-hour trips (within the 6:30-9:30 a.m. peak period);
  - d. Have a Transportation Coordinator to the school staff who will oversee implementation of the TMCLA;
  - e. Include new incentives to promote bus ridership;
  - f. Develop a carpool system for students and for faculty including possible designated carpool parking spaces;
  - g. Promote the use of existing and future public transit options including Ride-On;
  - h. Establish additional mitigation provisions to be implemented if the school fails to mitigate at least 253 trips, including a free shuttle for students from local Park & Ride lots to the school property;
  - i. Provide traffic control measures that prohibit left turns from the Subject Property onto southbound Old Vic Boulevard; and
  - j. Increase the number of special events per year to a total of 25, and define a special event as any event attracting 750 or more people to the Subject Property.
27. ~~The Applicant shall restrict lighted use of the school athletic stadium. The stadium along with the school buildings, parking lots and internal roadway network will be the only facilities with lighting and the use of the athletic stadium for lighted events shall not exceed a maximum of 35 events in any calendar year. If additional flexibility in the lighting or the number of lighted events is needed in the future, Good Counsel will be required to request that the Planning Board amend this condition. The school athletic stadium, school buildings, parking lots and internal roadway network will be the only facilities with outdoor lighting. The Applicant shall restrict lighted use of the school athletic stadium to a maximum of 50 events in any calendar year. A Preliminary Plan amendment will be required for any modification to the lighted areas or the number of lighted events~~

29. The Subject Property is located in the Olney Policy Area and must make a Transportation Policy Area Review ("TPAR") Mitigation Payment for the new 17,000 square feet, equal to 25 percent of the General District Transportation Impact Tax, pursuant to the 2012-2016 Subdivision Staging Policy. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.

30. The Applicant must comply with the following conditions of the amended Final Forest Conservation Plan ("FCP"):

- a. Prior to any clearing, grading, or demolition on the Subject Property, the Applicant must submit financial surety for the 0.15 acres of new forest planting in Reforestation Areas #1, #2, #3 and #4 and 0.15 acres of tree replacement planting in Category II Conservation Easement Tree Replacement Planting Area #3B.
- b. Prior to any clearing, grading, or demolition on the Subject Property, the Applicant must enter into a Maintenance and Management Agreement with the Planning Board in a form approved by the Office of General Counsel for the 0.15 acres of new forest planting in Reforestation Areas #1, #2, #3 and #4 and 0.15 acres of tree replacement planting in Category II Conservation Easement Tree Replacement Planting Area #3B.
- c. Prior to any clearing, grading, or demolition on the Subject Property, the Applicant must record a Category I conservation easement over all new areas of forest retention and forest planting, as specified on the approved Final FCP. Conservation easements must be shown on the record plats.
- d. Prior to the recordation of plats, the Applicant must install permanent Category I and Category II Forest Conservation Easement signage along the perimeter of all forest conservation easement areas. Signs must be installed a maximum of 100 feet apart with additional signs installed where the easement area boundary changes direction.
- e. The Final Sediment Control Plan must be consistent with the final limits of disturbance as approved by the M-NCPPC Staff.
- f. The Applicant must comply with all tree protection and tree save measures shown on the approved Final FCP. Tree save measures not specified on the Final FCP may be required by the M-NCPPC forest conservation inspector.

## SITE DESCRIPTION

The property, identified as Lot 1 and Parcel A, Our Lady of Good Counsel High School (Plat 23291) (Attachment A), is located on the southwest quadrant of the intersection of Olney-Sandy Spring Road, Doctor Bird Road and Batchellors Forest Road ("Property" or "Subject Property"). The Property is 49.72 acres in size, zoned RC and located within the 2005 Olney Master Plan (Figure 1). The Property's eastern boundary is Batchellors Forest Road, a Rustic Road, which the Property has no direct access. Running through the western portion of the Property is Old Vic Boulevard which extends south of the Subject Property through a neighborhood of detached homes to Batchellors Forest Road.

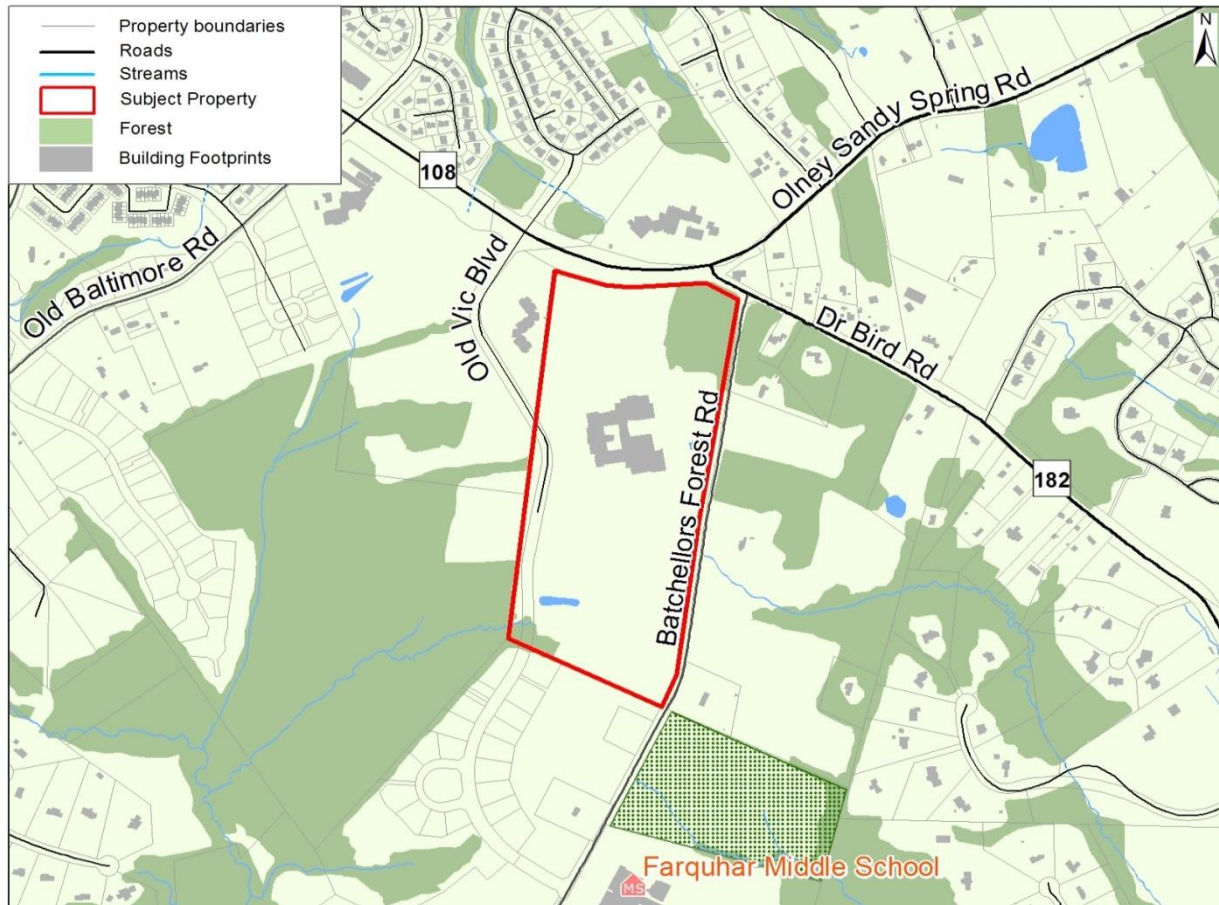


Figure 1

Currently the Property is improved with the Our Lady of Good Counsel, a private Catholic high school. Improvements include the main academic building with associated parking, a rectangular field and track, and multiple other sports fields and diamonds. Access to the site is primarily by Old Vic Boulevard, with an additional right-in/right-out access point on MD 108. There is an area of forest in the northeast corner of the Property and along the southern boundary of the Property. The forest in the northeastern portion of the Property is protected under a Category I Conservation Easement. There is also an area of Category II Conservation Easement along the eastern and southern portions of the Subject Property in part to protect a green edge between the Property and Batchellors Forest Road. The Property has been graded to accommodate the existing improvements but generally sits at a high point in elevation and slopes down in all directions. The southern  $\frac{3}{4}$  of the Property is located in the Northwest Branch watershed, and the northern portion is in the Hawlings River watershed, both are classified by the State of Maryland as Use IV waters (Figure 2).



Figure 2

To the west of the Subject Property is the Andrew Kim House senior apartment complex. To the south and east of the Property are approved neighborhoods of one-family detached homes. To the north of the Property is the Olney Theater. Zoning to the west, south and east of the Subject Property is RNC, and to the north is RE-2/TDR and PCC.

### PREVIOUS APPROVALS

On April 3, 2003 (resolutions originally mailed December 1, 2003 and corrected February 4, 2004) (Attachment B) the Planning Board approved Preliminary Plan No. 120020820 for the entire 104 acre Property, including approximately 54 acres of land on the east side of Batchellors Forest Road known as the Stanmore Property, and approximately 50 acres on the west side of Batchellors Forest Road which is the Subject Property. This original Preliminary Plan recorded a lot for the Good Counsel High School, and established the density and findings for the current improvements on the Property. Although the Stanmore Property was left as an unplatted parcel, the original Forest Conservation Plan covered the entire 104 acre property at the time. The original Preliminary Plan also required the construction of Old Vic Boulevard along the western portion of the Property, which was ultimately completed to Batchellors Forest Road to the south by others.

## **AMENDMENT DESCRIPTION**

This Preliminary Plan Amendment No. 12002082A, Our Lady of Good Counsel High School (“Amendment” or “Preliminary Plan”)(Attachment C), requests the following modifications to the previously approved plan:

- Amend condition 1 to increase the permitted gross floor area by 17,000 square feet, to a total of 227,000 square feet.
- Amend condition 1 to increase the permitted number of students by 100, to a total of 1,300.
- Amend condition 27 to increase the total permitted number of lighted events per year by 15, to a total of 50 lighted events.
- Revise the Transportation Management and Community Liaison Agreement (“TMCLA”) required in condition 14 to reflect current practices, propose additional mitigation measures, and increase the number of permitted special events.
- Abandon an area of on-site Category II Conservation Easement to accommodate a new practice field in exchange for new areas of Category I Conservation Easement on-site.
- Add a grotto to the site.

The expansion of the school area is planned to occur as a second story addition to the unbuilt performing arts center shown on existing plans and provides space to accommodate the student enrolment growth. The increase in the number of allowed lit field events per year is to accommodate the Applicant’s sport’s needs and to allow their field to be used by various community groups who desire a lit outdoor venue.

The TMCLA needs to be amended to update the standards and practices the school currently uses for managing weekday peak-hour trips and circulation, and to increase mitigation amounts to satisfy current LATR & TPAR Guidelines. Adjustments to the Conservation Easements are needed to add an additional flat grass practice field area on the Property to accommodate the needs of their sports department. The addition of a prayer grotto is proposed in an area that does not conflict with any easement or that would impede circulation on the Property.

## **ANALYSIS AND FINDINGS – Chapter 50**

### **Conformance to the Master Plan**

The Application substantially conforms to the recommendations set forth in the 2005 Olney Master Plan (“Master Plan”). This Property is located in the Southeast Rural Quadrant of the Master Plan, and is mentioned as a side note as an existing Private School that was recently approved under the Zoning allowed in the older 1980 Olney Master Plan. This Amendment does not dramatically change the use or the scope of the previous approval in existence during the drafting of the Master Plan, and still meets the requirements of the retained RC Zone.

The 1980 Olney Master Plan identified four Master Plan right-of-ways for roads and shared use paths adjoining the Subject Property, which were dedicated and constructed as part of the original approvals. These include MD 108 as a Major Highway, with a planned right-of-way of 120 feet for a four lane divided highway and dual shared use paths, Doctor Bird Road (MD 182) as a major highway with a recommended 120 foot right-of-way with two travel lanes and a shared use path, Old Vic Boulevard as a Primary Residential street with a 70 foot right-of-way with two travel lanes and a shared use path, and

Batchellors Forest Road as a Rustic Road with a 70 foot right-of-way and a signed shared road bikeway. The original application achieved full dedication of Old Vic Boulevard including construction of the road and shared use path, and their portion of dedication for Doctor Bird Road, and Batchellors Forest Road. The Applicant also dedicated 60 feet from centerline for MD 108, meeting the 120 foot right-of-way specified in the 1980 Olney Master Plan. The 2005 Master Plan increased the dedication requested for MD 108 to 150 feet (75 feet from centerline). MD 108 is already built to the full Master Plan cross-section, including a shared use path, and providing additional dedication would impact the boundary of existing Category I Conservation Easements and a ball field. Staff does not believe the Amendment has a significant enough impact to transportation facilities to request additional dedication at this time.

## **Public Facilities**

### Transportation - Access & Circulation

Access to the Property will be adequate to meet the transportation demands of this Amendment. There are three existing vehicle access points to the Subject Property which this Amendment does not change; two full vehicular movement accesses from Old Vic Boulevard, and one right-in/right-out movement on MD 108. Parents dropping off/picking up students are instructed to use the southern entrance to the Property from Old Vic Boulevard, and circulate one-way through the parking lot, exiting the northern entrance on Old Vic Boulevard, or exiting directly onto MD 108. This Amendment, through the amendment of the Transportation Management and Community Liaison Agreement will improve on-site vehicle queuing by implementing a double row for student drop-off, and directing the two rows to their own points of exit.

Pedestrian and bicycle access is provided to the Property from various entrance points along Old Vic Boulevard and MD 108 that provide a safe route for pedestrians and bicyclists to access the front and side doors of the school building. Sidewalks were constructed along the south side of MD 108 and the east side of Old Vic Boulevard, and a shared use path along the west side of Old Vic Boulevard, per the previous preliminary plan requirements. These facilities connect to a shared use path that runs along the north side of MD 108. There is also a sidewalk along the western side of the vehicle access lane from MD 108 to the northern parking lot.

There are currently two public bus routes that provide limited service to the Subject Property; Metrobus route Z2, and Ride-On Route 53. The route Z2 is a Monday-Friday, rush-hour only bus that connects Olney with Downtown Silver Spring, via Ashton, Colesville and Four Corners and has stops located directly in front of the Property frontage along MD 108. The Route 53 bus is also a Monday-Friday bus that runs from Shady Grove to Glenmont Metrorail Station, via Olney, and has a bus stop at the intersection of MD 108 and Old Baltimore Road, about 2,000 feet away from the entrance to the Subject Property.

The Local Area Transportation Review ("LATR") approved as part of the original plan improved area circulation and transportation capacity by extending the left turn lane on westbound Old Baltimore Road to Georgia Avenue by 100 feet to accommodate vehicle stacking, which has already been built. Maryland State Highway Administration also required operational improvements not needed to satisfy the LATR congestion standard including extending the westbound left turn lane on MD 108 onto Old Baltimore Road, and constructing the exclusive right-turn lane from Doctor Bird Rd onto eastbound MD 108. Those improvements have been constructed.

Transportation - (LATR & TPAR)

The proposed Amendment includes a requested increase in school capacity by 100 students for a total enrollment of 1,300. Using trip generation data from the Institute of Transportation Engineers' *Trip Generation* report for private schools and Staff accepted assumptions (Attachment K, LATR Technical Analysis), 100 new students would generate 43 new weekday peak-hour trips in the morning peak (between 6:30 and 9:30 am), and 13 new weekday peak-hour trips in the evening peak (4:00 to 7:00 pm). The number of PM peak hour trips is lower than the AM peak hour trips because primary school functions end prior to 4:00 pm and only extra-curricular activities would be generating trips. Because the total (existing and new) number of trips during the peak hour is over 30, a traffic study was required to satisfy the LATR test.

