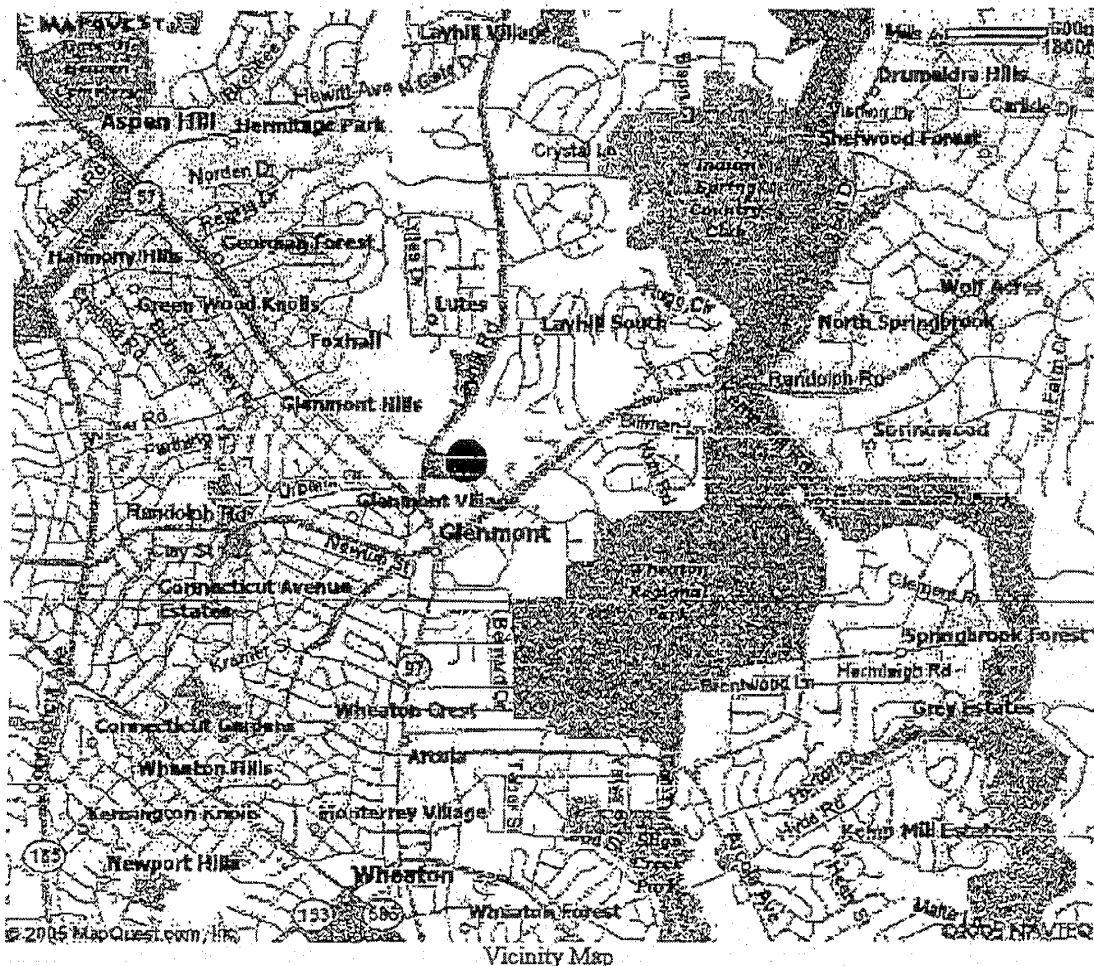


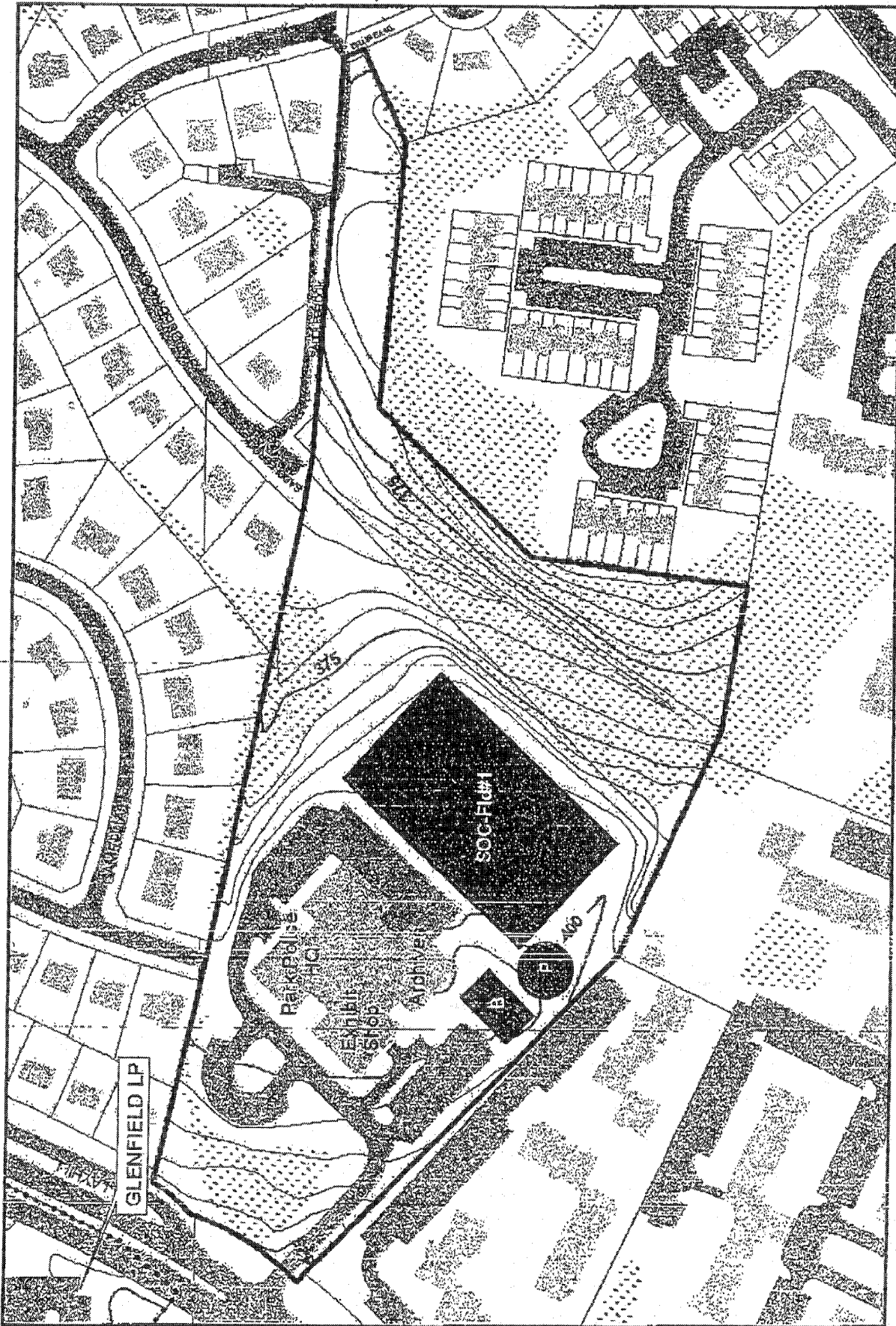
SADDLEBROOK LOCAL PARK

- LOCATION:** 12751 Layhill Road, Silver Spring
- OWNER:** Montgomery County Government
- SIZE:** 15 acres
- MAPS:** Tax: JQ13
ADC: 30-H10
Soil Survey: Map 20
- WATERSHED:** Unnamed tributary of Bel Pre Creek, to Northwest Branch
- IMPROVEMENTS:** Former elementary school site that houses Maryland-National Capital Park Police Headquarters/Community Soccer Field
- TOPOGRAPHY:** Generally level, sloping to stream on the eastern portion
- CONSTRAINTS:** Occupied by Maryland-National Capital Park Police, with proposed co-location for a Montgomery County Police District Station



