



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

MCPB
Items and
7/12/07
7/12/07

June 29, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

Sue Edwards, Team Leader, I-270 Corridor *Sue*
Community-Based Planning Division

FROM Pamela Johnson, Planner Coordinator, I-270 Team *PJ*
Community-Based Planning Division (301-495-4590)

SUBJECT: 1. Preliminary Forest Conservation Plan: Washington Grove Elementary School Addition – 8712 Oakmont Street, Gaithersburg, R-200 Zone, 1985 Gaithersburg Vicinity Master Plan

2. Mandatory Referral No. 07304-MCPS-1 – Washington Grove Elementary School Addition, 8712 Oakmont Street, Gaithersburg, R-200 Zone, 1985 Gaithersburg Vicinity Master Plan

STAFF RECOMMENDATION NO. 1: APPROVE the Forest Conservation Plan (FCP), with the following conditions:

1. Submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulation. Final FCP to be approved by the M-NCPPC prior to any clearing or grading for the facility.
2. Avoid the area shown as serpentinite outcrop, in the eastern portion of the site, and take extraordinary measures to protect forest and large trees in that area.
3. Submit a Final Landscape Plan to staff for review.
4. Protect tree number 42 by minimizing grading off the northern wing of the building, and tree number 19 by using appropriate measures to protect its critical root zone from construction traffic.
5. Place all forest credited for retention in a Category 1 conservation easement.

STAFF RECOMMENDATION NO. 2: APPROVE transmittal of the following comments to the Montgomery County Public Schools:

1. Submit a new Mandatory Referral for any potential future expansions.
2. Work with the community to improve the front entranceway exterior to achieve a more suitably distinguished and aesthetically pleasing architectural feature by considering such elements as a pediment or other ornamental feature, such as the original published design.
3. Plant a native species of shade trees spaced forty-five feet on-center along the northeast and southeast sides of the southeastern staff parking lot as screening for neighboring residences, and to help compensate for mature trees that will be lost during construction for the renovation.
4. Provide movable playground equipment during the construction period to replace equipment that will be unavailable during the period.
5. Review and finalize the Local Area Transportation Review (LATR) to determine Adequate Public Facilities (APF) for the proposal:
 - a. Continue to coordinate and review with the Maryland State Highway Administration (SHA) and the Department of Public Works and Transportation (DPWT) concerning the March 5, 2007 LATR Study. If review results in new technical comments by SHA, or DPWT, the MCPS must resubmit a revised Mandatory Referral reflecting that change.
 - b. Any Mandatory Referral submission for school improvements must include a LATR study for determining APF if those improvements are designed to accommodate a core capacity greater than 640 students at the school.
6. Use locally sourced sustainable or renewable materials, recommended by the U.S. Green Building Council standards for Leadership in Energy and Environmental Design (LEED), where feasible, in the proposed construction and upgrade. This should include a green roof to assist with stormwater quality control.

PROJECT SUMMARY

Montgomery County Public Schools (MCPS) is planning to expand and modernize Washington Grove Elementary School, located at 8712 Oakmont Street in the Gaithersburg vicinity. The proposal includes a 14-classroom addition, expansion and renovation of the administration area, a six-classroom replacement and other renovations. These improvements are designed to relieve overcrowded conditions, improve air-quality in the north wing, and meet future enrollment projections. Construction will occur in two phases between August 2007 and August 2009. While current enrollment is 381 students, the expanded school will have a capacity of 550

students when the planned expansion is complete. The 10.66-acre school property is zoned R-200 for single-family detached use and borders Chestnut Street on the east and Oakmont Street. Vehicular access occurs from Oakmont Street from the North. The school is surrounded by mixed uses, including low-density single-family residences, vacant land, and an industrial park.

Previous Administrative Action - On August 5, 2003, the Maryland-National Capital Park and Planning Commission approved Mandatory Referral No. 03302-MCPS-2 for the school, approving the separation of the bus and parent drop-off areas, providing a sidewalk, and expanding the parking lot. The Director required the approval of a final Tree Save Plan before the Department of Permitting Services' approval of the sediment and erosion control plan or any clearing, grading or land disturbance of the site.