A traffic study was prepared to analyze the impact of the new trips upon surrounding intersections. The following table (Table 1) shows the Critical Lane Volume ("CLV") values at the studied intersections of Existing, Background, and Total traffic conditions:

Table 1 – CLV Values

Studied Intersection	Traffic Condition					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Georgia Ave & Old Baltimore Rd	1,540*	1,118	1,538*	1,157	1,539*	1,159
Olney Sandy Spring Rd & Old Baltimore Rd	1,180	920	1,216	959	1,227	962
Olney Sandy Spring Rd & Prince Philip Dr	871	929	1,021	1,149	1,025	1,150
Olney Sandy Spring Rd & Old Vic Blvd	1,225	906	1,240	961	1,260	965
Olney Sandy Spring Rd & Doctor Bird Rd	826	910	826	926	832	928
Olney Sandy Spring Rd & Norwood Rd	952	1,001	1,013	1,087	1,013	1,087
Doctor Bird Rd & Norwood Rd	830	875	854	910	858	912
Old Vic Blvd Extended & North School Dwy	878	141	1,023	185	1,062	193
Old Vic Blvd Extended & South School Dwy	614	39	759	83	788	88
Olney Sandy Spring Rd & Xavier Way	833	749	886	770	890	771
Doctor Bird Rd & Batchellors Forest Rd	1,016	837	829	819	833	821

As indicated by the asterisks in Table 1, the CLV values for the AM peak-hour for all three traffic conditions exceed the CLV standard of 1,450 for the Olney Policy Area at the intersection of Georgia Avenue and Old Baltimore Road ("Failing Intersection") during the weekday AM peak-hour. The CLV values shown for background and total traffic conditions are below the CLV value shown for existing conditions at this intersection because the following transportation infrastructure improvements are included:

- Montgomery General Hospital expansion required an additional approach lane on westbound Old Baltimore Road at Georgia Avenue, for a total of two left turn lanes, and one combined through and right turn lane. This improvement is now under construction.
- Preliminary Plan No. 120060850 required the completion of Old Vic Boulevard to Batchellors Forest Road. Upon this road segment opening, the traffic circulation in Southeastern Olney is forecasted to redistribute slightly and this is reflected as a change between the existing and the background & total CLV values.



The background CLV value for the Failing Intersection is 1,538 and the Amendment adds one CLV for a total value of 1,539. Based on the analysis of the traffic study and described in Attachment K, to mitigate one CLV value at the Failing Intersection, 5 trips need to be mitigated from the Subject Property. Because the Amendment is adding trips in the total conditions to an intersection where the background CLV values exceed the 1,450 standard for the Olney Policy Area, the LATR & TPAR Guidelines stipulate that the Applicant mitigate 150 percent of the additional CLV impact caused by the Amendment to satisfy the LATR test. The Applicant needs to mitigate for eight (150 percent of five) additional weekday AM peak-hour Property generated trips. To satisfy the LATR test, the Applicant has agreed to increase the trip-reduction goal in the TMCL Agreement by eight, from 245 to 253.

The Subject Property is located within the Olney Policy Area in the Transportation Policy Area Review ("TPAR"). The TPAR test shows the roadway test for the Olney Policy Area as adequate, and the transit test as inadequate. Therefore, the Applicant must make a TPAR Mitigation Payment equal to 25 percent of the General District Transportation Impact Tax, pursuant to the 2012-2016 Subdivision Staging Policy. The timing and amount of the payment will be in accordance with that set in Chapter 52 of the Montgomery County Code.

#### Transportation - Transportation Management and Community Liaison Agreement (TMCLA)

As part of the Property's original approval, the Applicant was required to enter into an agreement to satisfy LATR by mitigating impact to a failing intersection (by 17 percent), and to address community raised concerns about traffic and circulation. The TMCLA required that 245 students use the bus provided by the Applicant at cost to the students to reduce trips generated by the school. The TMCLA included content that went beyond the provisions found in a Transportation Mitigation Agreement negotiated with MCDOT, therefore DPWT (predecessor of MCDOT) issued a letter to Planning Board Staff that they did not need to be party to the TMCLA (Attachment D).

Because the current TMCLA limits trip reduction measures having 245 students ride a school sponsored bus, the Applicant has had difficulty fulfilling the full trip reduction obligations. This Amendment would allow additional means of trip mitigation (other than purely busing students) to be counted toward reaching the enhanced trip mitigation goals. The requested changes to the TMCLA would also update the document with the current practices and policies of the school. The changes requested to the TMCLA include:

- a. Expand the options for mitigating single-occupancy vehicular trips to/from the school beyond student busing
- b. Increase the number of trips mitigated from 245 to a minimum of 253 to satisfy the LATR test
- c. Add a reference that the trip mitigation is to mitigate weekday peak hour trips (6:30-9:30 a.m. and 4:00-7:00 p.m.)
- d. Add a Transportation Coordinator to the school staff to will oversee implementation of the TMCLA
- e. Include new incentives to promote bus ridership
- f. Develop a carpool system for students and for faculty including designated carpool parking spaces
- g. Promote the use of existing and future public transit options including Ride-On
- h. Establish additional mitigation provisions to be implemented if the school fails to mitigate at least 253 trips, including a free shuttle for students from local Park & Ride lots to the school property
- i. Provide traffic control measures to prohibit left turns from the Property onto Old Vic Boulevard
- j. Increase the number of special events per year to a total of 25, and define a special event as any event attracting 750 or more people to the Subject Property

Some of these requested changes have already been implemented by the Applicant but are not currently counted as mitigation for trips because they are not included in the existing TMCLA. The Applicant along with an independent auditor contracted by the M-NCPPC Traffic Mitigation monitor has provided preliminary counts of both busing and alternative means of trip reduction taken this current school year that show the expanded efforts yield trip reduction well in excess of what is required by the LATR test (Attachment L). The Applicant's request to increase the permitted number of special events allowed on the Property, along with clarification of what qualifies as a special event, comes as the Applicant wishes to begin construction on the anticipated performing arts center on the Property. The addition of the performing arts center will allow more events to be held on the Property that are currently held at off-site locations. The Applicant proposes 750 as the threshold for qualifying a special event, as that number represents the expected total attendance of a full-house performance with performers and technical staff at an event in the performing arts center. Staff believes the increase in the number of special events, along with the 750 person threshold for counting as a special event, is reasonable given the design capacity of the performing arts center and the off-peak nature of the timing of the events. Staff and the Applicant will finalize an updated TMCLA prior to MCDPS releasing a use and occupancy certificate for the planned performing arts center with second floor expanded school facility space.

#### Other Public Facilities and Services

All other public facilities and services are available and will be adequate to serve the proposed use. Public water and sewer is available to the Property and can accommodate the proposed expansion. Other services including natural gas, electric, and telecommunications are available to the Property. The Application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the submitted Fire Access Plans adequately provide fire and emergency access to the proposed expansion. (Attachment E).

### **Environment**

#### Background

The Property was originally part of a larger 104 acre tract that included approximately 54 acres of land located on the east side of Batchellors Forest Road, known as the Stanmore property. The original Preliminary Plan approval for Good Counsel created a lot for the school and the balance of the Property remained an unplatted parcel. The associated Final Forest Conservation Plan ("FCP") included the Stanmore parcel and Good Counsel site; it identified the limits of disturbance and locations of conservation easements on the Good Counsel site and established the locations of forest retention, forest planting, and conservation easements on the Stanmore property required for the Good Counsel and Stanmore developments to satisfy the requirements of the Forest Conservation Law. The conservation easements on both properties have all been planted and recorded in the land records. In Resolution MCPB No. 14-40 dated June 12, 2014, the Planning Board approved Site Plan amendment 82006039A for the Stanmore property that included separating the Stanmore property from the Good Counsel portion of the FCP.

#### Proposal

As part of this Amendment, the Applicant proposes to abandon 0.26 acres of an existing Category II Conservation Easement that was recorded over an area of tree plantings to allow for a 160 by 150 foot practice field in the southeast corner of the Property (Attachment F). The Applicant has stated that the practice field is necessary to accommodate the school's various needs throughout the year, but its

primary use is for the girls' field hockey team. On-site mitigation for the loss of the easement is being provided by the addition of 0.52 acres of new Category I Conservation Easement.

The Preliminary Plan amendment also will complete the separation of the Final FCP for the Good Counsel Property from the Final FCP for the Stanmore property. The Planning Board approved the separation of the Final FCP for the Stanmore property from the Good Counsel Final FCP as part of a Site Plan amendment 82006039A at a hearing on June 5, 2014. By approving the amended Good Counsel FCP, the separation of these two plans will be complete.

#### Forest Conservation Law

The area proposed for the practice field would require the removal of 0.26 acres of Category II Conservation Easement from an existing 1.37 acre Category II Conservation Easement along the southern Property line. This Category II Conservation Easement area was created as part of the original preliminary plan to protect trees planted as mitigation for the removal of trees greater than 24 inches diameter at breast height elsewhere on the Subject Property. This 0.26-acre portion of the easement is not currently in compliance with the terms of the easement as the trees planted in this area have been removed and the area is being regularly mowed with turf grass. Good Counsel contends that because the trees planted in this area died they subsequently began using this area as a practice field. M-NCPPC inspectors investigated the situation and determined this area was not compliant with a Category II Easement but because preparations were underway to apply for an amendment to the plan, the situation could be addressed as part of the amendment process.

Since the practice field will be located in this area of non-compliance, additional tree removal is not necessary. The 0.26-acre Category II Conservation Easement to be abandoned is not located in a stream valley buffer and will be mitigated by providing 0.52 acres of additional Category I Conservation Easement onsite, and 0.15 acres of supplemental planting within a portion of Category II Conservation Easement that will remain. The new 0.52 acre Category I Conservation Easement will include 0.37 acres of currently unprotected existing forest that was previously counted as removed on the approved FCP, and 0.15 acres of new forest planting. The new Category I Conservation Easement areas are located in the southwest corner of the Property, east and west of recently constructed Old Vic Boulevard. These proposed easements are contiguous with existing on and offsite conservation Easements. The 0.15 acres of supplemental planting proposed for the Category II Conservation easement is in the area remaining in easement along the southern and eastern perimeters of the proposed practice field and is identified as "Tree Replacement Planting Area #3B" on the FCP (Figure 3, Attachment G).

Allowing the Conservation Easement changes requested by the Applicant will ultimately provide for more environmental protection than the existing easements. The 0.30 acres of new planting (0.15 acres in Category I and 0.15 acres in Category II Conservation Easements) exceed the 0.26 acres of Category II Conservation Easement proposed for removal. In addition to the new plantings, the 0.37 acres of existing forest that will now be protected by Category I Conservation Easement is additional compensation for the requested removal of the Category II Conservation Easement. Creation of the practice field will still allow for Good Counsel to maintain a minimum of a 25-foot buffer from the eastern and southern property lines. Financial surety and Maintenance and Management Agreements will be required for all of the proposed planting areas and the 0.52 acre mitigation area will be protected in a Category I Conservation Easement.

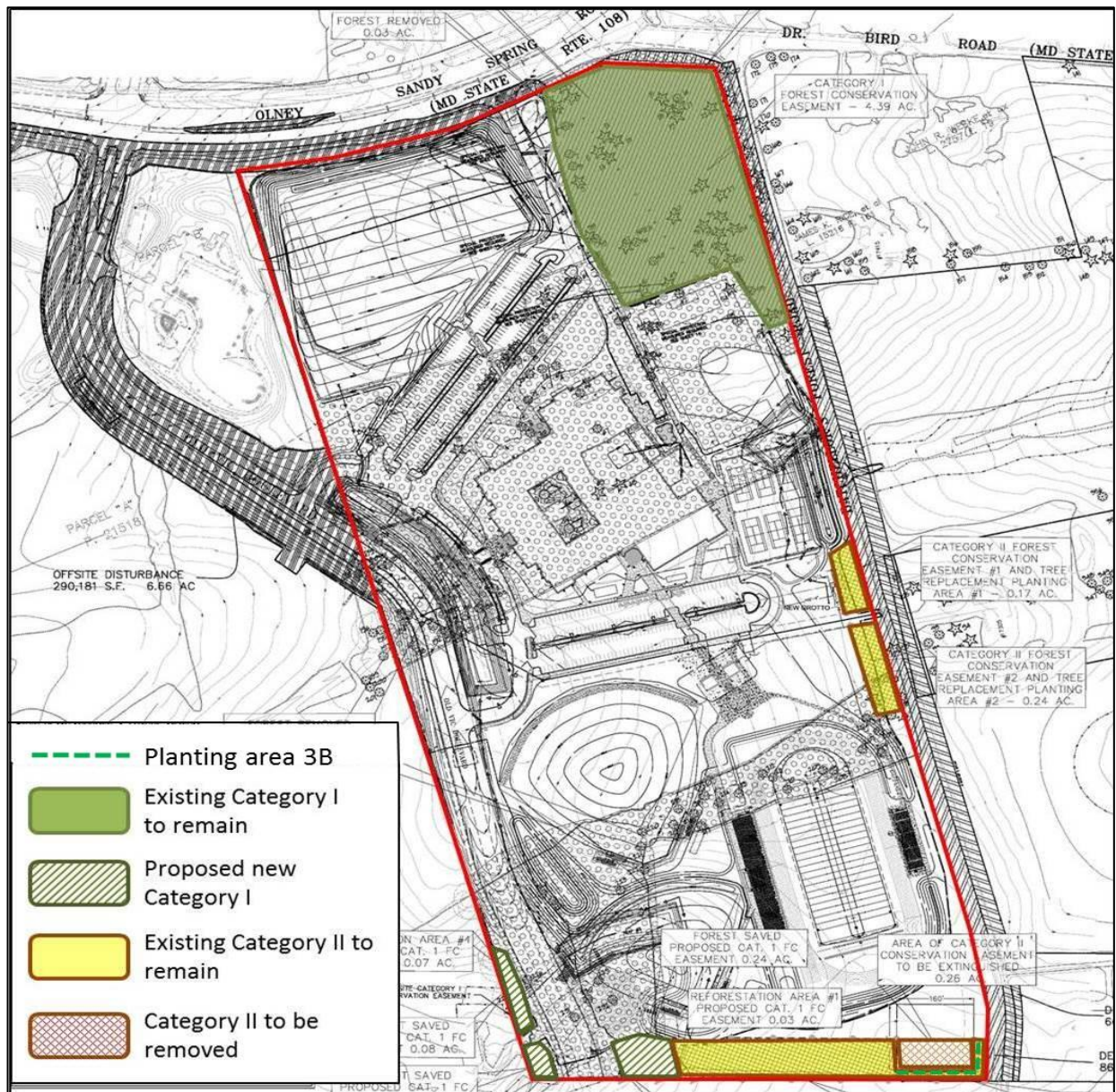


Figure 3

Currently, Final FCP 120020820 encompasses both the Good Counsel and Stanmore properties. The recently approved Site Plan amendment for the Stanmore property separated the FCP on their property from the Good Counsel property. As part of this Amendment, the Applicant is requesting that the Good Counsel property be separated from the Stanmore site on their FCP. Staff agrees with the two property owners' views that there is no reason that these two properties should remain tied to each other through the FCP. Each of the properties has its own Preliminary Plan and the Stanmore property has its own Site Plan. With the exception of the revisions to the plans as proposed in this Application and the recently approved Stanmore amendment, all of the forest conservation requirements for the properties have been met. The required planting has been completed and the forest conservation bonds have been released; the conservation easements have been recorded and are the responsibility of the property owner on which they are located. These properties are no longer related in any way other than the FCP. This amendment will complete the separation of the Final FCP for the two properties.

