

# **ATTACHMENT I**

- **AERIAL**
- **ZONING MAP**
- **SITE PLAN**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

January 10, 2006

Mr. Steven L. Wilde  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request  
for Darnestown at Travillah  
SM File #: 222465  
Tract Size/Zone: 4.92 acres  
Total Concept Area: 4.92 acres  
Parcel(s): 3,5,51,891,944,945,946,970,971,972  
Watershed: Muddy Branch

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via the Stonebridge Regional Stormwater Pond; on-site water quality control via Stormfilters and a biofilters. Onsite recharge is not required due to shallow bedrock.

The following **Items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

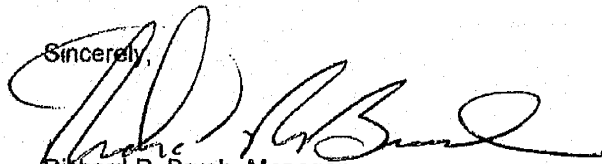
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,

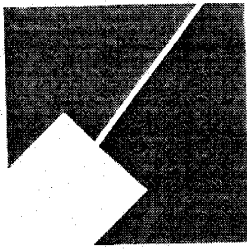


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN222465

cc: C. Conlon  
S. Federline  
SM File # 222465

QN -offsite; Acres: 4.92  
QL - onsite; Acres: 4.92  
Recharge is not provided



June 5, 2006

**MEMORANDUM**

To: Elsabett Tesfaye, Zoning Analyst, Development Review Division

Via: Sue Edwards, Team Leader, I-270 Corridor Team *Sue*

From: Nancy Sturgeon, Planner Coordinator, Community-Based Planning  
Mary Beth O'Quinn, Urban Designer, Community-Based Planning

Subject: Local Map Amendment G-849: Darnestown at Travilah

Local map amendment G-849 involves properties in the mid-block section of Darnestown Road between Key West Avenue and Travilah Road. The site is on the north side of Darnestown Road and is adjacent to the County's Public Service Training Academy. The site is within the boundaries of the 1990 *Shady Grove Study Area Master Plan*, which is currently being updated.

**Requested Rezoning**

The applicant, Winchester Homes, has assembled ten parcels and submitted a local map amendment to rezone the subject properties from the R-90 Zone to the RT-8 Zone. The applicant proposes to raze the existing single-family homes and construct a townhouse development with a maximum of 39 units, including five Moderately Priced Dwelling Units (MPDUs). The applicant is utilizing the optional method of application, which requires submission of a schematic development plan.

**Surrounding Land Uses**

The subject property is located on the north side of Darnestown Road, in the mid-block section between Key West Avenue on the west and Travilah Road on the east. Adjacent to the site on the north is the County's Public Service Training Academy (PSTA), a facility used to train police, fire, and rescue personnel, as well as operators of large vehicles. In addition, a fire station and a helicopter landing site are planned to be built on the PSTA site. Across Darnestown Road from the site are residential uses, both single-family detached and attached. Adjacent to the site on the west is a medical center (in the O-M Zone). Adjacent to the site on the east are two parcels with special exception uses (in the R-90

Zone); a dance studio and a child day care center. There are two small retail commercial centers near the subject property; at the corner of Darnestown Road and Key West Avenue (in the C-3 Zone) and at the corner of Darnestown Road and Travilah Road (in the C-4 Zone).

### **Master Plan Guidance**

The Darnestown Road properties are within the boundaries of the 1990 *Shady Grove Study Area Master Plan*. The properties are discussed in the Land Use chapter, under "Public Service Training Academy (PSTA) Area:"

*In terms of the 23 acres that are privately owned in this area, the entire frontage along MD 28 is divided into numerous parcels – all of which have driveway access to Darnestown Road (MD 28), a four-lane, undivided highway. The challenge this Plan must address is how to promote the coordinated development of the Darnestown Road frontage in light of the fragmented ownership pattern. Encourage the joint redevelopment of parcels fronting MD 28 by designating the area as suitable for 8 units/acre. (page 67)*

The Plan text refers to 23 acres, which appears to have been the entire frontage of Darnestown Road between Key West Avenue and Great Seneca Highway. Development that has occurred since the 1990 Plan precludes redevelopment of this entire area.