PROJECT DESCRIPTION

Neighborhood Context – The school, situated at 8712 Oakmont Street, is at the edge of historic Oakmont, within the general Gaithersburg Vicinity Master Plan. Single-family detached housing adjoins the site to the northwest and southwest, on land zoned R-200 and R-90, respectively. The Oakmont Industrial Park, zoned I-1 for light industrial use, abuts the school to its southeast, and the CSX Railway tracks, and the Town of Washington Grove, respectively, are east of the Industrial Park. Vacant, wooded property, zoned R-200, is immediately northeast of the school.

Project Description – MCPS intends to expand and modernize Washington Grove Elementary School with a 14-classroom addition on the building's southeast corner, a six-classroom north wing to improve air quality, the modernization and extension of the school's administrative area, and other renovations. Besides relieving existing overcrowding problems, eliminating nine existing portable classrooms, and improving health conditions, the project will accommodate all-day kindergarten and future student projections in the school vicinity.

The project contains two phases. Phase One includes the 14-classroom addition and the renovation and extension of the administration area at the front entrance area. Phase Two consists of replacing the existing north wing. An alternate future addition is the renovation of the space for the Linkages-to-Learning program (which provides health care to at-risk students) in the administration area. The completed building will be generally rectangular with a second courtyard. The 14-classroom addition and the administration addition will be two stories; the new construction will be masonry with brick veneer. A new twenty-foot wide fire lane will lead from the parking lot to the south and rear of the building.

Existing and future space planned with the addition and renovation are as follows:

Planned Construction, Washington Grove Elementary School Building Area (in square feet)				
Building Phase	Existing Building	Phase One August 2007 to August 2008	Phase Two August 2008 to August 2009	Subtotal
Existing	*50,526			50,526
Demolition		-400	-7,755	-8,155
Renovation		1,487		1,487
New Construction		35,950	7,945	43,895
Total	*50,526	37,037	190	87,753

*NOTE- Portable classrooms are excluded from existing space.

Currently, the school employs a staff of 78 faculty and other employees. MCPS estimates that 82 staff persons will be employed when the projected number of students is 477 (in about 2012-2013). Based on the school's current average classroom sizes, agency staff estimates that 87 to 88 employees might be on site if the expanded school reaches its 550-student capacity.

The school is open between 7:00 a.m. and 5:00 p.m., with students attending between the core hours of 9:15 a.m. to 3:30 p.m.

Staging during the construction period will be at the northeast end of the site, mostly on an existing paved play area, next to the industrial park. The staging area abuts a strip that will be used for temporary construction access through Parcel 871 at 16850 Oakland Avenue in the adjacent industrial park. The parcel's owner has signed a temporary use agreement with the applicant.

Subject Site – Located on the border of historic Oakmont in Gaithersburg, Washington Grove Elementary School is sited on an irregularly shaped, 10.66-acre property, sloping downhill towards the southwest. A stand of mature hardwood trees shades the school's northeast side, and playfields and playgrounds are on the eastern and southeastern sides of the site. The one-story, approximately 50,500-square foot facility currently contains nine portable classrooms and occupies the north central portion of the site. An eighty-one space parking area is situated in the site's northeast section.

Landscaping and Outdoor Lighting – Proposed landscaping includes a row of red maple trees along the south side of the fire lane and at the rear of the school, birch trees at the northeast corner of the new addition and east of the basketball court, and four crepe myrtle trees in front of the administration addition. No changes in outdoor lighting are proposed.

ANALYSIS

Master Plan Conformance

The proposal is consistent with the 1982 Approved and Adopted Oakmont Special Study Plan, incorporated into the Gaithersburg Vicinity Master Plan. The Special Study Plan shows the Washington Grove Elementary School at its current site, which is designated for low-density residential use and R-200 zoning. The R-200 Zone permits publicly owned and operated uses.