Saddlebrook Local Park

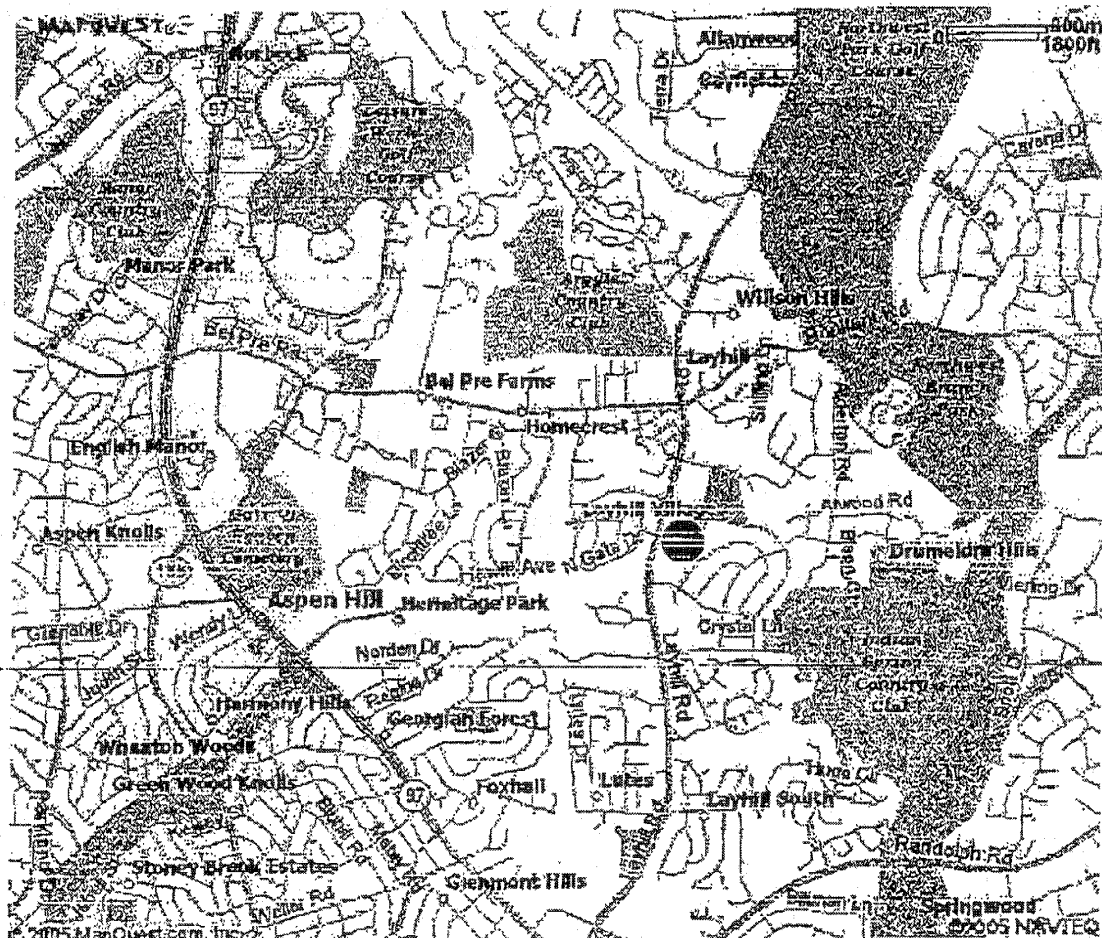
12751 Layhill Road, Silver Spring



Acreage 15.0 Region S
 Facility Code P54 Area WH Date 07/09/2002
 1" = 200'
 N

A Portion of the Matthew Henson Greenway

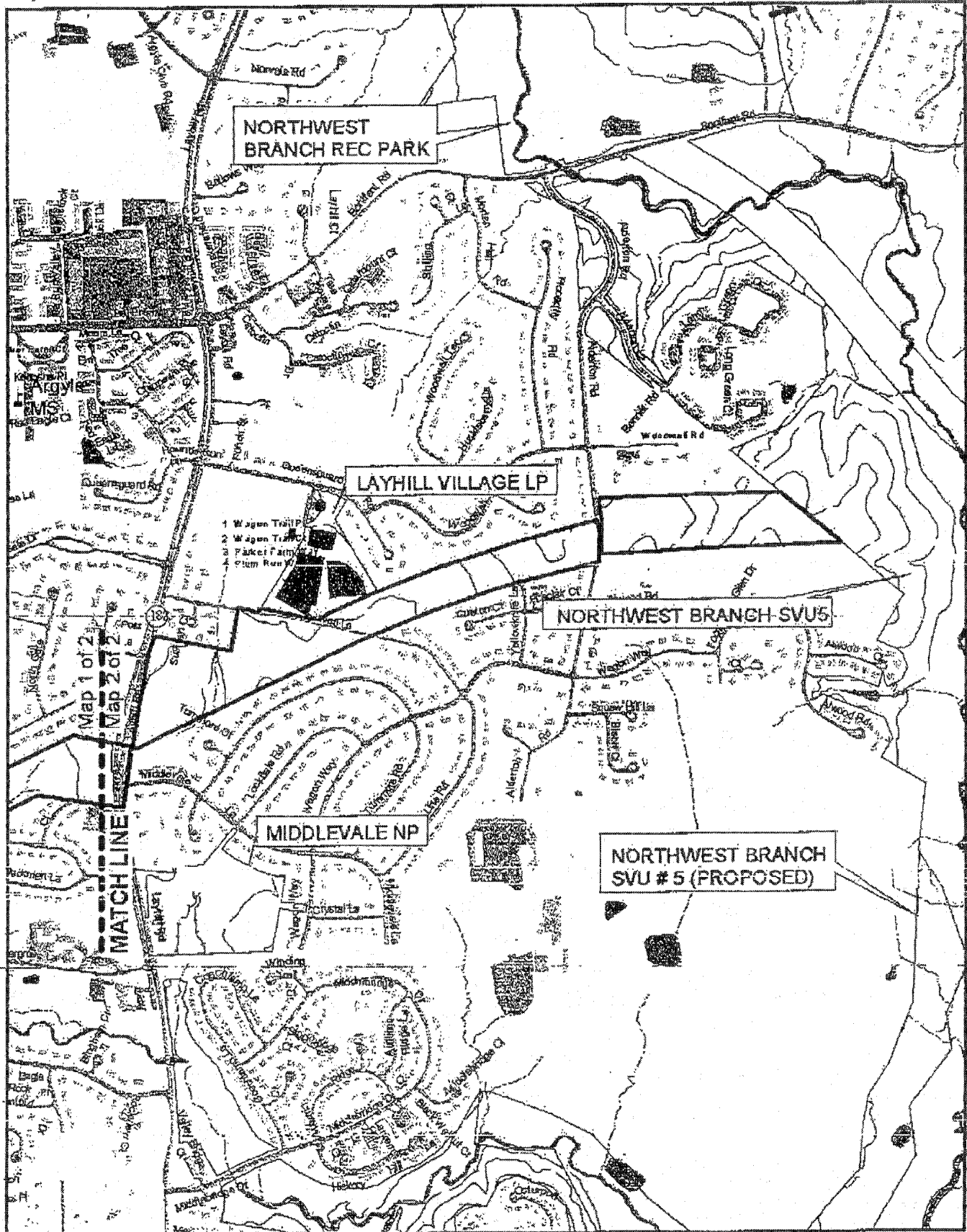
- LOCATION:** Layhill Road, Silver Spring
- OWNER:** Maryland-National Capital Park & Planning Commission
- SIZE:** 52.7, actual acreage of subject area undetermined
- MAPS:** Tax:JR12
ADC:30-J6
Soil Survey: Map 20
- WATERSHED:** Unnamed tributary of Bel Pre Creek, to Northwest Branch
- IMPROVEMENTS:** None
- TOPOGRAPHY:** Generally level, sloping to stream
- CONSTRAINTS:** Part of a Master Planned Trail System.