In addition to the above text, the Plan's land use map identifies the property for residential development of 7-10 dwelling units per acre. The Plan's zoning map shows R-90/RT-8 for these properties and the "Zoning Implementation Strategy" table on page 79 indicates that the site is appropriate for rezoning to RT-8 if parcels are assembled. This local map amendment is consistent with the land use and zoning recommendations in the 1990 Master Plan.

### **Compatibility**

The applicant has submitted a local map amendment to rezone the subject site from R-90 to RT-8. The existing land use is single-family detached homes and the proposed land use is single-family attached homes. The site is appropriate for residential use and the Master Plan recommended the RT-8 Zone if parcels were assembled. As the proposed project goes forward, particularly at the site plan review stage, careful attention should be given to the provision of sufficient and adequate landscape, setback, and noise buffers both from the PSTA and from Darnestown Road.

In addition to the Master Plan guidance for the Darnestown Road frontage properties, the Plan discussed the PSTA and stated: "*In terms of the County-owned property, this Plan envisions the continued operation of the Public Service Training Academy (PSTA) for the foreseeable future. No change to the existing*

*uses is proposed for the area.” (Page 67) The Master Plan also suggested that acquisition of the Darnestown Road properties for public use may be necessary: “Acquisition of the frontage lots for public use should be considered due to the proximity of the lots to the Public Service Training Academy, the potential need for public facilities in this area, and the opportunity for unified redevelopment of the area if in public ownership.” (Page 68)*

The PSTA has operated at the current site for over 30 years. The training functions and facilities are currently being upgraded, renovated, and expanded. In addition, a fire station to serve the Travilah area will be added and a helicopter landing pad site is planned. As the County planned for the future of the site, it was determined that acquisition of the Darnestown Road properties was not necessary for the expanded operations of the PSTA.

### **Comments on Schematic Development Plan**

Community-Based Planning staff has reviewed the revised plan submission dated May 26, 2006 and has the following comments:

#### Plan Information

- Show clearly on the Schematic Development Plan the boundaries of proposed easements (including, but not limited to, PUE, FCP, utilities, public access, etc).
- Show all grading throughout the site; provide slopes for pedestrian paths and bike path.
- Show painted crosswalks at all intersections and pedestrian crossings; label dimensions of crosswalks.
- List all Binding Elements on the Schematic Development Plan; under the List of Binding Elements, add the number of MPDUS (5) and add a statement that MPDUS will be distributed throughout the site.

#### Circulation

- Provide handicapped access at all intersection curbs.
- Provide pedestrian refuge and bike path continuity within the island at the eastern intersection of Street and Darnestown Road; align crosswalks.
- Verify that the bike path proposed will be located entirely within the public ROW; provide gradients.
- Provide adequate turning radius for entrance/egress to private garage aprons; verify that curb cuts meet county standards (especially for Unit 7 and Unit 34; if necessary, use garageless unit.

#### Site Design and Environmental Issues

- Provide separate parcel delineation for all SWM facilities; label parcels for SWM and show the boundary dimensions and square footage; verify that no SWM facility easement is located within any of

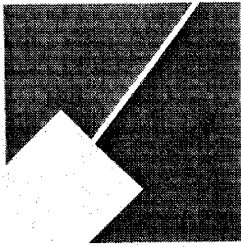
the residential lots; verify that adequate soil depth for landscaping is provided for areas surrounding the SWM facilities.

- Adjust the curb profile for Street A (west portion) to allow the pedestrian sidewalk to be located outside of the residential lot(s).
- Verify that Forest Conservation areas will be adequately protected: show all existing significant and specimen trees; label the forest conservation parcel, show boundaries and acreage.
- Provide PUEs at 10 feet in width throughout the site (a 5-foot wide PUE is inadequate); locate PUE serving residential lots within the private streets utilizing underground connections to each unit, in order to allow for adequate landscaping with the rear yards and alley islands; relocate the PUE outside of the recreation area Tot Lot to allow for perimeter planting and safety fencing.
- Revise (or relocate) the southern-most portion of the WSSC easement located between Lots 8-12 and Lots 13-17 to allow for the construction of masonry screen walls and landscaping as visible from Darnestown Road.
- Revise the proposed grading for Lots 18-24 and Lots 35-39 to eliminate the double stair necessitated by the high finished floor levels; also, reduce the excessive number of steps required for the unit on Lot 21.