All other activities proposed by this Application comply with the previously approved FCP, including the limits of disturbance. Staff finds the Final FCP as amended meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends the Planning Board approve the Final FCP as part of the Preliminary Plan Amendment.

#### Stormwater Management

The proposed school expansion will be built as a 2<sup>nd</sup> level to a previously approved structure, and no additional structural improvements are proposed, therefore there will be no change to the Property's stormwater management and the previous finding still applies.

#### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This Application complies with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application does not propose a change to the lot use or boundaries. The findings from the previous plan still apply.

#### **Other Amendment Elements**

The Applicant has requested an amendment to condition 27 to allow an increase in the number of lit events on the Subject Property from the current 35 events per year to 50 events per year. To Staff's knowledge, there were no issues directly raised by staff or the community about the number of lit events prior to the public Board Hearing on April 3, 2003. The Planning Board members however did have concern about the potential impact of evening lit events and wanted to place a limit on such events to give the community assurances about the number of lit events it could expect. Through discussion with Board members and the Applicant, it was agreed to at the April 3<sup>rd</sup> hearing to limit lit events to 35 per year and that future requests to increase this cap would require a plan amendment. The request of 50 lit events would provide the Applicant with more flexibility in scheduling use of its facilities including honoring more community requests to use the Subject Property's facilities by community groups. Staff has not received any objections from the community regarding this proposed increase, and staff does not see any conflict with the findings of a preliminary plan in honoring the request.

## **CITIZEN CORRESPONDENCE AND ISSUES**

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. Multiple signs were posted along the Property frontages with MD 108, Old Vic Boulevard and Batchellors Forest Road. A pre-submission meeting was held on January 29, 2014 at the Property and notice was sent to the surrounding community. According to minutes provided by the Applicant, 49 people were in attendance. The Applicant gave a presentation on the proposed amendment, answered the few questions asked by the community regarding impacts and duration of construction, and provisions in the new Traffic Mitigation and Community Liaison Agreement. The Applicant provided as part of their submittal package a series of letters from community civic groups providing their support to the Amendment and praising the Applicant for being a good neighbor (Attachment J). The Applicant has also had meetings with members of the community on January 28, 2014 to the Southeast Rural Olney Civic Association (“SEROCA”) and March 11, 2014 to the Greater Olney Civic Association (“GOCA”), discussing the Amendment. The Community Liaison Committee also meets quarterly, most recently on August 26, 2014 which includes representatives of GOCA and the Olney business community. Staff attended this meeting. As of the writing of this staff report, Staff has not received any correspondence from the surrounding community regarding this Amendment beyond what was provided by the Applicant as part of their Application package.

## **CONCLUSION**

The Amendment meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the 2005 Olney Master Plan. Access and public facilities will be adequate to serve the amended use, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Application. Staff recommends approval of the Application with the conditions specified above.

### **Attachments**

Attachment A – Plat 23191  
Attachment B – Resolution120020820  
Attachment C – Preliminary Plan amendment  
Attachment D – DPWT Letter  
Attachment E – Fire & Rescue  
Attachment F – Forest Conservation Plan amendment  
Attachment G – Conservation Easement changes  
Attachment H – MCDOT TIS review letter  
Attachment J – Civic group letters  
Attachment K – LATR technical  
Attachment L – Preliminary trip mitigation counts

O: Area 3/Regulatory Planning/Good Counsel 12002082A



# Attachment B



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF  
THE GENERAL COUNSEL

(301) 495-4646  
FAX (301) 495-2173

Mailing Date: December 1, 2003

## MONTGOMERY COUNTY PLANNING BOARD AMENDED OPINION

Preliminary Plan Review No. 1-02082  
Name of Plan: Our Lady of Good Counsel High School  
Date of Hearing: April 3, 2003

Action: **PRELIMINARY PLAN: APPROVAL, SUBJECT TO CONDITIONS.** (Motion to approve Preliminary Plan Review No. 1-02082 was made by Commissioner Bryant, seconded by Commissioner Robinson, with a vote of 5-0, Commissioners Berlage, Bryant, Perdue, Robinson, and Wellington voting in favor.)

### INTRODUCTION

On February 8, 2002, Our Lady of Good Counsel High School (the "Applicant") submitted a Preliminary Plan Application (the "Original Application") for approval of subdivision of a portion of the property owned by the Hyde family ("Owner") located south of Olney-Sandy Spring Road (MD 108) and Dr. Bird Road (MD 182), and east and west of Batchellors Forest Road. The Application proposed to create one lot on approximately 50 acres of land to house the Good Counsel High School facility. In response to staff's request during the review of this Application, the Applicant revised the Preliminary Plan (the "Amended Preliminary Plan") to include the entire Hyde property which consists of approximately 104 acres of land (the "Property") and to consolidate the entire school campus on the west side of Batchellors Forest Road in order for staff to review the entire Property, to better protect the environmental resources on the Property, and to reserve the right in the future to transfer the existing or potential new residential density to the balance of the Property. Subdivision of the balance of the Property is being deferred and is currently identified as outlots on the Amended Preliminary Plan.



On March 3, 2003, an official notice of the public hearing on March 20, 2003 for the Amended Preliminary Plan was sent to the adjoining and confronting property owners, local community associations, and other organizations that requested notice. On March 14, 2003, a notice that the public hearing was rescheduled to April 3, 2003 was sent to the same group of people and organizations. Notice of the rescheduling was also posted on the Planning Board's website and at the time and place for which notice originally had been given pursuant to Section 7 of the Planning Board's Rules of Procedure. On April 3, 2003, the Planning Board held a public hearing on the Amended Preliminary Plan in accordance with the requirements of Art. 28, Md. Ann. Code ("Regional District Act"), Montgomery County Code, Chapter 50 ("Subdivision Regulations"), Montgomery County Code, Chapter 59 ("Zoning Ordinance"), and the Planning Board's Rules of Procedure.

At the public hearing, the Planning Board considered the Amended Preliminary Plan and heard testimony from its expert technical staff ("Staff"), representatives of the Applicant, representatives of the Lake Hallowell Homeowners Association, Greater Olney Civic Association ("GOCA"), and Southeast Rural Olney Civic Association ("SEROCA"), individual property owners in the neighborhood (James Rice and John Weske), and Martin Klauber, the People's Counsel. During the hearing, the Planning Board received evidence into the record on the Amended Preliminary Plan including a Staff Report and analysis of the proposal, a vicinity map, plan drawings, and correspondence from the Applicant, neighbors, and community associations.

### **THE SUBJECT PROPERTY**

The Property is located south of Olney-Sandy Spring Road (MD 108) and Dr. Bird Road (MD 182), and east and west of Batchellors Forest Road. The Property has approximately 104 acres of land with approximately 54 acres of land on the east side of Batchellors Forest Road in the RE-2 zone and approximately 50 acres of land on the west side of Batchellors Forest Road in the RC-zone where the school will be located (the "School Site"). The Property is currently improved with three single-family homes and accessory structures that will remain on the east side of Batchellors Forest Road.

Adjoining the Property to the north on the east side of Batchellors Forest Road are single-family houses and Dr. Bird Road (MD 182), and to the north on the west side of Batchellors Forest Road is the Olney Theatre and Olney-Sandy Spring Road (MD 108). To the south of the Property is the Casey property, which is currently vacant. To the east of the Property is a historic resource (Dr. Bird's house) and a residential subdivision called Norwood Overlook, and to the west of the Property is the Andrew Kim House (assisted living housing) and St. Andrew Kim Korean Catholic Church. The School Site is bounded to the north by MD 108, to the east by Batchellors Forest Road, to the south by the vacant Casey property, and to the west by the Andrew Kim House and a new road to be constructed by the Applicant (identified as Relocated Batchellors Forest Road on the Amended Preliminary Plan).

The Property is within the 1980 Approved and Adopted Olney Master Plan ("Master Plan"). The Master Plan recommends the tract on the west side of Batchellors Forest Road for residential development. Schools are permitted in residential zones by right. Pursuant to Section 59-G-2.19(e) of the Zoning Ordinance, the special exception requirements for private educational institutions do not apply to the use of any lot or tract of land for any private educational institution or parochial school, which is located in a building or on premises owned or leased by any church or religious organization. In this case, the Applicant, which is the future owner of the School Site, is a tax-exempt religious organization.

The Master Plan is currently undergoing an amendment process, which may result in a zoning reclassification for the entire Property. The Applicant has indicated that the Owner intends to develop this site in two phases. The first phase involves the development proposed in the Amended Preliminary Plan. The second phase is not before the Planning Board at this time and the Applicant has indicated that the Owner intends to wait until the new Olney Master Plan is adopted before pursuing development approvals for the second phase. In connection with the development of the first phase, the Applicant has requested that the density potential associated with the School Site be available for development on the entire Property.

Given its current zoning and the potential that the Property may be rezoned through the Master Plan amendment process, the Planning Board finds that density associated with the School Site may be considered across the entire Property, provided that 1) the entire Property is rezoned to one cluster zone, or to two different cluster zones that qualify under the Zoning Ordinance as a combined cluster development; and 2) the School Site is included in any future preliminary plan application. However, there is no guarantee that the Master Plan recommendations will result in rezonings that allow this density allocation and that there is no guarantee that all of the combined potential density will be achieved. For example, subsequent regulatory changes, environmental constraints and/or other factors may result in lower than maximum density on the entirety of the Property.

### **THE PRELIMINARY PLAN**

An application for subdivision requires the Planning Board to undertake its legislatively delegated authority under the Regional District Act and the Subdivision Regulations. In order to gain approval, the application must meet the requirements of the Subdivision Regulations and the Zoning Ordinance, which are applicable to the Application.

Section 50-35 of the Subdivision Regulations provides the approval procedure for preliminary subdivision plans. Section 50-35 provides that after presentation to the Planning Board, the Planning Board must act to approve the plan, disapprove the plan, or approve the plan subject to conditions and/or modifications necessary to bring the

plan into accordance with the Montgomery County Code and all other applicable regulations.

The general provisions for lot design for a subdivision are set forth in Section 50-29 of the Subdivision Regulations. Lot size, width, shape and orientation must be appropriate for the location of the subdivision and for the type of use contemplated in order to be approved by the Planning Board. Lots must also abut a dedicated street or public road. Additionally, Section 50-35(k) of the Subdivision Regulations ("Adequate Public Facilities Ordinance" or "APFO") directs the Planning Board to approve preliminary plans of subdivision only after finding that public facilities, including the transportation system, will be adequate to serve the subdivision. Finally, in accordance with Section 50-35(l) of the Subdivision Regulations, a preliminary plan must substantially conform to the applicable master plan, unless the Planning Board finds that events have occurred to render the relevant master plan recommendation no longer appropriate.

## **DISCUSSION**

At the public hearing, Staff recommended approval of the Amended Preliminary Plan, subject to conditions. The record on the Amended Preliminary Plan includes uncontested information about size, width, shape, and orientation of the proposed lot, the relationship of the lot to public roads, and the adequacy of transportation facilities to support the proposed development.

Staff advised the Planning Board that the Original Application did not include the entire Property and as a result of numerous meetings with the Applicant, the entire Property (which is approximately 104 acres before dedication) is included in the Amended Preliminary Plan and the whole school campus has been consolidated and reconfigured on the west side of Batchellors Forest Road due to concerns of Staff and the community about noise and lighting impacts, tree preservation, and environmentally sensitive areas on the east side of Batchellors Forest Road. As a result of this consolidation and reconfiguration of the school facilities, Staff was able to do the following: 1) achieve preservation of substantial tree cover along Dr. Bird Road; 2) provide additional buffer for the residential community that is located along Batchellors Forest Road; 3) relocate the school building and stadium away from the frontage along MD 108; 4) realign the new road to be constructed by the Applicant identified as Relocated Batchellors Forest Road on the Amended Preliminary Plan ("New Road"); 5) maintain the existing Batchellors Forest Road as it currently exists; and 6) allow a transfer of density to the balance of the Property. In addition, Staff presented the Planning Board with a memorandum reviewing the density allocation issue on the balance of the Property, which is identified as Outlot B on the Amended Preliminary Plan.

Staff described the School Site, which is identified as Lot 1 on the Amended Preliminary Plan, to the Planning Board as including the following: 1) a school building somewhat centrally located on the west side of Batchellors Forest Road; 2) visitor and

staff parking north of the school building; 3) athletic fields located close to MD 108; and 4) the stadium at the south end of the School Site with fairly extensive tree preservation area around it. The primary access to the School Site will be from the New Road, which will currently stop just south of the southern parking area and will provide access and drop-off to the west side of the school. There is a right-in and right-out access on MD 108 to the parking area located north of the school building. There are approximately 489 parking spaces on-site with an additional 500 parking spaces on the grass to accommodate large crowds during big school events. The Applicant also indicated that it could arrange for overflow parking by making an agreement with a nearby church to use the church parking facilities and run a shuttle bus from those parking facilities to the school site.

The Applicant's attorney, who also represents the Owner, informed the Planning Board that the entire Property is intended to be subdivided in phases with the first phase of the subdivision before the Planning Board now and the second phase to come after the Olney Master Plan amendment process is completed and the final zoning on the Property is determined. The Applicant described the Transportation Management and Community Liaison Agreement, which was a product from discussions with the People's Counsel and members of GOCA and SEROCA. A component of the Transportation Management and Community Liaison Agreement is the Transportation Management and Community Liaison Committee, which is expected to meet frequently to measure the effectiveness of the mitigation approach the school is taking. The mitigation approach is two-fold: (1) substantially restricting the use of the existing Batchellors Forest Road by an agreement that the students and their families enter into with the school; and (2) transporting students to the school site by bus.

During the hearing, individuals and representatives of community organizations expressed their comments and concerns regarding the Amended Preliminary Plan, including concerns about the following: 1) traffic impacts; 2) lighting at the intersection of Old Vic Boulevard, MD 108, and the New Road; 3) parking during construction, on game days and on special events; 4) violation of the Master Plan's vision for low density housing and preservation of the rural character of this area; 5) residential density allocation; 6) lighting and noise associated with school events; and 7) forest preservation.

Martin Klauber, the People's Counsel, also testified during the hearing. Mr. Klauber explained that the Transportation Management and Community Liaison Agreement is essentially the same mechanism the Board of Appeals uses in special exceptions for private schools to monitor issues and to encourage back and forth communication between the schools and the community.