Vicinity Map

Matthew Henson Greenway - Proposed (Map 2 of 2)

Layhill Road Northeast to Northwest Branch Stream Valley Park, Wheaton



Acreage 527
 Facility Code 141

Region S
 Area WH

Date 07/08/2002



MIDDLEVALE NEIGHBORHOOD PARK

LOCATION: 13512 Wagon Way, Layhill

OWNER: Maryland-National Capital Park & Planning Commission

SIZE: 15.8 Acres

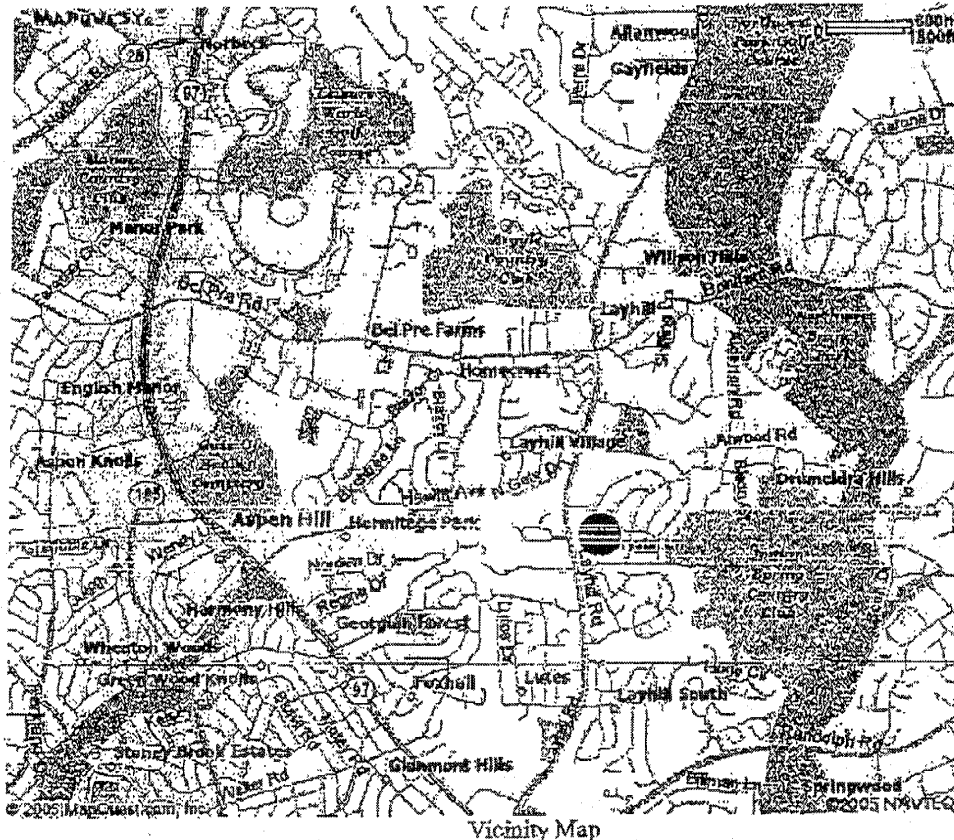
MAPS: Tax: JR12
ADC: 30-H7
Soil Survey: Map 20