## **Conclusion**

The subject site is appropriate for residential development in the RT-8 Zone. The 1990 *Shady Grove Study Area Master Plan* recommended this zone if parcels were assembled. This local map amendment is consistent with the land use and zoning recommendations in the 1990 Master Plan and staff supports the rezoning request. There are a number of detailed issues that will need to be addressed as part of site plan review. Careful attention should be paid to enhance the property line adjacent to the PSTA. Of primary importance are the juxtaposition of the residential uses and the operations of the PSTA. The important functions of the PSTA should not be compromised or diminished due to an increasing residential presence adjacent to the site. At the same time, the residential site should be carefully planned to minimize impacts from the PSTA.

D:\G-849 – Darnestown Properties

**MEMORANDUM**

TO: Elsabett Tesfaye, Development Review Division

VIA: Mary Dolan, Environmental Planning *MD*

FROM: Michael Zamore, Environmental Planning *MZ*

DATE: May 31, 2006

SUBJECT: Zoning Application No. G-839: Rezoning application for Darnestown at Travilah.

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Environmental Planning staff has reviewed the plans for the abovementioned project. Staff recommends **approval**.

**Discussion**

Environmental Planning staff finds that this plan generally meets the environmental objectives present in the purpose clause of the RT zone and findings required for the Development Plan. However, staff believes that the following issues must be addressed in subsequent reviews:

1. The applicant must submit a Preliminary Forest Conservation Plan for Planning Board action with the preliminary plan submission and a Final Forest Conservation Plan (FCP) by time of site plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law, Section 22A. Additionally, forest conservation and common area access easements will also be required, and should be provided during the course of site plan review and recordation of property.
2. The site contains soils of the Travilah Series, an indicator of underlying hard serpentinite bedrock at the surface. On such sites the existing trees need a larger area to ensure their survival and new trees (landscaping/afforestation) would be unlikely to thrive because of the soil conditions unless substantial planting areas with new soil are included. The applicant has proposed a 0.50-acre Category-1 forest conservation easement at the northeastern portion of the site, to meet some of the site's planting requirements. Although the applicant is not required to meet the Afforestation Threshold (0.74 acres) onsite, staff recommends nevertheless, that the applicant should seek opportunities in future reviews, to expand the conservation easement to cover at least the site's Afforestation Threshold to further guarantee the



future survival of the planted material and to save two additional large trees (#'s 42 and 43).

3. The applicant has prepared a baseline noise study that shows existing and future unmitigated noise for the site. The schematic development plan for the site design/building layout does not allow space for the use of earth berms or boundary noise walls, which are the preferred noise mitigation options in such situations. The schematic development plan includes a 5-foot wall for noise mitigation, which will have only localized effect. Specific additional noise mitigation must be shown in subsequent submittals.

### **Forest Conservation – Chapter 22A**

The development has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-06104), issued on November 21, 2005. A concept Forest Conservation Plan has been submitted to Environmental Planning staff for review. Per the plan the site is unforested, the Conservation Threshold is 0.98 acres, and the Afforestation Threshold is 0.74 acres. The applicant proposes to provide 0.50 acres of afforestation onsite and meet the remaining 0.24-acre requirement by planting offsite or by making a *fee-in-lieu* payment. Environmental Planning staff finds that the plan meets the basic parameters of forest conservation law and recommends approval of the plan. The Planning Board is not required to take action on the forest conservation plan at this (rezoning) stage of the review process. The Planning Board will take action on the forest conservation plan with the preliminary plan of subdivision. A Category I Forest Conservation Easement will be required for any forest that is credited for forest save.

### **Environmental Guidelines**

The site is not within a Special Protection Area or Primary Management Area. There are no streams, wetlands, or extensive areas of steep slopes on the property. Underlying hard serpentinite bedrock at the surface may be a limiting factor for tree growth on the property. This may require the inclusion of new soil or other special tree protection measures to enhance tree growth or guarantee long-term sustainability.

### **Stormwater Management – Chapter 19**

The approved stormwater management concept plan consists of onsite channel protection measures via a dry pond, onsite water quality control via grass swales, and storm filters. DPS has outlined the items that the applicant must address during the sediment control/stormwater management plan stage, in its letter of February 21, 2006 approving the stormwater management concept request,

### **Watershed Protection/Water Quality**

The site drains to the Route 28 Tributary of the Muddy Branch Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 1998) rates subwatershed/stream and habitat conditions as 'fair' overall, based on data available at that time. CSPS lists incised stream channels, poor bank stability, and sediment deposition as common watershed problems. Embeddedness problems are evident in the mainstem. Route 28 Tributary has been designated a Watershed Restoration Area,

reflecting the need to comprehensively address degraded stream conditions that stem from high imperviousness and channel erosion. The Maryland Department of the Environment has designated Muddy Branch as Use I-P indicating its suitability for water contact recreation and protection of aquatic life.