The Special Study Plan does not address public schools. The Plan does state on page 5 relating to the significance of Oakmont's mature trees and the importance of their preservation:

Oakmont is notable for its mature trees. Over the years this area has developed in a unique way that has resulted in the retention of an unusually extensive tree cover. These trees are valuable for their aesthetic value, for their cooling benefits in the summer, for their role in maintaining air quality, and for their relationship to the stream in terms of maintaining water quality.

In keeping with the noted Master Plan statements and environmental and Forest Conservation regulations, staff has worked with MCPS staff and their consultants to save some of the mature hardwood trees on the site that would probably have been lost due to the construction, and has included conditions and comments in the report to save even more of the mature trees.

Conformance with Development Standards

As noted, the subject site is in the R-200 Zone, which permits publicly owned and operated uses. The subject use meets the development standards for the zone, as listed in the following table.

<i>Development Standards – R-200 Zone and Parking Facilities</i>		
Development Standard	Required	Provided
Lot Size	20,000 sq. ft.	10.66 acres
Building Setbacks		
– Front	40'	165'
– Minimum Side	12'	20'
– Sum of Both Sides	25'	120'
– Rear	30'	125'
Building Height	50'	32'
Parking and Driveway Setbacks		
– Parking lot	12'	40'
– Driveway (northwest side)	12'	50'
– (northeast side)	12'	c. 38'
Other Development Standards and Setbacks		
Required parking spaces	n.a.	81

Compatibility

MCPS has worked with the community for over two years to address many aspects affecting the planned development. Many issues have been resolved such as obtaining a construction access route bypassing the neighborhood. Substantial challenges exist including the school's location in a well-established community bordered by residential and industrial neighbors and close to both a major railway line and an interstate, the need for a large expansion program on a limited site and to keep the school open during construction, and significant tree conservation and other environmental issues.

Staff considered alternative building forms that might save more of the mature trees. MCPS and their consultants and the community also considered several alternative designs in the earlier planning stages for the current project proposal. Alternative forms that might have saved more trees would have been considerably more expensive or inefficient, would have involved moving students off-site during construction or entailed other serious problems. The selected form is the preferred form, but staff recommends appropriate actions to save more of the mature hardwood trees on the site or mitigate for their removal.

The surrounding community expressed concerns on the lack of architectural features at the June 5, 2007 Community Meeting and attached emails from a resident and the School Principal state that the latter plan for the front entranceway exterior was less preferable and attractive than the published rendering previously distributed to the community. The printed version showed a pedimented entrance more identifiable as an elementary school entrance than the substituted drawing. The applicant stated that they are redesigning the entranceway as requested by the community and the Principal. Staff recommends that MCPS and their consultants continue working with the community to achieve a final exterior front entrance design compatible with the surrounding community.

The community requested that movable playground equipment be provided during the construction period to replace existing equipment that will be unavailable due to the ongoing construction.

Transportation and Access

Washington Grove Elementary School is located within the Derwood Policy Area. Department staff has reviewed the Mandatory Referral and recommends that the Planning Board transmit the following comment to Montgomery County Public Schools MCPS:

Any mandatory referral submission for future improvements at the school must include a Local Area Transportation Review (LATR) study for determining Adequate Public Facilities (APF) if those improvements are designed to accommodate a core capacity greater than 640 students at the school.

A traffic study was required for the mandatory referral since the school generated 30 or more total peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) peak period. The traffic consultant for MCPS initially submitted a Local Area Transportation Review (LATR) study dated March 5, 2007. Staff review of the study indicated that the study required revisions. After making the requested changes, the consultant resubmitted the study (dated May 10, 2007), which was determined complete. On May 14, 2007, copies of the above traffic study were forwarded to both the Maryland State Highway Administration (SHA) and the Montgomery County Department of Public Works and Transportation (DPWT) for their review and comments. Since comments on the traffic study from SHA or DPWT are still pending, the following additional comment should be incorporated into Planning Board's comments to MCPS regarding this mandatory referral's APF test:

Continue to coordinate with M-NCPPC, SHA, and DPWT staff on the administrative review of the LATR study. If the administrative review results in new technical comments by SHA or DPWT, then MCPS must resubmit a revised mandatory referral application for the school reflecting those changes.