## **FINDINGS**

After review and consideration of the evidence of record, including testimony given at the public hearing, the Planning Board adopts Staff's recommendation and further finds that:

1. the Preliminary Plan meets all applicable provisions of the Subdivision Regulations including provisions related to the configuration and compatibility standards required for approval;
2. the size, width, shape and orientation of the proposed lot are appropriate for the location of the subdivision and for the proposed use;
3. the lot abuts public streets or roads;
4. the Preliminary Plan substantially conforms to the 1980 Approved and Adopted Olney Master Plan;
5. the site is adequately served by public facilities under the standards imposed by the Annual Growth Policy;
6. the Preliminary Plan meets all applicable provisions of the Zoning Ordinance;
7. this type of use, given that it is a private religious educational institution, does not require the filing of a special exception application;
8. the Applicant had several meetings with Staff, community leaders, and community associations and as a result of these meetings, the Applicant has made substantial changes to the Original Application that enhanced tree preservation and environmental protection, and mitigated traffic impacts and lighting and noise associated with school events;
9. as a result of those changes, the Amended Preliminary Plan complies with all applicable environmental regulations and the proposed use is compatible with the surrounding uses;
10. the traffic analysis and traffic mitigation techniques proposed by the Applicant meet the requirements of the Annual Growth Policy and APFO; and
11. the Transportation Management and Community Liaison Committee will help to monitor the school's compliance with the Transportation Management and Community Liaison Agreement and will provide a mechanism for the community to address any concerns it may have with the school regarding transportation management related issues.

## **CONCLUSION**

Based on the testimony, evidence, and exhibits presented as well as the contents of the Preliminary Plan file, the Planning Board finds Preliminary Plan No. 1-02082 to be in accordance with the Subdivision Regulations and the Zoning Ordinance of the Montgomery County Code and the provisions of the Regional District Act. Therefore, the Planning Board approves Preliminary Plan No. 1-02082 in accordance with the Subdivision Regulations, subject to the following conditions:

1. Limit the total high school enrollment to no more than 1,200 students and the size of the building to three stories and 210,000 square feet of gross floor area.
2. Limit paved parking areas to three lots containing no more than approximately 489 parking spaces.
3. Coordinate the new road alignment (Relocated Batchellors Forest Road) with the alignment of Old Vic Boulevard at the intersection with Olney-Sandy Spring Road (MD 108).
4. Coordinate all improvements along MD 108 with the Maryland State Highway Administration (MDSHA).
5. Place the term "denied access" on the final record plat along all property abutting MD 108 and Dr. Bird Road (MD 182) except at approved entrance locations.
6. Dedicate right-of-way along MD 108 to provide 60-feet of right-of-way from the centerline as shown on the preliminary plan dated January 14, 2003.
7. Provide a five-foot sidewalk along MD 108.
8. Dedicate right-of-way along MD 182 to provide 60-foot of right-of-way from the centerline of MD 182 shown on the preliminary plan dated January 14, 2003.
9. Construct the new road (Relocated Batchellors Forest Road) to full primary road standards to the southern driveway to the school.
10. Per the pending updated Olney Master Plan, dedicate a 70-foot right-of-way transitioning to 80-foot right-of-way for the new road (Relocated Batchellors Forest Road).
11. Provide a five-foot sidewalk along the east side of the new road (Relocated Batchellors Forest Road) and an eight-foot Class I bikeway along the west side of the new road (Relocated Batchellors Forest Road).
12. Lighting along sidewalks and roadways shall meet IES-NA standards and approved by MCDPW&T.
13. Coordinate with SHA with respect to implementation of the recommendations in the signal warrant study for the intersection of MD 108 and Old Vic Boulevard and the new road (Relocated Batchellors Forest Road).
14. Enter into a Transportation Management Agreement with The Montgomery County Planning Board and MCDPW&T prior to recording of plat.
15. Compliance with the conditions of approval for the preliminary forest conservation plan including the submittal of a final forest conservation plan prior

to recording of plat(s) or MCDPS issuance of sediment and erosion control permits. In addition to the standard requirements, the final forest conservation plan must include:

- a) a detailed tree protection plan prepared by a certified arborist for all trees along the edges of forest retention areas which will be impacted by site grading and construction;
  - b) verification that all proposed forest retention areas meet minimum requirements for size and composition;
  - c) forest conservation worksheet calculations which separately reflect the school and residential uses on the Property;
  - d) a phasing plan for the proposed reforestation planting on the school property and on the residential portion of the Property;
  - e) prior to recording plat for the school site (Lot 1), Applicant to establish required conservation easements on Outlot B and to record in the land records a restrictive covenant, acceptable to technical staff, which states that forest conservation easements established on Outlot B contain areas, which are created towards the forest conservation requirements of the proposed school site. Record plat for Lot 1 to reference restrictive covenants.
16. All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the Applicant, to the full width mandated by the Olney Master Plan unless otherwise designated on the preliminary plan.
  17. All road right-of-ways shown on the approved preliminary plan shall be constructed, by the Applicant, to the full width mandated by the Olney Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed by \_\_\_\_\_" are excluded from this condition.
  18. Submit final landscape and lighting plan for technical staff review and approval to assure compatible light levels on adjoining residential community. Lighting plan to include all details of lighting fixtures within the parking area and proposed stadium.
  19. Applicant shall coordinate with the Greater Olney Civic Association, or other designated community entity for the purpose of providing reasonable use, by the community, of Good Counsel High School's athletic facilities.

20. Record plat to reflect Category I and II conservation easements, as appropriate, over all forest conservation areas and over the stream valley buffers on the portion of the Property east of Batchellors Forest Road.
21. Compliance with the conditions of approval of the MCDPS stormwater management approval.
22. Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits.
23. This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
24. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
25. Other necessary easements.
26. Prior to issuance of DPS building permit, the application must demonstrate compliance with the restrictions associated with the provisions in Chapter 31B-10(a)(4) of the Montgomery County Code to the satisfaction of DPS. Activities identified in this Chapter shall not begin or end prior to or after the times specified in Chapter 31B-10(a)(4).
27. The Applicant shall restrict lighted use of the school athletic stadium. The stadium along with the school buildings, parking lots and internal roadway network will be the only facilities with lighting and the use of the athletic stadium for lighted events shall not exceed a maximum of 35 events in any calendar year. If additional flexibility in the lighting or the number of lighted events is needed in the future, Good Counsel will be required to request that the Planning Board amend this condition.

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Mailing Date: February 4, 2004**

**MONTGOMERY COUNTY PLANNING BOARD  
CORRECTED AMENDED OPINION**

Preliminary Plan Review No. 1-02082  
Name of Plan: Our Lady of Good Counsel High School  
Date of Hearing: April 3, 2003

---

Action: **PRELIMINARY PLAN: APPROVAL, SUBJECT TO CONDITIONS.** (Motion to approve Preliminary Plan Review No. 1-02082 was made by Commissioner Bryant, seconded by Commissioner Robinson, with a vote of 5-0, Commissioners Berlage, Bryant, Perdue, Robinson, and Wellington voting in favor.)

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**INTRODUCTION**

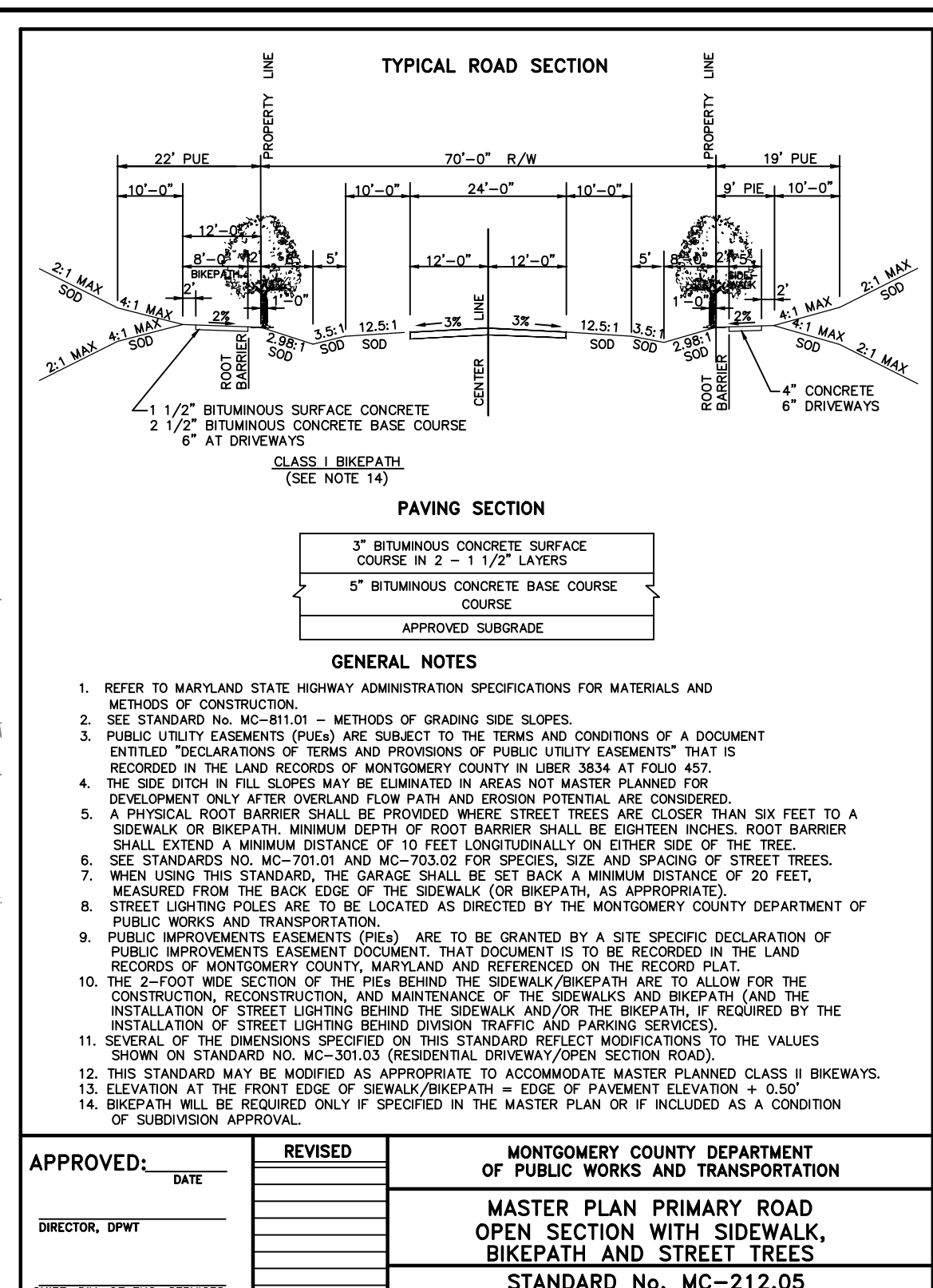
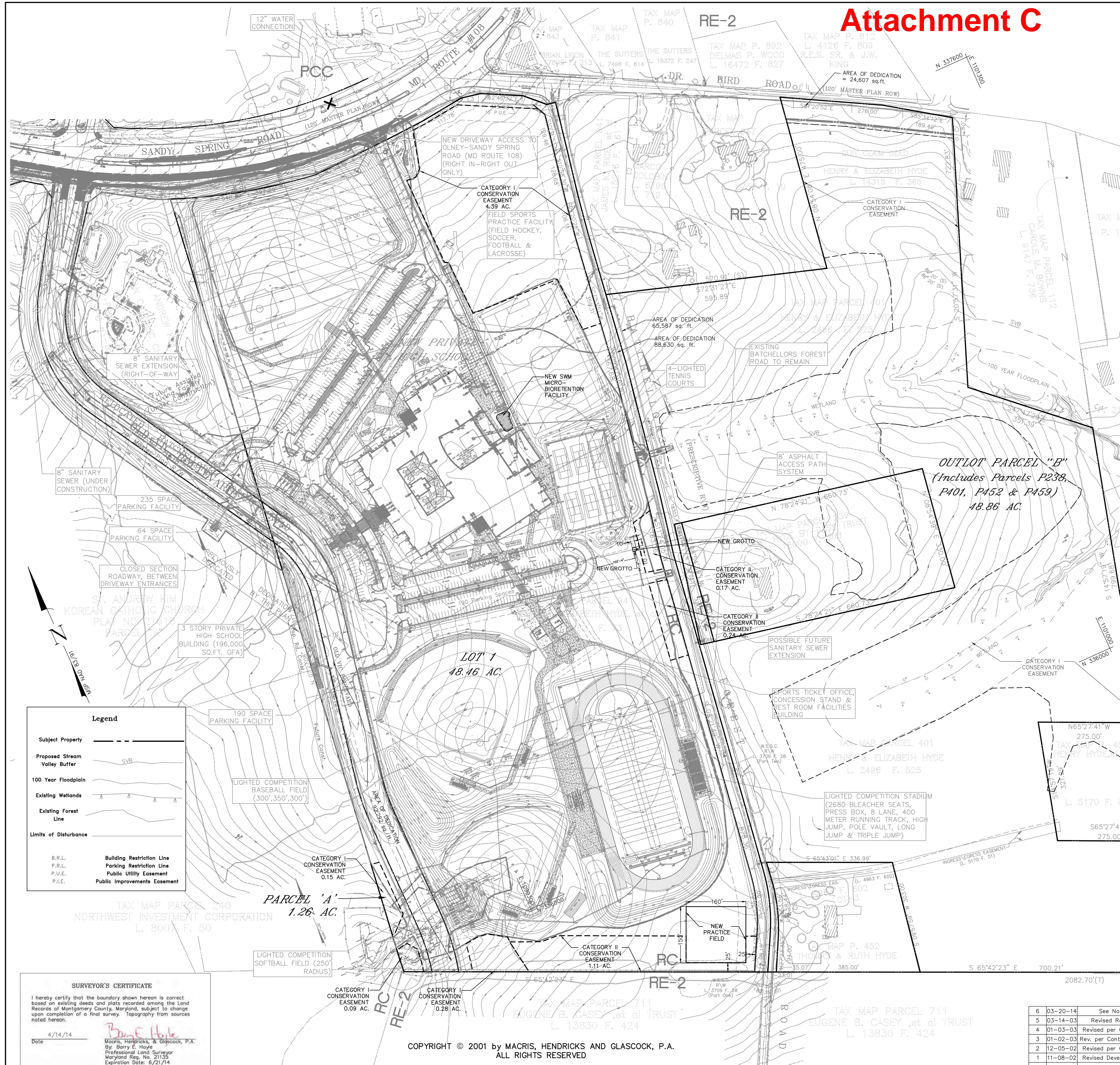
On February 8, 2002, Our Lady of Good Counsel High School (the "Applicant") submitted a Preliminary Plan Application (the "Original Application") for approval of subdivision of a portion of the property owned by the Hyde family ("Owner") located south of Olney-Sandy Spring Road (MD 108) and Dr. Bird Road (MD 182), and east and west of Batchellors Forest Road . The Application proposed to create one lot on approximately 50 acres of land to house the Good Counsel High School facility. In response to staff's request during the review of this Application, the Applicant revised the Preliminary Plan (the "Amended Preliminary Plan") to include the entire Hyde property which consists of approximately 104 acres of land (the "Property") and to consolidate the entire school campus on the west side of Batchellors Forest Road in order for staff to review the entire Property, to better protect the environmental resources on the Property, and to reserve the right in the future to transfer the existing or potential new residential density to the balance of the Property. Subdivision of the balance of the Property is being deferred and is currently identified as outlots on the Amended Preliminary Plan.