### **Water and Sewer**

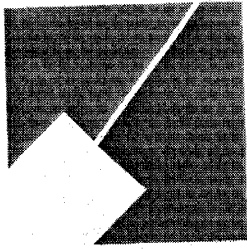
The site is served by public water and sewer service.

### **Noise**

The use proposed for the site is affected by significant noise from several sources. The applicant has prepared a baseline noise study that shows existing and future unmitigated noise for the site. The study shows that the future unmitigated Day-Night average sound level (DNL) will be above the 65-dBA limit in the rear yard of lots 1, 2, 25, and 26, as well as the seating area closest to Darnestown Road. The study also identifies some units whose top floor facades will be impacted by noise levels as high as 69.2 dBA. The building envelope will need to reduce noise levels by at least 24.2 dBA (to bring it to the required Noise Ordinance goal of 45 dBA). The schematic development plan for the site design/building layout does not allow space for the use of earth berms or noise walls, which are the preferred noise mitigation options in such situations. The schematic development plan includes a 5-foot wall for noise mitigation, which will have only localized effect. Specific additional noise mitigation must be included in subsequent submittals.

# **ATTACHMENTS II**

- Referral Comments



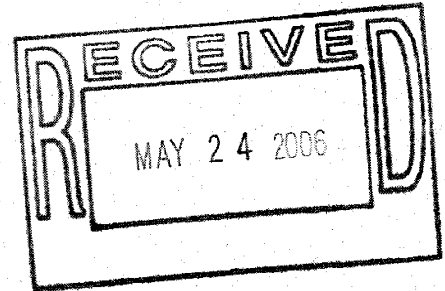
May 23, 2006

**MEMORANDUM**

TO: Elsabett Tesfaye, Planner/Coordinator  
Community-Based Planning Division

FROM: Shahriar Etemadi, Supervisor  
Transportation Planning

SUBJECT: G-849 Local Map Amendment Application Request by Winchester Home,  
Darnestown/Travilah



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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject Preliminary and Site Plan applications. The application is for 45 townhouse units located in Darnestown/Travilah area.

**RECOMMENDATIONS**

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this zoning application.

1. Total development under the proposed zoning application is limited to 42 townhouses.
2. Dedicate a minimum of 100 feet from the opposite right-of-way line for Darnestown Road.
3. Provide a four-foot wide sidewalk along Street "A" for its entire length.
4. Provide lead-in sidewalks from Darnestown Road to internal sidewalks at the site access points.
5. Satisfy all requirements by State Highway Administration and Department of Public Works and Transportation.

## DISCUSSION

### Site Access and Vehicular/Pedestrian Circulation

The proposed development will gain two access points from Darnestown Road. Southern access point will be a right in and right out only.

Staff finds the proposed access to the site as shown on the development plan to be safe and adequate. Staff also finds that the internal pedestrian circulation and walkways provided as shown on the plan and upon implementation of recommended conditions stated above will provide for a safe and adequate movements of pedestrian traffic.

### Local Area Transportation Review

Two local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the R&D Village Policy Area. The proposed development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to calculate the total future CLVs. The result of CLV calculation is shown in the following table.

Table I

	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 28/Darnestown Road	785	1,035	835	1,069	844	1,075
Darnestown Road/ Travilah Road	1,352	1,171	1,399	1,191	1,399	1,193

As shown in the above table, all intersections operate at acceptable 1,475 CLVs under all existing, background, and total future traffic conditions.

The application satisfies Local Area Transportation Review congestion standard of 1,475 CLV.