WATERSHED: Bel Pre Creek, to Northwest Branch

IMPROVEMENTS: None

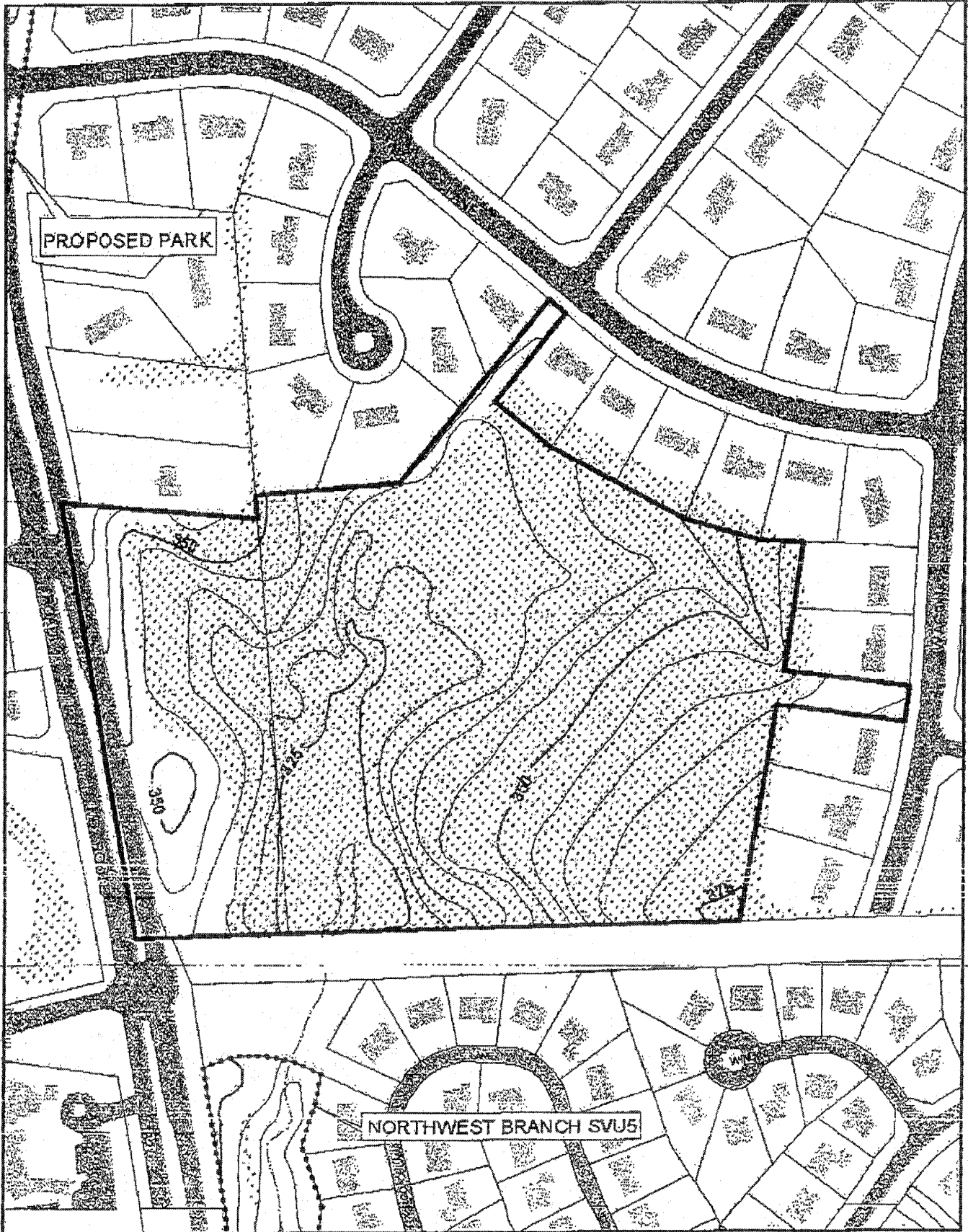
TOPOGRAPHY: Rolling with forested cover

CONSTRAINTS: Traversed by two streams



Middlevale Neighborhood Park

13512 Wagon Way, Layhill



Acreage 15.8

Region S

Facility Code 074

Area W/H

Date 07/01/2002



A portion of the Indian Spring Development

LOCATION: 13501 Layhill Road, Silver Spring

OWNER: Indian Spring Country Club LLC

SIZE: 95.4 Acres

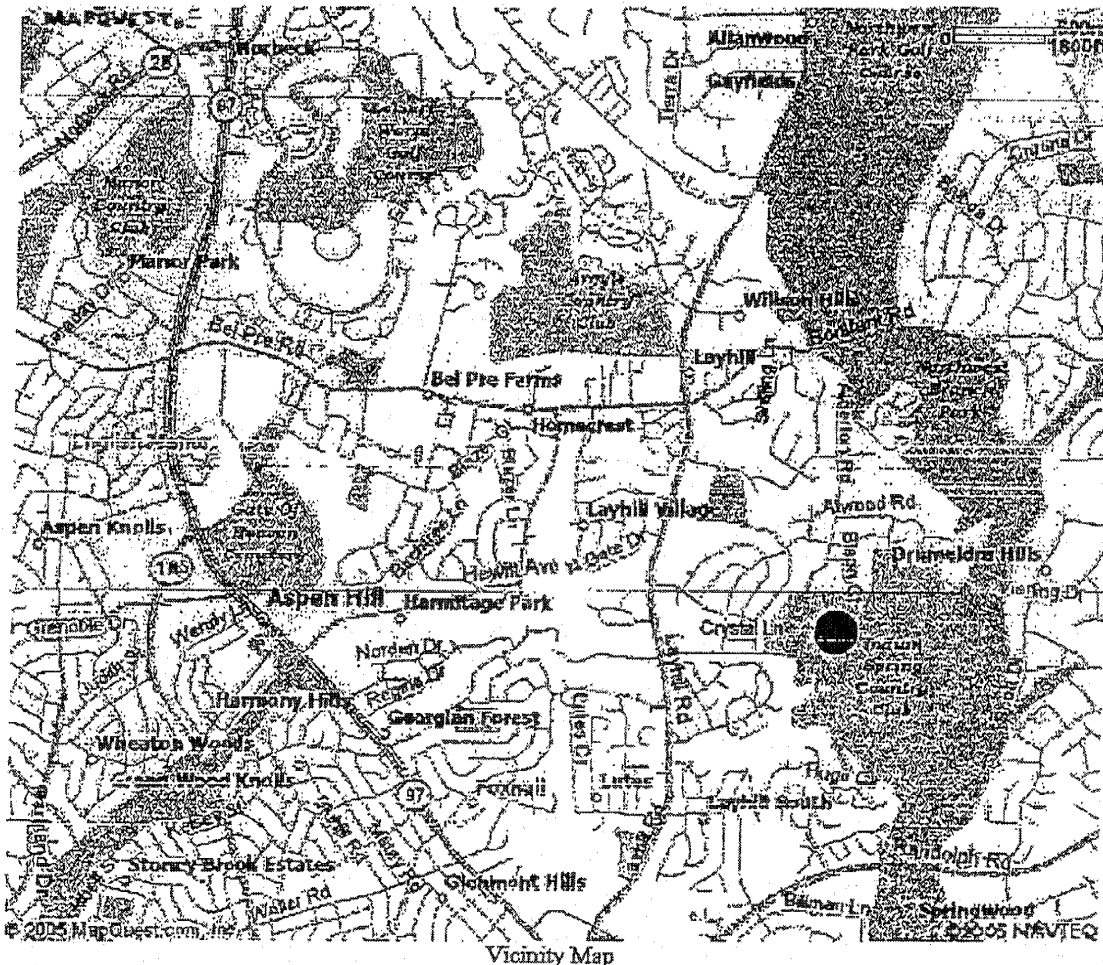
MAPS: Tax: JR12
ADC: 30-K7
Soil Survey: Map 20