20. Record plat to reflect Category I and II conservation easements, as appropriate, over all forest conservation areas and over the stream valley buffers on the portion of the Property east of Batchellors Forest Road.
21. Compliance with the conditions of approval of the MCDPS stormwater management approval.
22. Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits.
23. This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
24. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
25. Other necessary easements.
26. Prior to issuance of DPS building permit, the application must demonstrate compliance with the restrictions associated with the provisions in Chapter 31B-10(a)(4) of the Montgomery County Code to the satisfaction of DPS. Activities identified in this Chapter shall not begin or end prior to or after the times specified in Chapter 31B-10(a)(4).
27. The Applicant shall restrict lighted use of the school athletic stadium. The stadium along with the school buildings, parking lots and internal roadway network will be the only facilities with lighting and the use of the athletic stadium for lighted events shall not exceed a maximum of 35 events in any calendar year. If additional flexibility in the lighting or the number of lighted events is needed in the future, Good Counsel will be required to request that the Planning Board amend this condition.
28. Extend the westbound two-lane approach on Old Baltimore Road by approximately 100 feet at the Georgia Avenue intersection to provide additional storage capacity for left-turning vehicles.

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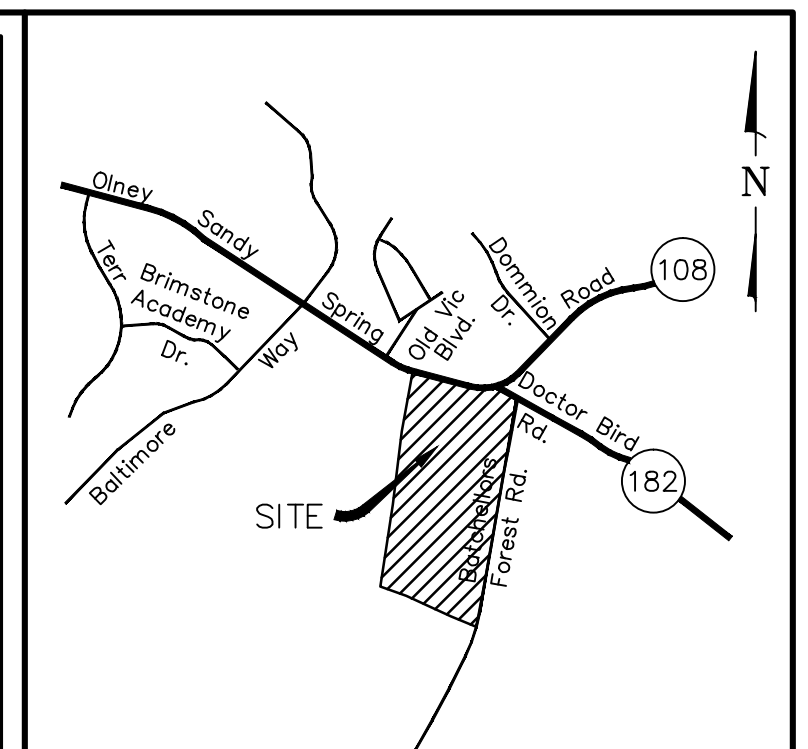
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# Attachment C



**GENERAL NOTES**

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD NO. MC-81.01 - METHODS OF GRADING AND SLOPES.
- PUBLIC UTILITY EASEMENTS (PUE) ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" THAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3034 AT PAGE 453.
- THE 8" DRIP IRRIGATION SYSTEM SHALL BE DIMENSIONED TO MAINTAIN STREET TREES AT LEAST 6 FEET FROM A SIDEWALK OR BREAKTHRU. MINIMUM DEPTH OF ROOT BARRIER SHALL BE EIGHTEEN INCHES. ROOT BARRIER SHALL EXTEND A MINIMUM DISTANCE OF 10 FEET CONSIDERING THE SPACING OF THE TREE.
- SEE STANDARDS NO. MC-70.01 AND MC-70.02 FOR SPECIES, SIZE AND SPACING OF STREET TREES.
- WHEN USING THIS STANDARD, THE GARAGE SHALL BE SET BACK A MINIMUM DISTANCE OF 20 FEET MEASURED FROM THE BACK EDGE OF THE SIDEWALK (OR BREAKTHRU, AS APPROPRIATE).
- STREET LIGHTING FIXTURES ARE TO BE LOCATED AS SPECIFIED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- PUBLIC IMPROVEMENTS EASEMENTS (PIE) ARE TO BE GRANTED BY A SITE SPECIFIC DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT OCCASION THAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND REFERENCED ON THE RECORD PLAN.
- THE 2'-FOOT WIDE SECTION OF THE NEW DRIVEWAY SHALL BE DIMENSIONED TO ALLOW FOR THE CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF THE SIDEWALK AND BREAKTHRU AND THE INSTALLATION OF STREET LIGHTING BEHIND THE SIDEWALK AND BREAKTHRU, AS REQUIRED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- SEVERAL OF THE DIMENSIONS SPECIFIED ON THIS STANDARD REFLECT MODIFICATIONS TO THE VALUES SHOWN ON STANDARD NO. MC-30.01 (RESIDENTIAL DRIVEWAY/OPEN SECTION ROAD).
- THIS STANDARD MAY BE MODIFIED AS APPROPRIATE TO ACCOMMODATE MASTER PLANNED CLASS B DRIVEWAYS.
- ELEVATION AT THE FRONT EDGE OF SIDEWALK/BREAKTHRU IS 4'-02.50'.
- BREAKTHRU WILL BE REQUIRED ONLY IF SPECIFIED IN THE MASTER PLAN OR IF INCLUDED AS A CONDITION OF SUBDIVISION APPROVAL.



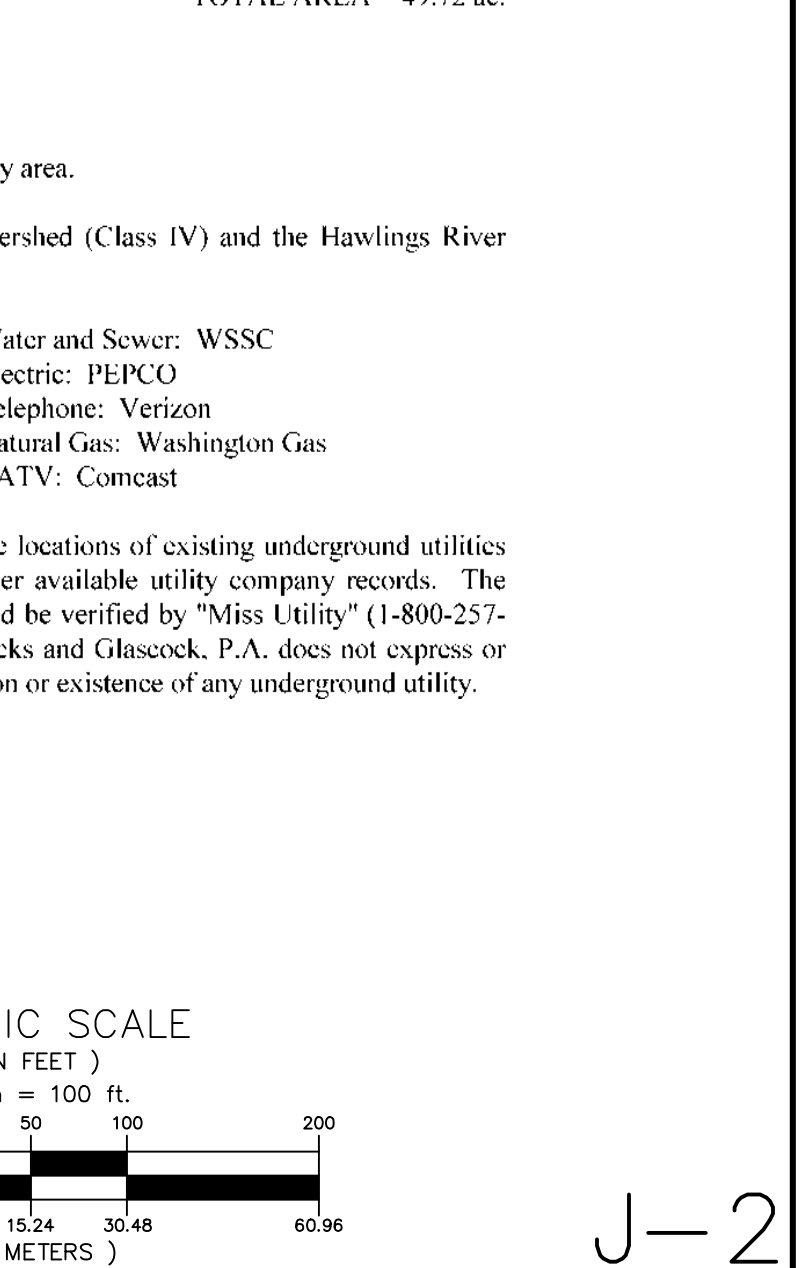
VICINITY MAP  
SCALE 1" = 2,000'  
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PREPARED FOR:  
OUR LADY OF GOOD COUNSEL  
HIGH SCHOOL  
17301 OLD VIC BLVD  
OLNEY, MD 20853  
C/O JOHN POULOS  
301-704-5760  
FAX: 301-283-3390

**DEVELOPMENT STANDARDS (Private Educational Institution in the RC Zone)**

Requirement	Required/Permitted	Provided
	5 ac. min.	49.72 ac.
Net Lot Area (59-C-9.42, 1.322(a)):		
Lot Width (59-C-9.43, 1.322(b)):		
(a) Along Front Building Line:	300 ft. min.	946 ft. min.
(b) Along Front Street Line:	300 ft. min.	1033 ft. min.
Yard Requirements (59-C-9.44, 1.323(a)):		
(a) Setback From Street:	50 ft. min.	50 ft. min.
(b) Side Yard (1) One Side:	20 ft. min.	20 ft. min.
(2) Sum of Both Sides:	40 ft. min.	40 ft. min.
(c) Rear Yard:	35 ft. min.	35 ft. min.
Bldg. Coverage Of Net Lot Area (59-C-9.46, 1.328):	10% max.	6.4 % +/-
Building Height (59-C-9.47, 1.327):	50 ft. max.	50 ft. max.
Parking Facility Setbacks (59-E-2.81):		
From relocated Bachelors Forest Road:	50 ft. min.	50 ft. min.
From existing Bachelors Forest Road:	50 ft. min.	50 ft. min.
From Sandy Spring Road:	10 ft. min.	10 ft. min.
From Dr. Bird Road:	10 ft. min.	n/a
From Adjacent Properties:	n/a	17.35 ft. min. *
Parking Spaces (59-E-3.7):		
* 120 School Employees @ One Space Per Employee = 120 spaces		
* 120 Spaces Reserved for Visitors @ One Space Per Visitor = 120 spaces		
* Additional Facilities For Student Parking = 359 spaces		
Total Of School Spaces Required = 489 spaces		

- Total parking spaces provided = 489 spaces including 20 accessible spaces. 10 motorcycle spaces, and a minimum of 20 bicycle spaces will also be provided.
- \* Required setback (17 feet or 35 feet) is a function of the yard orientation (side vs. rear) of adjoining, residentially-zoned lot.
- NOTES**
- Existing Bachelors Forest Road is to remain in place.
  - Boundary from field survey by this office.
  - Topographic information from photogrammetric and field surveys by MHK, two foot contour interval.
  - Property is zoned RC (Rural Cluster).
  - Water and sewer categories: W-1 & S-1. Category change number 01A-OL-03.
  - Area tabulation:
    - Area Existing Lot 1 = 48.46 ac.
    - Area Existing Parcel A = 1.26 ac.
    - TOTAL AREA = 49.72 ac.
  - This site is within the Olney Master Plan area.
  - This site is within the Olney transportation policy area.
  - This site is within the Northwest Branch Watershed (Class IV) and the Hawlings River Watershed (Class IV).
  - Service utility companies are:
    - Water and Sewer: WSSC
    - Electric: PEPSCO
    - Telephone: Verizon
    - Natural Gas: Washington Gas
    - CATV: Comcast
  - This plan is not for construction purposes. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Macris, Hendricks and Glascock, P.A. does not express or imply any guarantee or warranty as to the location or existence of any underground utility.



**Legend**

Subject Property	--- ---
Proposed Stream	SVB
Valley Buffer	SVB
100 Year Floodplain	100
Existing Wetlands	WETLAND
Existing Forest Line	FOREST
Limits of Disturbance	LD
B.R.L.	Building Restriction Line
P.R.L.	Parking Restriction Line
P.U.E.	Public Utility Easement
P.I.E.	Public Improvements Easement

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date: 4/14/14

By: Barry E. Hoyle  
Macris, Hendricks, & Glascock, P.A.  
Professional Land Surveyor  
Maryland Reg. No. 21135  
Expiration Date: 6/21/14

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NO.	DATE	DESCRIPTION	BY
6	03-20-14	See Notes Sheet 1	LEI
5	03-14-03	Revised Road Alignment	SEC
4	01-03-03	Revised per Owner Comments	SEC
3	01-02-03	Rev. per Contract Admendment	SEC
2	12-05-02	Revised per Owner Comments	SEC
1	11-08-02	Revised Development Proposal	SEC

TAX MAP JT 121 & 122 WSSC 223 & 224 NW 02

**PRELIMINARY PLAN OF SUBDIVISION**  
**OUR LADY OF GOOD COUNSEL HIGH SCHOOL**  
LOT 1 & PARCEL A PLAT NO. 23191  
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**Macris, Hendricks & Glascock, P.A.**  
Engineers • Planners • Surveyors  
(301) 670-0840 Suite 120  
FAX (301) 948-0693 9220 Wightman Road  
WWW.MHGA.COM Montgomery Village, Maryland 20886-1279

Designed LEI Drawn LEI  
Date Scale  
03-20-14 1"=100'  
Job No. Sheet  
1998.418.26 2 of 2

**Attachment D**

DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

November 26, 2003

Douglas M. Duncan  
County Executive

Mr. Ronald C. Welke, Supervisor  
Transportation Planning  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue, Room 105  
Silver Spring, Maryland 20910

Re: Preliminary Plan No. 1-02082  
Our Lady of Good Counsel High School  
Draft Transportation Management and Community Liaison Agreement

Dear Mr. Welke:

Thank you for providing us a copy of the draft Transportation Management and Community Liaison Agreement for Good Counsel High School. As you explained, the agreement involves a private busing program to be implemented by the developer and monitored by the M-NCPPC and the local community. In addition, activities at the school, specifically special events, are to be monitored and reviewed, and actions recommended and initiated where feasible, to address community concerns related to traffic and parking.

We have reviewed the draft document and concur that DPWT does not have to be a party to the agreement. Please provide us a courtesy copy of the final agreement when executed by both parties.

Thank you for your cooperation and assistance in this endeavor.

Sincerely,

Gregory M. Leck, Manager  
Traffic Safety, Investigations and Planning Team  
Traffic Engineering and Operations Section

M:\Subdivision\GML\DOCS\TMA\1-02082, Good Counsel HS, 112603 RCW-GML confirmation ltr.doc

cc: Howard Benn, DTS



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Debra - Letter from  
DPWT as requested.  
OK to finalize  
agreement.