SE:gw

mno to Tesfaye re Winchester Home G849



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

TO: Elsabett Tesfaye, Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # G-849 for Darnestown at Travilah

SENT VIA EMAIL TO: Stacy Silber (stacy.silber@hklaw.com)

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

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

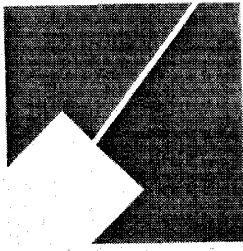
Approve subject to the following conditions:

SIGNATURE: Candy Bunnag (301) 495-4543

DATE: May 25, 2005

Environmental Planning Division

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

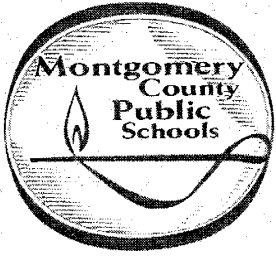
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

*8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)*

**MEMORANDUM**

DATE: May 5, 2006  
TO: Elsabett Tesfaye  
Community Based Planning Division  
FROM: Taslima Alam  
Development Review Division  
SUBJECT: Zoning Application No. G-849

The proposed development requires subdivision. Prior to the release of any building permits the applicant will be required to submit a Preliminary Plan Application pursuant to Chapter 50 of the Subdivision Regulation and a Site Plan application pursuant to Chapter 59D-3 of the zoning ordinance and record a plat in the land records pursuant to Chapter 50 of the Subdivision Regulation.



850 Hungerford Drive \* Rockville, Maryland \* 20850-1747  
Telephone (301) 279-3333

February 27, 2006

Ms. Elsabet Tefaye  
Community-Based Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Ms. Tefaye:

This letter is sent in response to Zoning Application No. G-849, known as "Darnestown at Travilah," located on the north side of Darnestown Road, approximately 400 feet west of its intersection with Travilah Road, Rockville, Maryland.

This rezoning would result in 43 townhouse units. Based on average yield factors derived from the Maryland National Capital Park and Planning Commission 2003 Census Update Survey, the impact of this project is estimated to be approximately eleven (11) elementary, five (5) middle and seven (7) high school students.

This property is located within the Stone Mill Elementary School, Cabin John Middle School and Wootton High School service areas. Enrollment at Stone Mill Elementary School currently exceeds capacity but is trending down and is projected to have space available beginning next year. Enrollment at Cabin John Middle School currently exceeds capacity but is trending down and is projected to have space available beginning in 2008–2009. Enrollment at Wootton High School currently exceeds capacity and is projected to exceed capacity in the future. See enclosed pages from the Montgomery County Public Schools FY2007 Capital Budget and FY 2007–2012 Capital Improvements Program.

The current Growth Policy schools test finds capacity adequate in the Wootton cluster.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Crispell".

Bruce H. Crispell, Director  
Division of Long-range Planning

BHC:llw

Enclosures

Copy to:

Mr. Bowers  
Mr. Hawes  
Ms. Turpin



# Thomas S. Wootton Cluster

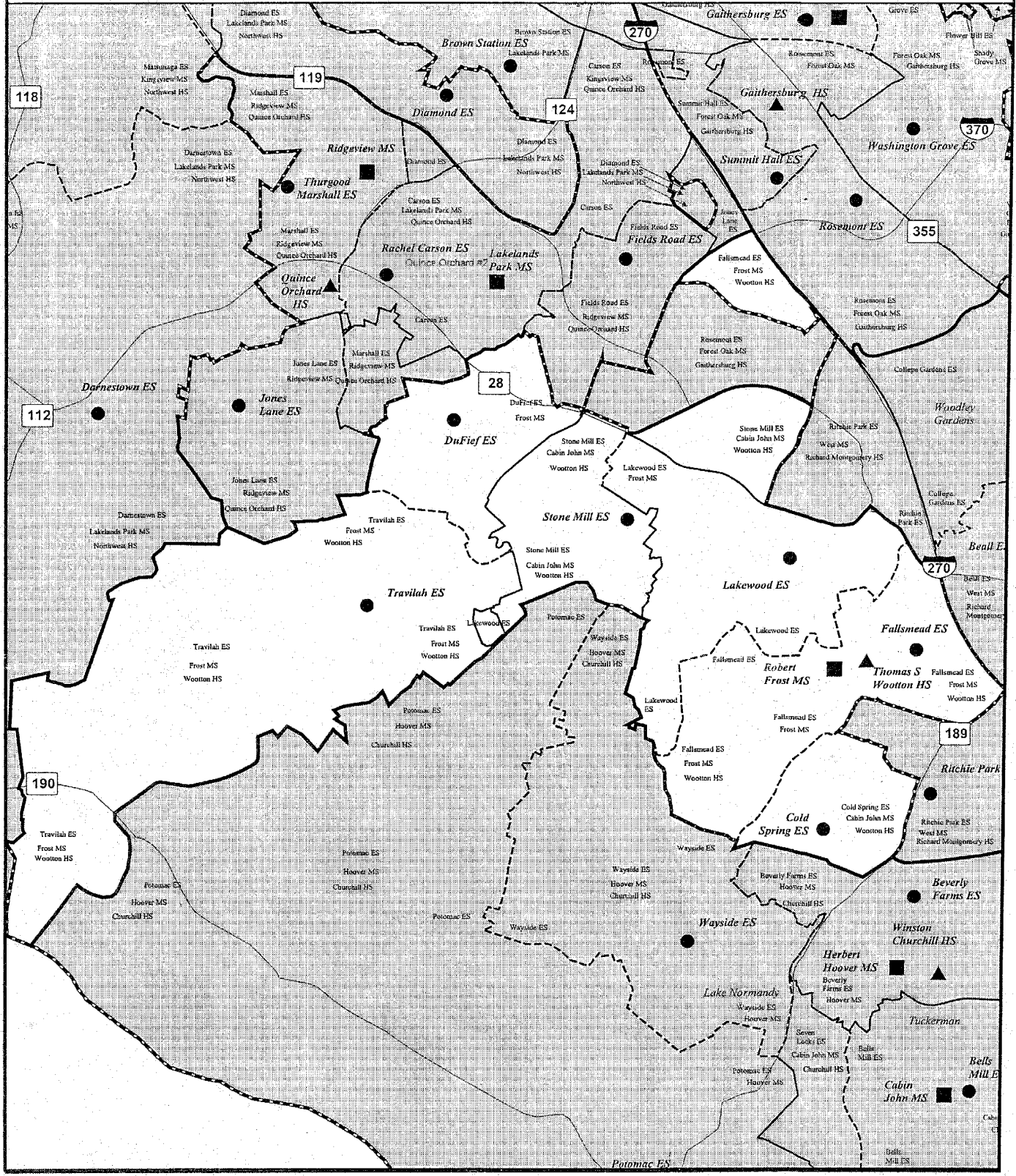
Montgomery County Public Schools  
850 Hungerford Drive