WATERSHED: Bel Pre Creek and Northwest Branch direct

IMPROVEMENTS: Country Club facilities including clubhouse, golf courses and swimming pool

TOPOGRAPHY: Rolling with some forested cover and stream

CONSTRAINTS: Proposed to be subdivided into residential development with undetermined availability and cost prohibitive acquisition costs



INDIAN SPRING PROPERTY



MapDataServer, 26 February 2006 11:55:58 AM - 57800286-01-0346749-00 - 37UNW02

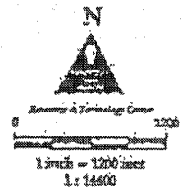
NOTICE

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Property lines are compiled by adjusting the property lines to topography derived from aerial photography, and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:144,000 scale aerial photography using stereo photogrammetric methods.

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Key Map



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

2005 George Mason University, Inc. 9900 North...

Conclusion

The East Layhill site is the best choice for an elementary school site in the Kennedy High School Base Area. It is located within the targeted area, has compatible adjacent use and offers the ability to collocate a school and community facility at the same location, which is an efficient use of public funds.



MARYLAND DEPARTMENT OF THE ENVIRONMENT
 1800 Washington Boulevard • Baltimore MD 21230
 410-537-3000 • 1-800-633-6101

Robert L. Ehrlich, Jr.
 Governor

Water Management Administration
 Wetlands and Waterways Program
 Phone: 410-537-3768
 Fax: 410-537-3751

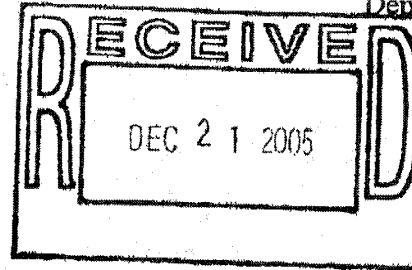
Kendl P. Philbrick
 Secretary

Michael S. Steele
 Lt. Governor

Jonas A. Jacobson
 Deputy Secretary

December 19, 2005

Montgomery County Public Schools
 Department of Facilities Management
 Attn: Richard G. Hawes, Director
 7361 Calhoun Place, Suite 400
 Rockville, Maryland 20855



Project: Montgomery County Public Schools – East
 Layhill Elementary School Site (Pre-application)

Dear Mr. Hawes:

I am responding to your submittal dated December 1, 2005 to the Nontidal Wetlands and Waterways Division of the Water Management Administration regarding the above referenced project. The submittal included an Alternative Site Analysis and requested "guidance as to whether to proceed with the wetlands application for the proposed site".

At this time the Division cannot recommend proceeding with plans to use the proposed site for an elementary school. This is based on the fact that the site contains extensive forested nontidal wetlands and the headwaters to an unnamed tributary to the Northwest Branch, a Use IV waterway. Under the State's Nontidal Wetlands Regulations (COMAR 26.23.01.01), wetlands adjacent to Use IV waters are considered to have "significant plant or wildlife value". According to preliminary plans presented by Montgomery County Public Schools (MCPS), the entire wetland system and headwater stream would need to be impacted to use this site. MCPS staff was advised of the Division's concerns over this site at the Montgomery County Wetlands Coordinating Committee meeting on August 30, 2005 and again during a field review of the site on September 13, 2005.

In addition to the Division's concerns it should be noted that the wetland and waterway impacts associated with the proposed site would also be subject to approval by the U. S. Army Corps of Engineers. As part of the joint State/federal permitting process, the application would be subject to comment by various State and federal agencies including the Md. D.N.R., Md. Historical Trust, U.S. E.P.A, and U.S. Fish and Wildlife Service. The State and federal resource agencies generally oppose projects that involve lot fill in wetlands and waterways. The application would also be subject to public comment with the opportunity for a public informational hearing. Based on recent permit applications in the Northwest Branch watershed, significant public concern over the project could be expected.

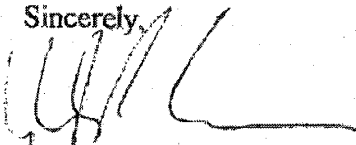
It is recommended that a more intensive alternative site search be conducted. The

alternative site analysis indicates that four additional sites were examined however three of them are existing parks which would unlikely be suitable sites due to their existing use. If existing parks are considered suitable for school development, more detail about why the sites were rejected should be provided. For instance, the analysis for Middlevale Neighborhood Park lists constraints as "traversed by two streams" but there is no indication of whether this site would require greater impact than the proposed East Layhill site. Aren't the extensive forested nontidal wetlands and headwater stream channel a constraint for the East Layhill site? In addition to addressing alternate sites, consideration of expansion of existing school facilities to meet the need for additional capacity should also be thoroughly addressed. Further information on the Alternative Site Analysis requirements can be found in COMAR 26.23.02.05.