DEC 02 2003

Jan  
12/2/03

# Attachment E



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## FIRE MARSHAL COMMENTS

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**DATE:** 05-Sep-14  
**TO:** Lauren Ireland  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** Good Counsel High School - Performing Arts Center Addition  
12002082A

---

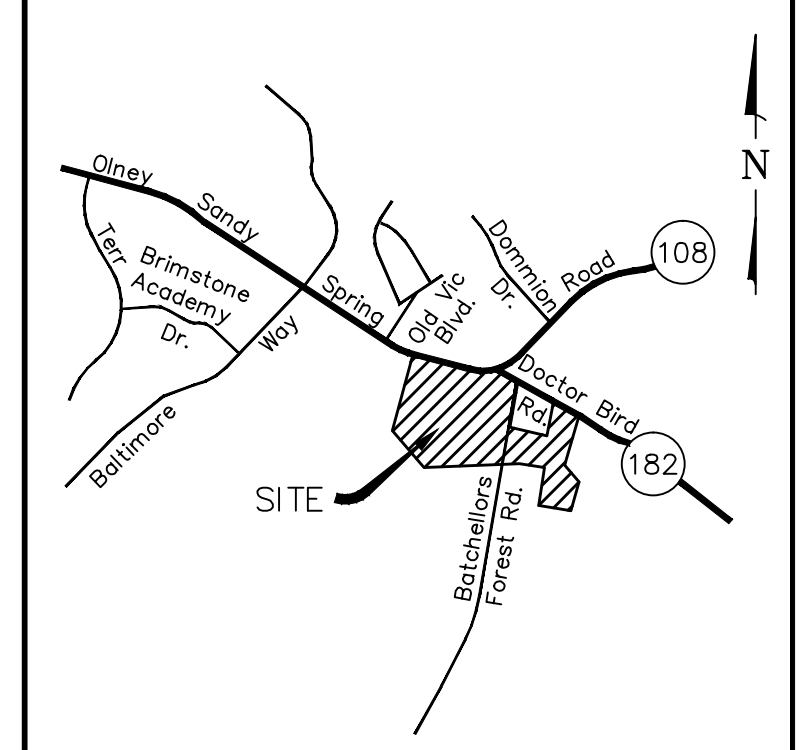
### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **05-Sep-14** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

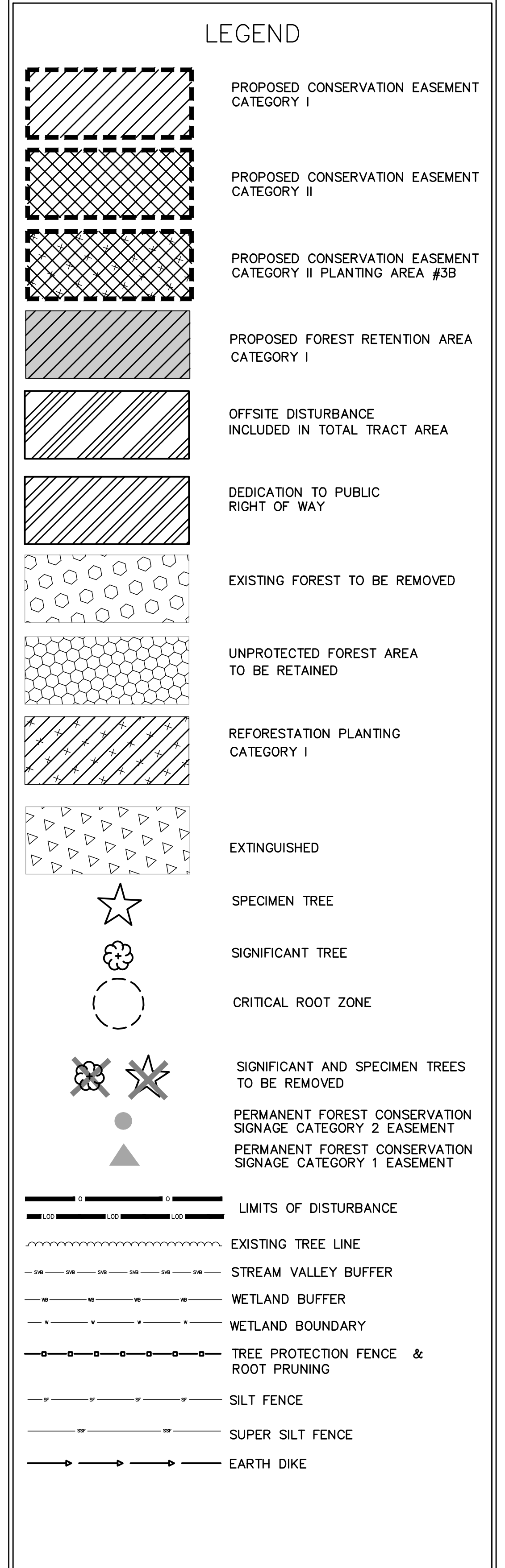
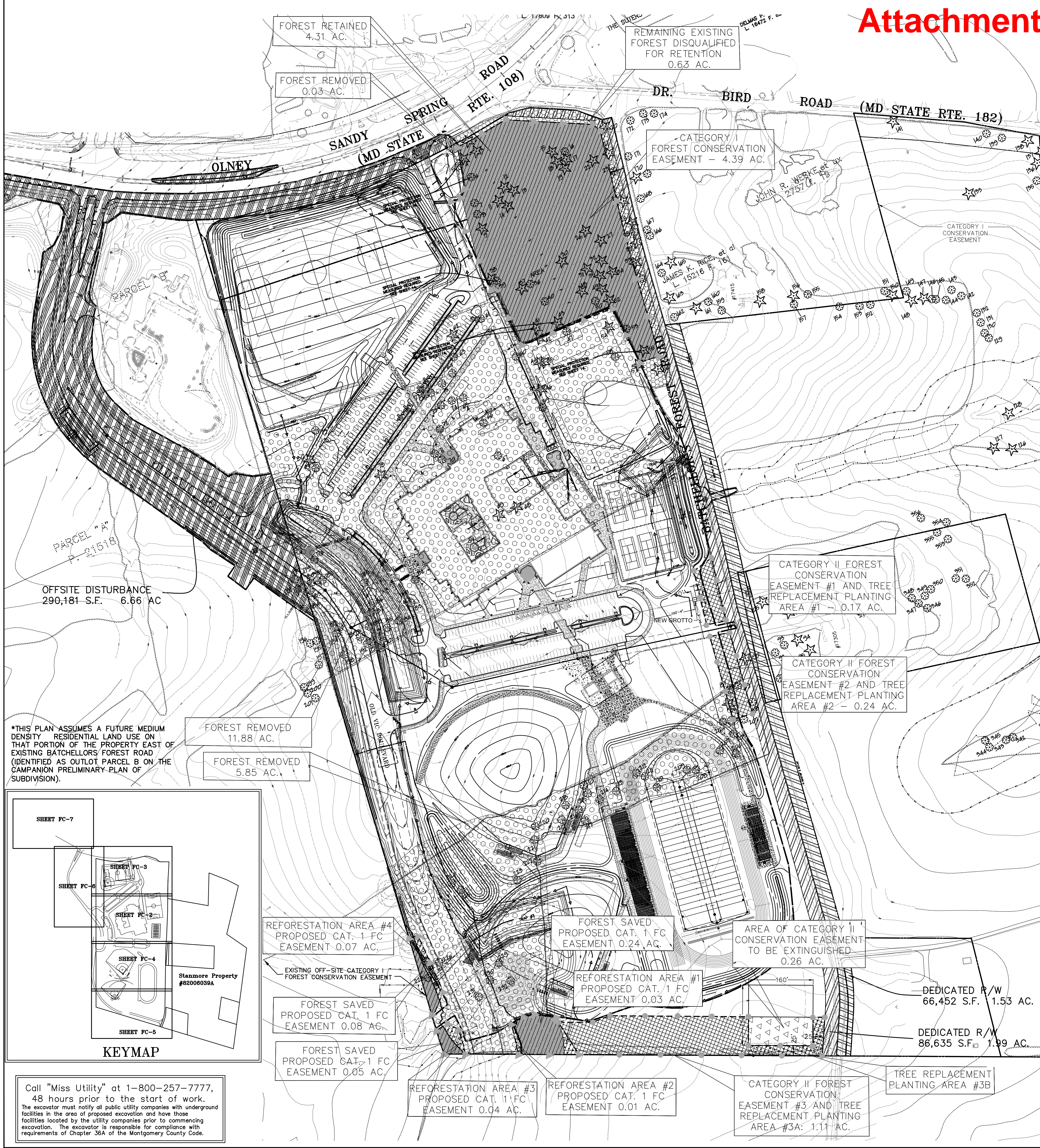
**\*\*\* Review for new building addition only. Not existing building conditions were reviewed. \*\*\***

# Attachment F

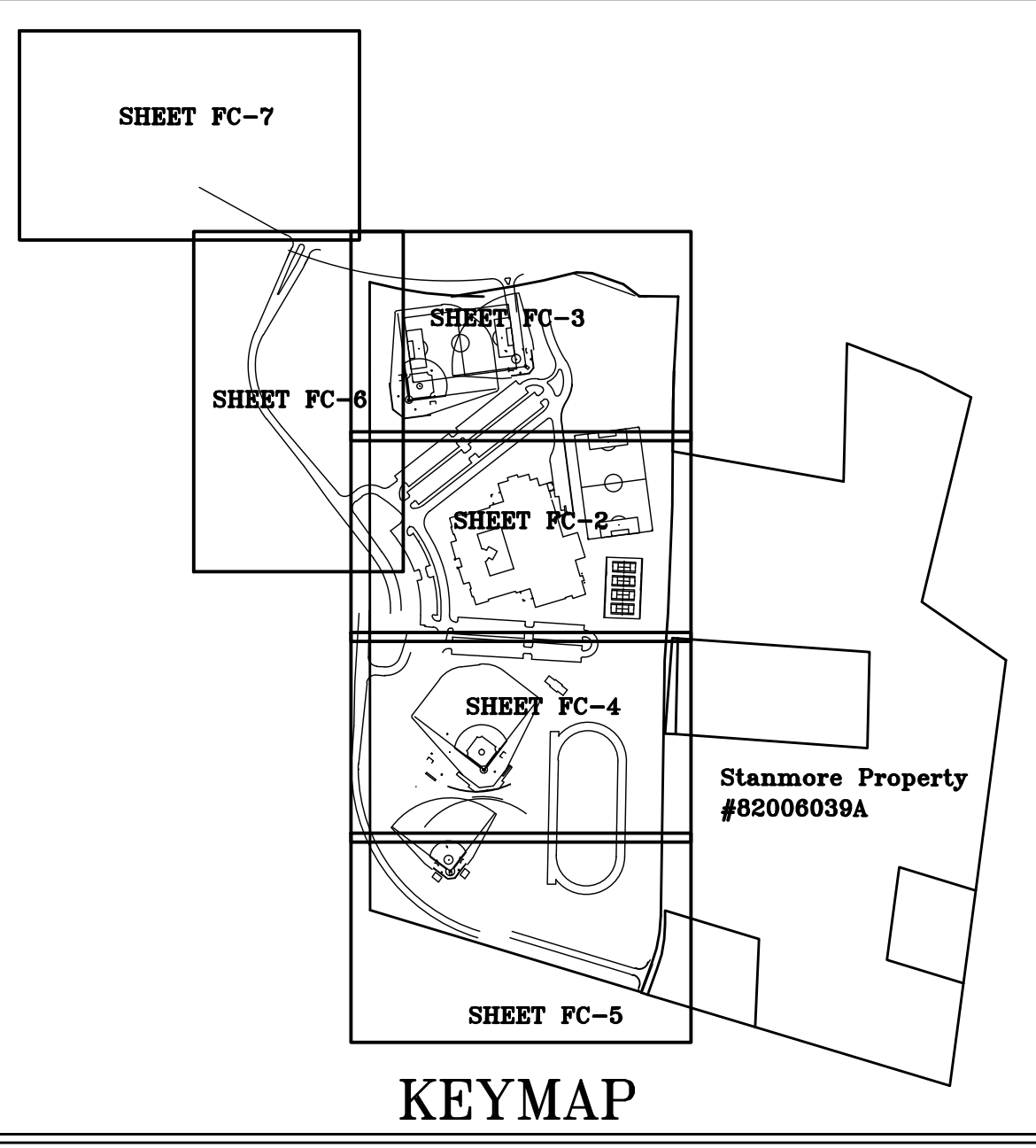
**QUALIFIED PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.  
 DATE: 8/12/14  
 FRANK C. JOHNSON  
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01



**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12202052A, including financial bonding, forest planting, maintenance, and all other applicable agreements.  
 Developer's Name: Our Lady of Good Counsel High School  
 Contact Person or Owner: Paul G. Barker, President  
 Address: 17301 Old Vic Blvd, Olney, MD 20832  
 Phone and Email: (240) 283-3300, barker@olgchs.org  
 Signature: \_\_\_\_\_



\*THIS PLAN ASSUMES A FUTURE MEDIUM DENSITY RESIDENTIAL LAND USE ON THAT PORTION OF THE PROPERTY EAST OF EXISTING BACHELLORS FOREST ROAD (IDENTIFIED AS OUTLOT PARCEL B ON THE CAMPANION PRELIMINARY PLAN OF SUBDIVISION).



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

TAX MAP JT 11 & JT12 WSSC 222 NW 02 & 224 NW 02

**FINAL FOREST CONSERVATION PLAN - OVERVIEW**  
**GOOD COUNSEL HIGH SCHOOL**  
 L. 10982 F. 073 and L. 11723 F. 177  
 OLNEY or 8th ELECTION DISTRICT  
 MONTGOMERY COUNTY - MARYLAND

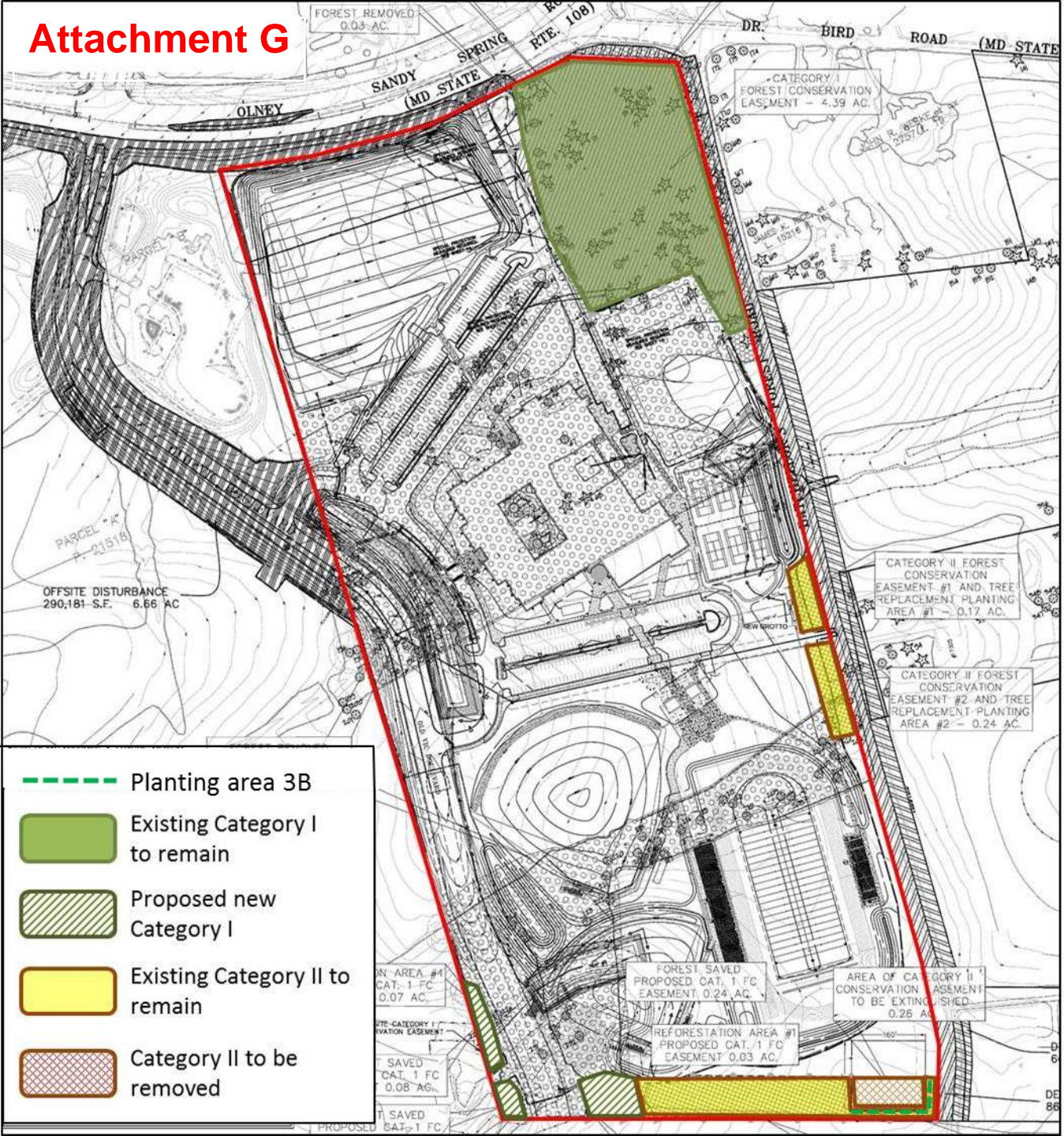
NO.	DATE	DESCRIPTION	BY
3-10-14		Revised sheets for Easement changes	FCJ
1-16-14		Revised sheets for Easement changes	FCJ
12-06-13		Revised for Easement changes	FCJ
4-29-05		Revised for Final LOD	
1-27-05		BID SET	