Map Compiled by MCPS Department of Planning and Capital Programming Oct 04, 2005  
Map base provided by Montgomery County DTS Geographic Information System Division



- |        |     |         |                   |
|--------|-----|---------|-------------------|
| Closed | New | Current |                   |
| ⊙      | ○   | ●       | Grades K-2        |
| ⊙      | ○   | ●       | Grades 3-6 or 3-5 |
| ⊙      | ○   | ●       | Grades K-5        |
| □      | □   | ■       | Middle Schools    |
| △      | △   | ▲       | High Schools      |

Vicinity Map



THOMAS S. WOOTTON CLUSTER

**Projected Enrollment and Space Availability**  
Effects of Recommended FY 2007–2012 CIP and Non-CIP Actions on Space Available

Schools		Actual 05–06	Projections							
			06–07	07–08	08–09	09–10	10–11	11–12	2015	2020
Thomas S. Wootton HS	Program Capacity	2058	2023	2023	2023	2023	2023	2023	2023	2023
	Enrollment	2417	2414	2395	2376	2336	2341	2291	2300	2350
	Available Space	(359)	(391)	(372)	(353)	(313)	(318)	(268)	(277)	(327)
	Comments		+1 SCB pending enrollment							
			+2 LAD							
Cabin John MS	Program Capacity	894	885	885	885	885	885	885	885	885
	Enrollment	994	938	904	875	893	844	833	850	900
	Available Space	(100)	(53)	(19)	10	(8)	41	52	35	(15)
	Comments		Facility Ping For Mod			@ Tilden Facility		od. Complete Aug. 2011		
			+1 LAD							
Robert Frost MS	Program Capacity	1134	1134	1134	1134	1134	1134	1134	1134	1134
	Enrollment	1141	1155	1156	1152	1106	1062	1034	1050	1100
	Available Space	(7)	(21)	(22)	(18)	28	72	100	84	34
	Comments									
Cold Spring ES	Program Capacity	409	409	386	386	386	386	386		
	Enrollment	429	429	444	434	426	439	441		
	Available Space	(20)	(20)	(58)	(48)	(40)	(53)	(55)		
	Comments			+FDK						
Duffie ES	Program Capacity	452	452	407	407	407	407	407		
	Enrollment	476	447	424	419	415	409	407		
	Available Space	(24)	5	(17)	(12)	(8)	(2)	0		
	Comments			+FDK						
Fallsmead ES	Program Capacity	425	380	380	518	518	518	518		
	Enrollment	538	498	483	484	475	472	476		
	Available Space	(113)	(118)	(103)	34	43	46	42		
	Comments		+FDK		+6 Rooms					
		Planning for Addition								
Lakewood ES	Program Capacity	630	606	561	595	595	595	595		
	Enrollment	586	574	553	557	559	555	551		
	Available Space	44	32	8	38	36	40	44		
	Comments		-1 LAD	+FDK	-2 AUT					
		+2 AUT								
Stone Mill ES	Program Capacity	666	666	666	666	666	666	666		
	Enrollment	685	657	648	645	646	654	652		
	Available Space	(19)	9	18	21	20	12	14		
	Comments		+FDK							
Travilah ES	Program Capacity	342	342	342	480	480	480	480		
	Enrollment	459	444	451	445	451	452	466		
	Available Space	(117)	(102)	(109)	35	29	28	14		
	Comments		Planning for Addition		+6 Rooms					
Cluster Information	HS Utilization	117%	119%	118%	117%	115%	116%	113%	114%	116%
	HS Enrollment	2417	2414	2395	2376	2336	2341	2291	2300	2350
	MS Utilization	105%	104%	102%	100%	99%	94%	92%	94%	99%
	MS Enrollment	2135	2093	2060	2027	1999	1906	1867	1900	2000
	ES Utilization	109%	107%	110%	98%	97%	98%	98%	102%	102%
	ES Enrollment	3173	3049	3003	2984	2972	2981	2993	3100	3100