If after further consideration of alternative sites the East Layhill site is selected as the only practicable alternative, significant efforts must be made to minimize adverse impacts to nontidal wetlands and waterways on the site. Finally, mitigation for unavoidable stream and wetland impacts will be required within the watershed.

Thank you for providing the opportunity for pre-application comments on this project. Should you have any further questions regarding the above comments, please contact me at (410) 537-3803.

Sincerely,



Robert P. Cooper
Chief, Southern Region
Nontidal Wetlands and Waterways Division

Cc: U. S. Army Corps of Engineers (Jack Dinne)
MNCPPC Environmental Review (Steve Federline)
Environmental Systems Analysis, Inc. (Mark Burchick)

Alternative Analysis Options of Potential Elementary School Sites

Montgomery County Public Schools
Downcounty Consortium Elementary School #29

Background

Enrollment figures indicate that an elementary school is needed in the area designated as the Kennedy High School Base Area, highlighted in red on the attached drawing labeled "Downcounty Consortium Base Area" map. A new elementary school would relieve overutilization at Bel Pre/Strathmore, Georgian Forest and Glenallan elementary schools.

In considering candidate school sites, staff with Montgomery County Public Schools (MCPS) identified the following sites: East Layhill Site, Matthew Henson Greenway Trail, Saddlebrook Local Park, Middlevale Neighborhood Park and the existing Indian Spring Country Club.

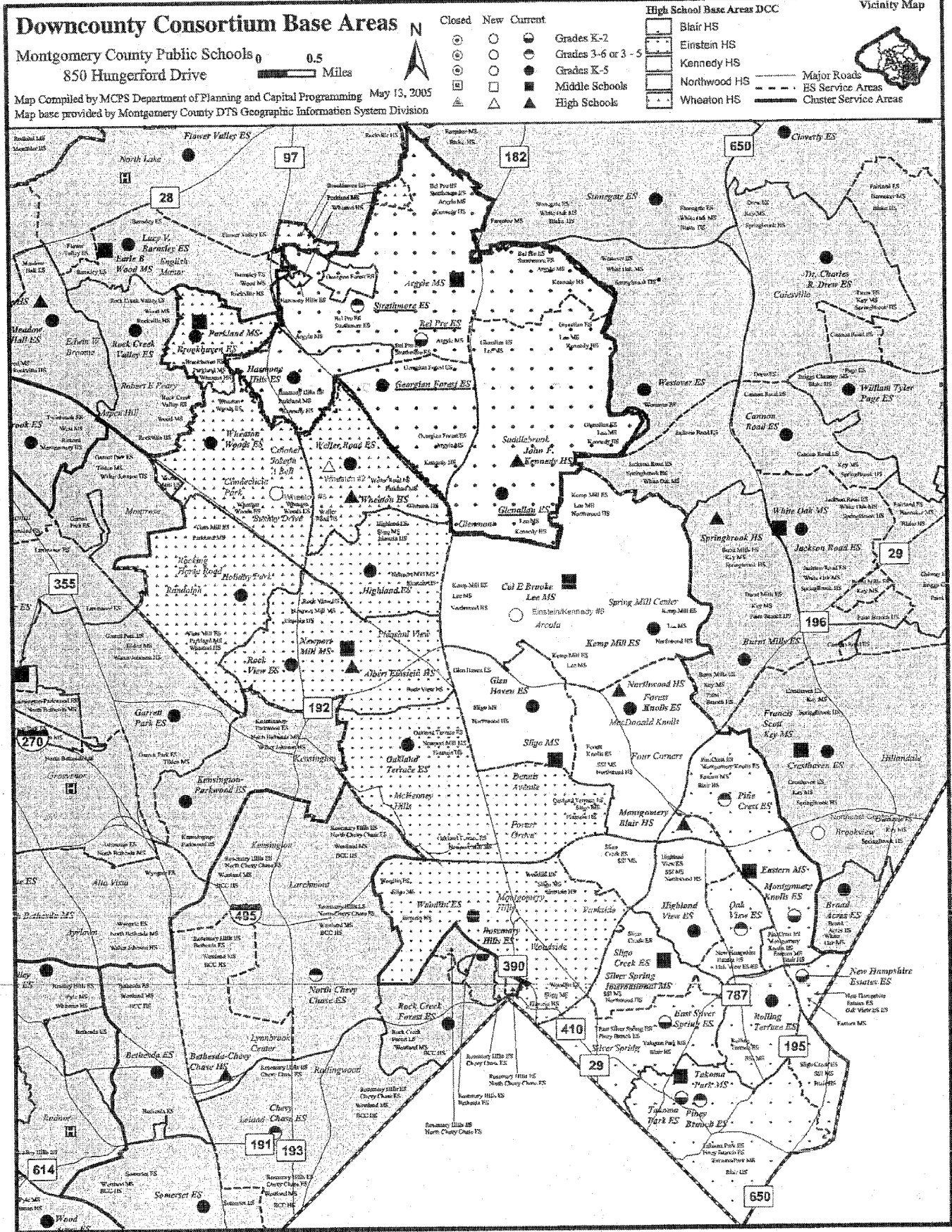
The preferred site for the elementary school is the East Layhill site on Queensguard Road. A concept plan was prepared, proposing collocation with the future Midcounty Community Recreation Center. The community recreation center, currently in the design stage of development, is to be located on a 9.3-acre site adjacent to the Layhill Village Local Park. The collocation design would require acquisition by the Board of Education of a three-acre parcel adjacent to the recreation parcel for assemblage with the 9-acre site.