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland 20886-1279  
 Phone: 301.670.0840  
 Fax: 301.948.0693  
 www.mhgpa.com

Proj. Mgr. LEI  
 Designer FCJ  
 Date 3/1/05  
 Scale 1"=100'  
 Project No. 98.418.26  
 Sheet 1 of 9

FC-1

# Attachment G



# Attachment H



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

June 18, 2014

Ms. Katherine Holt, Senior Planner  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12002082A  
Our Lady of Good Counsel High School  
Traffic Impact Study

*Katherine*  
Dear Ms. Holt:

We have completed our review of the May 2014 Traffic Impact Study prepared by Integrated Transportation Solutions, Inc. Our Lady of Good Counsel High School is located on east of Old Vic Boulevard, west of Batchellors Forest Road, and south of Olney Sandy Spring Road (MD 108). The total development evaluated by the analysis includes:

- High school increase of the core capacity from 1,200 to 1,300 students and an expansion of 17,000 square feet for a Performing Arts Center (that will not add additional students).

We offer the following comments:

### Local Area Transportation Review (LATR)

1. We defer to the Maryland State Highway Administration (MDSHA) for comments regarding Olney Sandy Spring Road (MD 108) and Georgia Avenue (MD 97), which are State-maintained roadways.
2. We accept the consultant's conclusion that post-development Critical Lane Volumes (CLV) for the studied intersections with the exception of Georgia Avenue (MD 97) and Old Baltimore Road in the morning peak will not exceed the congestion level threshold for the Olney Policy Area.
3. Since the applicant is participating in an intersection improvement at Olney Sandy Spring Road (MD 108) and Old Baltimore Road to satisfy LATR requirements, that participation also counts toward meeting LATR for intersections where site-generated trip volume is less than five critical lane movements. This provision applies to the Georgia Avenue (MD 97) and Old Baltimore Road intersection where the proposed project increases the CLV by 1.

### Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov



Ms. Katherine Holt  
Our Lady of Good Counsel High School  
June 18, 2014  
Page 2

- 4.
5. The study should evaluate the network pedestrian signal timings. A determination of the adequacy of the programmed pedestrian timing is not provided in the current document. Please coordinate with Mr. Bruce Mangum, Manager of our Transportation Systems Engineering Team at 240-777-2190 to obtain the appropriate programmed timing and ensure the proper methodology for this analysis.
6. Insert Exhibit B-3 "Daily Parking & Delivery Pattern" for the Transportation Management Program.

**Transportation Policy Area Review (TPAR)**

1. The applicant must pay the TPAR mitigation payment that is equivalent to 25% of the Transportation Impact Tax prior to issuance of the building permit.

**SUMMARY**

1. We recommend the TIS be updated to address the above review comments prior to the Planning Board hearing. We concur with the vehicular-related findings of adequacy, but request the applicant evaluate the adequacy of the programmed pedestrian signal timings.
2. We concur with the applicant paying the TPAR Mitigation payment equivalent to 25% of the Transportation Impact Tax.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Engineer for this project, at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:\corres\FY14\Traffic\Active\12002082A, Good Counsel H.S., MCDOT TIS ltr.doc

cc: C. Craig Hedberg      Integrated Transportation Solutions, Inc.  
Yum Yu Cheng          Linowes and Blocher, LLP  
TIS folder  
TIS letters notebook

Ms. Katherine Holt  
Our Lady of Good Counsel High School  
June 18, 2014  
Page 3

cc-e:	Scott Newill	MDSHA AMD
	Fred Lees	MCDOT DTEO
	Bruce Mangum	MCDOT DTEO
	Rebecca Torma	MCDOT DTEO

**John Webster**  
President  
MANOR OAKS

**Greg Intoccia**  
Executive Vice President  
ASHLEY HOLLOW

**Yale Tankus**  
First Vice President  
OAK GROVE

**Bob Reel**  
Second Vice President  
VICTORIA SPRINGS

**Matt Quinn**  
Recording Secretary  
CHERRYWOOD

**Jackie Benn**  
Corresponding Secretary  
FAIRHILL FARM

**Kathy Curtis**  
Treasurer  
LAKE HALLOWELL

March 14, 2014

Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD

Subject: Our Lady of Good Counsel High School Performing Arts Center

Dear Chairwoman Carrier and Planning Board Commissioners:

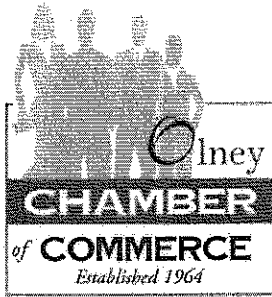
The Greater Olney Civic Association (GOCA) represents over 35 homeowner and civic associations in the Olney Master Plan area. For over thirty years, GOCA has promoted the civic, cultural, and economic welfare of the Olney community.

At our March 11, 2014 Executive Board meeting, Paul Barker presented Good Counsel's plan for adding a new Performing Arts Center to their existing facility along with seeking several other minor changes to their existing operating plan. The Members of GOCA voted unanimously to support Good Counsel's application. Since moving to the Olney campus, Good Counsel has been a good neighbor and an asset to the Olney community. We appreciate their continued investment in the quality of their educational program and their willingness to make the new facility available for community use.

Sincerely,

John Webster  
President

Cc: Dr. Paul Barker, President, Our Lady of Good Counsel High School  
Fred Boyd  
Rich Weaver



P.O. Box 550  
Olney, Maryland 20830

Phone  
301-774-7117

Fax  
301-774-4944

Email  
chamber@olneymd.org

Web  
www.olneymd.org

December 5, 2013

To whom it may concern,

On behalf of the Olney Chamber of Commerce, I am writing to express our support for Our Lady of Good Counsel's petition to add a Performing Arts Center to their campus at 17301 Old Vic Blvd, in Olney. It is our understanding that the footprint of the proposed construction fits entirely within the space for an auditorium approved by Montgomery County almost ten years ago. Their new design seems to better meet the instructional needs of their students by adding space for two rooms, a dance studio/multi-purpose room and a black box theater/rehearsal space. Already a first class educational facility, this addition is a bonus for their students and, by extension, the Olney-Sandy Spring community.

Since they moved here from Wheaton in January 2006, OLGCHS has been a valued partner of our community. As a Chamber member they have graciously hosted several events including a Zumbathon to raise funds for the Olney Police Satellite Station capital improvements drive. Just last month, they hosted the Chamber's 34<sup>th</sup> annual Community Night/Taste of Olney, with over 4,500 in attendance.

Our Lady of Good Counsel High School has also had a direct impact on the success of the Olney Chamber of Commerce. For two separate 2-year terms, members of their administrative staff have served as Members At Large on our Board of Directors. They also have a seat on our Scholarship Committee that annually awards \$4,000 in aid to deserving local college bound students.

Good Counsel has been a strong supporter of the community in general. They lent their facility for use as an Olney Relay for Life venue, raising thousands of dollars for the American Cancer Society. Their impressive Performing Arts and athletic programs are open to, and enjoyed by many. And their mere presence here has brought incremental economic benefit to local businesses.

Because of their many contributions to our community, the Chamber's Board of Directors unanimously endorses the Our Lady of Good Counsel High School amendment to their original Preliminary Plan Approval now before the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

*Jon Hulsizer*

Executive Director  
Olney Chamber of Commerce

*The mission of the Olney Chamber of Commerce is to support, promote and represent the business interests of its members.*



Dear Mr Barker, President and the Montgomery County Planning Board,

On behalf of the Olney Boys and Girls Community Sports Association (OBGC), I wanted to express our support of Our Lady of Good Counsel High School and their goal of building a new Performing Arts Center at the school. This project will enrich the community where our 7,000 children and 2,300 families live and play and our hope is you continue to recognize the history and importance of the arts in our community through the enjoyment of the Olney Theatre and now in the greater Montgomery County community with Strathmore and others.

As a member of OBGC's Board for the past 25 years and Chair the past 14, I am asked to support many community projects but rarely do since few benefit the children in our community, which is core belief of our organization and our mission. This project has the potential to do so much for our community and the children that live within it, that we hope you recognize the grass roots support it has and the many benefits it will provide our families.

Good Counsel has always been a contributing and generous member of our community since the early days of their arrival in our community. Before the school opened, Art Ramo, who was the head of the school at the time, gave me a personal tour of the facility and shared his vision for the Performing Arts Center once they were able to afford it. This center was always part of his and the school's vision and it is exciting to hear that the funds are now available to complete it for the benefit of the students and the surrounding community.

Good Counsel is known for many things, but clearly for their generosity and the amazing facilities they have built and shared with the community. These facilities have allowed them to compete in sports at the highest levels and ours and other organizations have benefited from them several times over the years. The ability to utilize their facilities has allowed our children to practice when we had no other options and helped move an entire day's worth of games to their fields when we had no other option due to weather.



Olney Boys & Girls Community Sports Association (OBGC) P.O. Box 2, Olney, MD 20830 301-570-3990 F: 301-570-7059 [www.OBGC.com](http://www.OBGC.com)  
OBGC is a 501 © 3 non-profit organization that provides sports programs to nearly 7,000 children annually. A copy of our financial statements is available upon request by contacting OBGC, P.O. Box 2, Olney, MD 20830. Documents and information submitted under the State of Maryland Charitable Solicitations Act are available from the Office of the Secretary of State of Maryland, Annapolis, MD 21401 for the cost of copying and postage.



We support Good Counsel's appeal to the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission for an amendment to the original Preliminary Plan Approval for a Performing Arts Center. We are certain that such a facility will continue to benefit our community as well as additional organizations who we know have a need for performance space. The more we can offer our families the stronger our community stays.

If we can be of further assistance, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Dionisio', written over a light blue horizontal line.

Dan Dionisio  
Chairman of the Board  
Olney Boys and Girls Community



Olney Boys & Girls Community Sports Association (OBGC) P.O. Box 2, Olney, MD 20830 301-570-3990 F: 301-570-7059 [www.OBGC.com](http://www.OBGC.com)

OBGC is a 501 © 3 non-profit organization that provides sports programs to nearly 7,000 children annually. A copy of our financial statements is available upon request by contacting OBGC, P.O. Box 2, Olney, MD 20830. Documents and information submitted under the State of Maryland Charitable Solicitations Act are available from the Office of the Secretary of State of Maryland, Annapolis, MD 21401 for the cost of copying and postage.

Focolare Movement  
9007 1st Avenue  
Silver Spring, Maryland 20910  
November 14, 2013

Dr. Paul G. Barker, Ed.D., President  
Our Lady of Good Counsel High School  
17301 Old Vic Boulevard  
Olney, Maryland 20832

Dear Dr. Barker:

Upon learning of your school's quest for approval by the Montgomery County Planning Board of the the Maryland-National Capital Park and Planning Commission for a newly proposed performing arts center, I would like to simply indicate how helpful Our Lady of Good Counsel High School has been.

Members of the Focolare Movement have benefitted and graduated from your school over the years. Currently, there are members of the school's staff who actively belong to other Catholic movements.

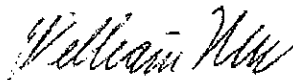
I personally have come to know Our Lady of Good Counsel through my work on behalf of a collaborative national initiative of the major Catholic ecclesial movements. This began in 2007 upon Bishop Jacobs' (Houma-Thibodaux, LA) invitation; we are working in cooperation with the United States Conference of Catholic Bishops, headquartered in northeastern DC. The movements comprising this include the Catholic Charismatic Renewal, Cursillo, the Focolare Movement, the Neocatechumenal Way, and Worldwide Marriage Encounter.

After extensive research, we determined that your school offers the best elements of all possible venues in the Washington metropolitan area, for our joint national event for grassroots membership to be held with Cardinal Wuerl next August. The location, meeting places, audio-visual technology, cafeteria, parking and especially your very helpful staff, all contributed to the selection of Our Lady of Good Counsel High School for this program.

On the basis of this relationship, we believe that a good performing arts center will not only favor the student body; it will also further enable groups like ours to carry on their activities to the benefit of Montgomery County residents and others from across the country.

If we can provide any further information for this purpose, please do not hesitate to contact us.

Sincerely yours,



William Neu

National Representative  
Focolare Movement

November 18, 2013


To Whom It May Concern:

We are writing to express our full support for the building of the new Performing Arts Center at Our Lady of Good Counsel in Olney, MD. As residents of the area, we have benefited from Good Counsel's active role in the community and have seen how its policy of reaching out and being a partner with others can benefit local groups.

Last year at this time, our son and three of his friends were trying to organize a charity basketball tournament to benefit two charities: Olney's own Alex Popeck Foundation and PeacePlayers International. As you would imagine, before we could move forward at all, we had to find a location. We also had to try to find a facility whose cost would not use up all the funds we were trying to raise for the charities. We reached out to several places, but only Our Lady of Good Counsel stepped forward with an invitation to use its facilities free of charge. Not only did this save us at least a thousand dollars, but the staff at Good Counsel was also extremely helpful in the planning, setting up and cleaning up of the event.

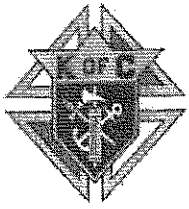
Thanks to the partnership and assistance of Our Lady of Good Counsel, we were able to raise over \$7000 at that event and 100% of the money went to the charities. There is no doubt in our minds that having Our Lady of Good Counsel in Olney is a great benefit to the entire community, and we are positive that the new Performing Arts Center will be another asset to the school and to the community at large. We thank you for your consideration and encourage you to look favorably on the proposed project.