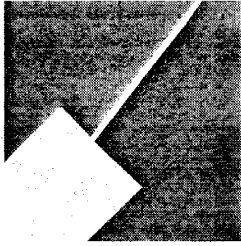
THOMAS S. WOOTTON CLUSTER

Facility Characteristics of Schools 2005-2006

Schools	Year	Total	Site	FACT	Child Care				Reloc.	Link. To			
	Year Opened	Ren./ Mod.	Square Feet	Size Acres	Adjacent Park	Assess. Score	Joint Use	Shared Space	County Owned	Private Mod.	Class. 2005-06	Learn. Prgm.	Elem. Gym
Thomas S. Wootton HS	1970		295,620	27.5		1301					8		
Cabin John MS	1967		120,788	18.2		1422					4		
Robert Frost MS	1971		143,757	24.8		TBD							
Cold Spring ES	1972		46,296	12.4		TBD	Yes				1		
DuFief ES	1975		59,013	10		TBD	Yes				3		Yes
Fallsmead ES	1974		50,850	9	PK	TBD	Yes				4		Yes
Lakewood ES	1968	2002	77,526	13.1		1405				Yes			Yes
Stone Mill ES	1988		78,617	11.8				Yes	Yes				Yes
Travilah ES	1960	1992	50,588	9.3				Yes			7		Yes

Note: PK denotes that a park is adjacent to the school.

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MEMORANDUM**

**DATE:** February 16, 2006

**TO:** John Carter, Division Chief, Community Based Planning Division  
Melissa Banach, Strategic Planning Division  
Mary Dolan, Environmental Planning Division  
Taslima Alam, Development Review Division  
Daniel Hardy, Transportation Planning Division  
Tanya Schmieler, Park Planning and Development Division  
Gwen Wright, Historic Preservation Unit  
Callum Murray, Community Based Planning Team 4  
Bruce Crispell, Montgomery County Public Schools  
Steven Foster, State Highway Administration  
Greg Leck, Montgomery County Public Works & Transportation  
Officer in Charge, Dept. of Fire & Rescue Services  
Elizabeth Forbes, WSSC

**FROM:** Carlton Gilbert  
Development Review Division

**PLEASE REPLY TO:** Elsabett Tesfaye

**SUBJECT:** Zoning Application No. G-849

*NO COMMENT.  
DOES NOT IMPACT  
ANY IDENTIFIED  
HISTORIC RESOURCES.  
M. OAKS  
3/3/06*

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The above-cited zoning application is being referred to your division for comment.

Community Planning, Environmental Planning, and Development Review should comment on any aspects relevant to their responsibilities. Transportation Planning should evaluate roadway configuration. Park Planning and Development should comment on any park planning issues involved.

We would appreciate your comment by **Monday, May 1, 2006.**

Thank you for your assistance.

Enclosure: Zoning Application  
Schematic Development Plan