After a wetlands delineation determined the existence of wetlands on a portion of the three-acre site, a Wetland Permit Pre-Application Meeting was held on September 13, 2005 with Mr. Bob Cooper of the Maryland Department of the Environment, Mr. Mark Burchick of ESA and Mary Pat Wilson of Montgomery County Public Schools. At the recommendation of Mr. Cooper, following is an updated review of alternative analysis options of potential elementary school sites.

Site Criteria

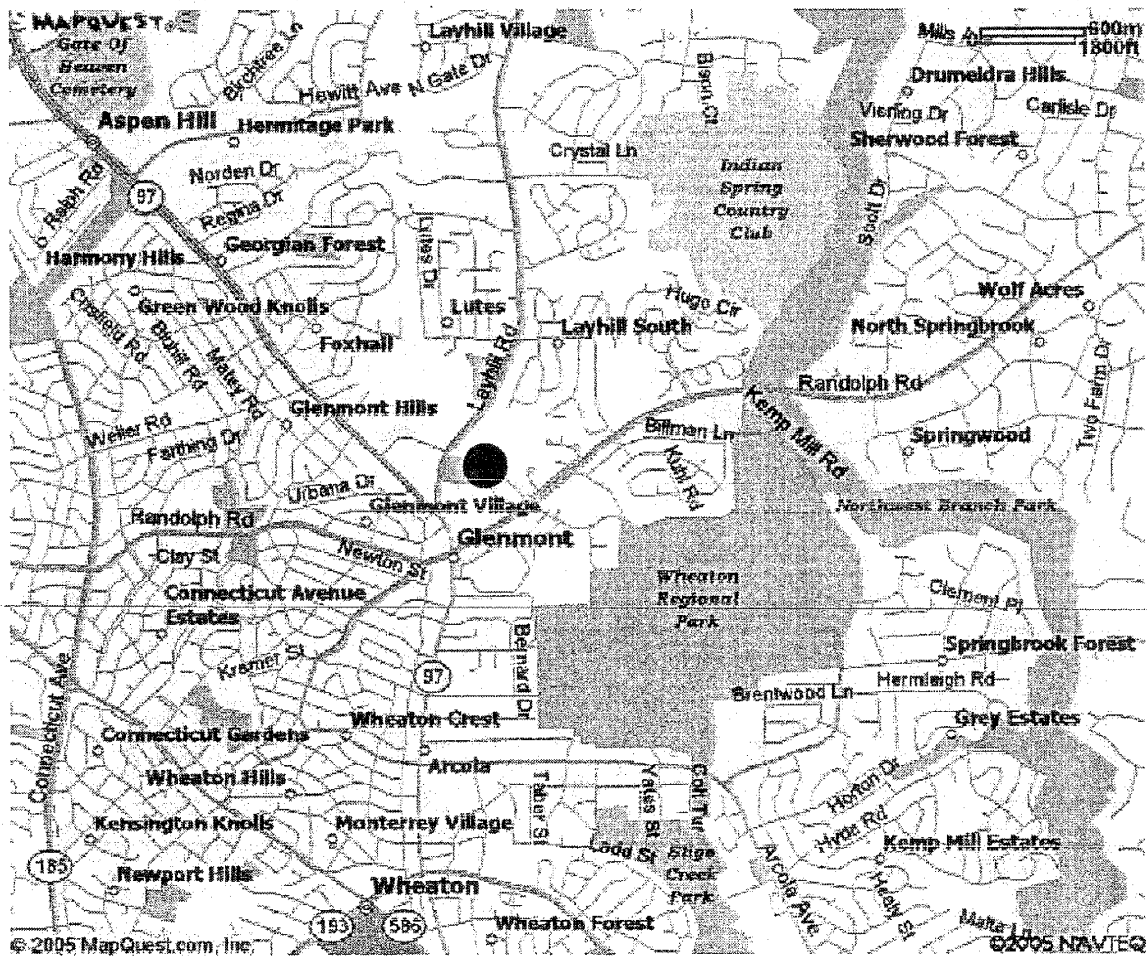
The current Board of Education standard for an elementary school is 12 usable acres. Some departure from the standard can be accepted if playfields, afforestation or stormwater management facilities can be provided off-site. In any case, the total programmed facilities of an elementary school must be accommodated on the site. Additional criteria include location in a specific target area, access to a primary road, availability of utilities, cost, compatible adjacent use and reasonable timing of site availability.

Following is an analysis of the four alternative sites that supports the reasoning behind a collocated facility at the East Layhill site.



SADDLEBROOK LOCAL PARK

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Vicinity Map