Sincerely,



Nancy and Joseph Shapiro





# Knights of Columbus

FATHER PETER PAUL MAHER COUNCIL, No. 6793

P.O. Box 570  
Olney, Maryland 20830  
[www.kofc6793.org](http://www.kofc6793.org)

November 13, 2013

Paul G. Barker, Ed.D.  
President, Our Lady of Good Counsel High School  
17301 Old Vic Blvd  
Olney, Md. 20832

Dear Dr. Barker,

The Knights of Columbus, Fr. Peter Paul Maher Council #6793, would like to thank Our Lady of Good Counsel High School for your hospitality and generosity providing us with a place to conduct our monthly business and run some of our councils programs. In addition, we also appreciate the opportunity to present the colors at the schools home football games and participate in other school programs. We are also honored to be part of the annual Junior to Senior Mass and to present a \$1000 senior scholarship to a deserving student. Participation in these programs allows us to be seen and generate interest in our order.

The Knights of Columbus are proud of our affiliation with Good Counsel and we look forward to many more years of cooperation and service.

Eternally

A handwritten signature in black ink, appearing to read "Jack Giacalone".

Jack Giacalone  
Grand Knight



4101 Norbeck Road | Rockville, MD 20853 | 301.929.9672

December 7, 2013

Paul G. Barker. Ed.D.  
President  
Our Lady of Good Counsel High School  
17301 Old Vic Blvd.  
Olney, MD 20832

Dear Mr. Barker:

Thank you again for the opportunity to hold St. Patrick's School 2012 Annual Fundraising Gala at Our Lady of Good Counsel High School. As you may have heard, the gala was a tremendous success, raising more money than ever for our program. A fair amount of this achievement can be directly attributed to the venue. Good Counsel's location made the event extremely accessible to our community and encouraged greater participation. The facilities themselves – specifically Good Counsel's Gallery and Dining Hall – provided ample space for all of the evening's decorations and activities and set the stage for a memorable event.

I would be terribly remiss for not mentioning how instrumental the staff at Good Counsel was in helping our committee plan the event. Both Lauren Costello and Jorge Gonzalez were available at a moment's notice to answer any questions or provide any assistance that was required. They took the guesswork out of much of the facilities planning and shepherded the process on their end so that our committee could concentrate on more pressing matters.

Our school is extremely fortunate to have such a wonderful facility so close to our community. With the support of good neighbors such as Good Counsel, our Gala was able to make a significant contribution to the further development of St. Patrick's School. We truly appreciate your continued support and look forward to working again with you and your staff on future opportunities that will help provide a quality Catholic education for our children.

Sincerely,

Maria Calandra  
2012 Gala Co-Chair

# Attachment K

## LATR Technical Analysis

The following is a longer, more technical version of the Transportation - LATR & TPAR section of the Staff Report for Our Lady of Good Counsel High School No. 12002082A. The analysis follows the Staff Report, with the expanded analysis highlighted as underlined in the text.

### Transportation – LATR & TPAR

The proposed Amendment includes a requested increase in school capacity by 100 students for a total enrollment of 1,300. Trip generation data is based on the Institute of Transportation Engineers’ *Trip Generation* report for private schools. Total trips generated by the Subject Property during weekday peak-hour include diverted trips, pass-by trips, and primary trips. Diverted trips and pass-by trips are considered secondary trips, and are from people already on the road who drop off students as they pass by. Primary trips are new trips that did not exist prior to the increased student capacity. In this Amendment, it is assumed that approximately 65% of the total trips for this particular use are primary. The addition of 100 new students would generate 43 new primary weekday peak-hour trips in the morning peak (between 6:30 and 9:30am), and 13 new primary weekday peak-hour trips in the evening peak (4:00 to 7:00pm). The number of PM peak hour trips is lower than the AM peak hour trips because primary school functions end prior to 4:00pm and only extra-curricular activities would be generating trips. Because the total (existing and new) number of trips during the peak hour is over 30, a traffic study was required to satisfy the LATR tests.

A traffic study was prepared to analyze the impact of the new trips upon surrounding intersections. The following table (Table 1) shows the Critical Lane Volume (“CLV”) values at the studied intersections of Existing, Background, and Total traffic conditions:

**Table 1 – CLV Values**

Studied Intersection	Traffic Condition					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Georgia Ave & Old Baltimore Rd	1,540*	1,118	1,538*	1,157	1,539*	1,159
Olney Sandy Spring Rd & Old Baltimore Rd	1,180	920	1,216	959	1,227	962
Olney Sandy Spring Rd & Prince Philip Dr	871	929	1,021	1,149	1,025	1,150
Olney Sandy Spring Rd & Old Vic Blvd	1,225	906	1,240	961	1,260	965
Olney Sandy Spring Rd & Doctor Bird Rd	826	910	826	926	832	928
Olney Sandy Spring Rd & Norwood Rd	952	1,001	1,013	1,087	1,013	1,087
Doctor Bird Rd & Norwood Rd	830	875	854	910	858	912
Old Vic Blvd Extended & North School Dwy	878	141	1,023	185	1,062	193
Old Vic Blvd Extended & South School Dwy	614	39	759	83	788	88
Olney Sandy Spring Rd & Xavier Way	833	749	886	770	890	771
Doctor Bird Rd & Batchellors Forest Rd	1,016	837	829	819	833	821

Existing traffic conditions are based on the physically collected traffic counts provided in the traffic study. Background traffic conditions are existing conditions plus the assumed trips generated from approved but unbuilt nearby developments, including any pending transportation facility improvements with identified construction funding. Total traffic conditions take the background conditions and add in the new trips generated by the proposed Amendment, which in this case are the assumed additional vehicular trips for the 100 new students.

As indicated by the asterisks in table 1, the CLV values for the AM peak-hour for all three traffic conditions exceed the CLV standard of 1,450 for the Olney Policy Area at the intersection of Georgia Avenue and Old Baltimore Road (“Failing Intersection”) during the weekday AM peak-hour. The CLV values shown for background and total traffic conditions are actually below the CLV value shown for existing conditions at this intersection because the following transportation infrastructure improvements are included:

- Montgomery General Hospital expansion required an additional approach lane on westbound Old Baltimore Road at Georgia Avenue, for a total of two left turn lanes, and one combined through and right turn lane. This improvement is now under construction.
- Preliminary Plan 120060850 required the completion of Old Vic Boulevard to Batchellors Forest Road. Upon this road segment opening, the traffic circulation in Southeastern Olney is forecasted to redistribute slightly and this is reflected as a change between the existing and the background & total CLV values.

The background CLV value for the Failing Intersection is 1,538 and the Amendment adds one CLV for a total value of 1,539. The failing movement at the Failing Intersection is the westbound approach of Old Baltimore Road, which upon completion of the aforementioned improvements by Montgomery General Hospital, will have three lane movements (two left, and a through/right combo). Therefore, to mitigate one CLV from the Failing Intersection, the mitigation of three vehicle trips from reaching the Failing Intersection is required. Furthermore, the distribution of trips from the Subject Property, agreed to and shown in the Traffic Study prepared for the Amendment, shows that 66% of the trips generated by Good Counsel will use the Failing Intersection. To mitigate one CLV value at the Failing Intersection, five (4.54 rounded up) trips need to be mitigated from the Subject Property to remove three movements from the failing intersection based on the approved distribution. However, because the Amendment is adding trips in the total conditions to an intersection where the background CLV values exceed the 1,450 standard for the Olney Policy Area, the LATR & TPAR Guidelines on page # stipulate that the Applicant mitigate 150% of the additional CLV impact caused by the Amendment to satisfy the LATR test. Therefore, the Applicant needs to mitigate for eight (150% of five) additional weekday AM peak-hour Property generated trips. The Applicant has agreed to do so by increasing the trip-reduction goal in the TMCL Agreement by eight, from 245 to 253.

# Attachment L

## Our Lady of Good Counsel High School

### Weekday AM Peak Period Non-Auto Driver Arrivals

[NOTES: (1) Data shown below was collected between 6:30am and 8:00am; (2) School starts at 8:00am]

<b>Non-Auto Driver Arrivals</b>				
	Thursday, 8/28/14	Thursday, 9/4/14	Thursday, 9/11/14	Thursday, 9/18/14
<b>PARKING ON CAMPUS - Students and Employees</b>				
Driver plus 1 passenger in vehicle (mitigates 1 trip)	72	59	64	
Driver plus 2 passengers in vehicle (mitigates 2 trips)	34	16	18	
Driver plus 3 passengers in vehicle (mitigates 3 trips)	15	18	9	
Driver plus 4 passengers in vehicle (mitigates 4 trips)	4	0	0	
<b>RIDESHARING - Student and Employee Drop-offs</b>				
2 persons dropped off (mitigates 1 trip)	80	91	131	
3 persons dropped off (mitigates 2 trips)	20	48	28	
4 persons dropped off (mitigates 3 trips)	24	18	9	
5 persons dropped off (mitigates 4 trips)	20	4	0	
<b>ARRIVING BY PUBLIC BUS - Students and Employees</b>				
	7	7	5	
<b>WALKING - Students and Employees</b>				
	3	2	2	
<b>BICYCLING - Students and Employees</b>				
	1	2	1	
<b>ARRIVING BY GOOD COUNSEL BUS</b>				
	250	269	251	

	Thursday, 8/28/14	Thursday, 9/4/14	Thursday, 9/11/14	Thursday, 9/18/14
<b>NON-AUTO DRIVERS (excluding Good Counsel bus service contracted with Coughlin Transportation)</b>	280	265	267	

	Thursday, 8/28/14	Thursday, 9/4/14	Thursday, 9/11/14	Thursday, 9/18/14
<b>TOTAL AM PEAK PERIOD NON-AUTO DRIVER ARRIVALS</b>	<b>530</b>	<b>534</b>	<b>518</b>	

# Our Lady of Good Counsel High School

## Weekday AM Peak Period Non-Auto Driver Arrivals

[NOTE: School starts at 8:00am; data collection takes place between 6:30am and 8:00am]

Thursday, September 04, 2014

	M-NCPPC Data collection period															Non-Auto Drivers
	Peak Hour															
	5:30 - 5:45	5:45 - 6:00	6:00 - 6:15	6:15 - 6:30	6:30 - 6:45	6:45 - 7:00	7:00 - 7:15	7:15 - 7:30	7:30 - 7:45	7:45 - 8:00	8:00 - 8:15	8:15 - 8:30	8:30 - 8:45	8:45 - 9:00		
<b>Autos parked in Entrance South Lot</b>	0	0	0	0	0	0	0	6	10	19					<b>35</b>	
Driver plus 1 passenger in vehicle (mitigates 1 trip)								6	10	11					27	
Driver plus 2 passengers in vehicle (mitigates 2 trips)										1					2	
Driver plus 3 passengers in vehicle (mitigates 3 trips)										2					6	
Driver plus 4 passengers in vehicle (mitigates 4 trips)															0	
<b>Autos parked in North Entrance Far</b>	0	2	0	0	0	0	0	8	26	16					<b>52</b>	
Driver plus 1 passenger in vehicle (mitigates 1 trip)								4	12	8					24	
Driver plus 2 passengers in vehicle (mitigates 2 trips)		1						2	5						16	
Driver plus 3 passengers in vehicle (mitigates 3 trips)									4						12	
Driver plus 4 passengers in vehicle (mitigates 4 trips)															0	
<b>Autos parked in North Entrance Near</b>	0	0	0	0	0	0	1	1	2	4					<b>8</b>	
Driver plus 1 passenger in vehicle (mitigates 1 trip)							1	1	2	2					8	
Driver plus 2 passengers in vehicle (mitigates 2 trips)															0	
Driver plus 3 passengers in vehicle (mitigates 3 trips)															0	
Driver plus 4 passengers in vehicle (mitigates 4 trips)															0	
<b>Drop-off Lane One</b>	0	0	0	0	0	0	4	19	20	25					<b>68</b>	
2 persons dropped off (mitigates 1 trip)							2	8	14	13					37	
3 persons dropped off (mitigates 2 trips)							1	4	3	3					22	
4 persons dropped off (mitigates 3 trips)								1		2					9	
5 persons dropped off (mitigates 4 trips)															0	
<b>Drop-off Lane Two</b>	0	0	0	0	1	1	0	5	20	66					<b>93</b>	
2 persons dropped off (mitigates 1 trip)					1	1		5	20	27					54	
3 persons dropped off (mitigates 2 trips)										13					26	
4 persons dropped off (mitigates 3 trips)										3					9	
5 persons dropped off (mitigates 4 trips)										1					4	
<b>Public Bus Riders</b>			2					7							9	
<b>Walkers</b>										2					2	
<b>Bikers</b>										2					2	
<b>TOTAL NON-AUTO DRIVERS</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>39</b>	<b>85</b>	<b>134</b>					<b>269</b>	

# Our Lady of Good Counsel High School

## Weekday AM Peak Period Non-Auto Driver Arrivals

[NOTE: School starts at 8:00am; data collection takes place between 6:30am and 8:00am]

Thursday, September 11, 2014

	M-NCPPC Data collection period															Non-Auto Drivers
	Peak Hour															
	5:30 - 5:45	5:45 - 6:00	6:00 - 6:15	6:15 - 6:30	6:30 - 6:45	6:45 - 7:00	7:00 - 7:15	7:15 - 7:30	7:30 - 7:45	7:45 - 8:00	8:00 - 8:15	8:15 - 8:30	8:30 - 8:45	8:45 - 9:00		
<b>Autos parked in Entrance South Lot</b>								11	9	11						<b>31</b>
2 persons in vehicle (mitigates 1 trip)								6	9	11						26
3 persons in vehicle (mitigates 2 trips)								1								2
4 persons in vehicle (mitigates 3 trips)								1								3
5 persons in vehicle (mitigates 4 trips)																
<b>Autos parked in North Entrance Far</b>		2					3	14	15	19						<b>53</b>
2 persons in vehicle (mitigates 1 trip)							3	7	7	12						29
3 persons in vehicle (mitigates 2 trips)		1						2	4	2						18
4 persons in vehicle (mitigates 3 trips)								1		1						6
5 persons in vehicle (mitigates 4 trips)																
<b>Autos parked in North Entrance Near</b>	2						1	2	6							<b>11</b>
2 persons in vehicle (mitigates 1 trip)							1	2	6							9
3 persons in vehicle (mitigates 2 trips)	1															2
4 persons in vehicle (mitigates 3 trips)																
5 persons in vehicle (mitigates 4 trips)																
<b>Drop off Lane One</b>							2	11	36	20						<b>69</b>
2 persons dropped off (mitigates 1 trip)							2	9	32	16						59
3 persons dropped off (mitigates 2 trips)								1	2	2						10
4 persons dropped off (mitigates 3 trips)																
5 persons dropped off (mitigates 4 trips)																
<b>Drop off Lane Two</b>						1	2	12	53	31						<b>99</b>
2 persons dropped off (mitigates 1 trip)					1	2	12	41	16							72
3 persons dropped off (mitigates 2 trips)								6	3							18
4 persons dropped off (mitigates 3 trips)									3							9
5 persons dropped off (mitigates 4 trips)																
<b>Public Bus Riders</b>			2				1	4								<b>7</b>
<b>Walkers</b>								2								<b>2</b>
<b>Bikers</b>								1								<b>1</b>
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>2</b>			<b>1</b>	<b>9</b>	<b>48</b>	<b>122</b>	<b>87</b>						<b>273</b>