School Location, Access, Pedestrian Facilities, Parking, and Public Transportation – Washington Grove Elementary School is located along Oakmont Street between Oakmont Avenue to the east and Central Avenue to the north in Washington Grove. Oakmont Street functions as a secondary residential street with a posted speed limit of 25 miles per hour. Approaches to both Oakmont Avenue and Central Avenue are controlled by stop signs. The roadway has no sidewalks. Ride-On Route 61 serves Oakmont Avenue.

The school is open between 9:15 a.m. and 3:30 p.m. Access to the school is currently from Oakmont Street. Lead-in sidewalks are provided from Oakmont Street and Chestnut Street. Both parent and bus drop-off and pick-up of students use this access point. Internally, the parent drop-off/pick-up area is separated from that for buses, with the bus loop located closer to the school front door. Painted crosswalks are located at Chestnut Street and crossing guards are available at the beginning and closing of school hours.

The proposed classroom addition and renovation project will add 14 new classrooms and other support classrooms at the school, and will implement several other renovations. The project, once completed, will remove existing portable classrooms at the school, and will improve air quality at one of the existing wings. Linkages-to-Learning, an existing program at the school, will be moved to a permanent location once the renovation is completed. No changes are proposed to access to and from the school as part of this modernization effort. The existing 80 parking spaces, located to the front and west side of the school, will be retained.

With the classroom additions and the renovations, the school will have core capacity to support 640 students. The existing school has an enrollment of approximately 388 students. The LATR study evaluates traffic impact from an additional 252 at the school on nearby intersections.

Master Plan Roadway – The Approved and Adopted *Gaithersburg Vicinity Master Plan* describes the following nearby master-planned roadway:

Oakmont Avenue, as a four-lane arterial road (A-255) with a recommended minimum right-of-way width of 80-feet, between Shady Grove Road and the Gaithersburg city limits.

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

The capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would not exceed the applicable congestion standard for the Derwood Policy Area (1,475 CLV). Therefore, the mandatory referral satisfies the LATR requirements of the APF test.

Parking for Future Employees – The subject site currently provides 81 parking spaces for 78 employees; the applicant relays that two employees walk to work. One parking space will be eliminated by the planned construction. The applicant projects 477 students will be attending the expanded school by 2012-2013, and that a total of 82 employees are anticipated with this projected student body. If the expanded school were to reach its planned capacity of 550 students, Department staff estimates (based on current school class sizes) that approximately 87 persons might be employed. To meet this future need, both North Westmoreland Road and Chestnut Street have areas which permit public parking, have sidewalks, and appear to have space available for some overflow school parking, if necessary. In the future, if MCPS proposes to expand the school beyond the current proposal, they must submit a new Mandatory Referral including an examination of on-site circulation and parking.

Access for Construction Vehicles – The applicant has agreed with the adjacent landowner to use a portion of Parcel 871, known as 16850 Oakmont Avenue, (part of the Oakmont Industrial Park), for access during construction.

Landscaping and Lighting

Considerable tree loss will be associated with the planned construction and related site development. A row of trees has been planted between the western end of the parking lot and Chestnut Street. The remainder of this parking lot has few trees and is visible to residents across Chestnut Street. Staff recommends planting a native species of shade trees around the southeast and southwest sides of the parking lot, at intervals of forty-five feet on-center. The current proposal does not include any outdoor lighting changes.

Forest Conservation Law Compliance

The development has an approved NRI/FSD (No. 420071740 issued April 10, 2007). Staff reviewed the Preliminary Forest Conservation Plan (FCP) submitted for the project. There are 1.85 acres of existing forest on the site. The applicant intends to clear 1.36 acres, which generates a 2.72-acre forest planting requirement. The applicant proposes to meet this requirement by a combination of landscape credit, 0.49 acre onsite forest retention, and contributing 2.18 acres to a suitable offsite reforestation bank. The applicant will meet the requirements of forest conservation law. Staff recommends approval of the FCP with conditions aimed at increasing the amount of retained forest to 1.04 acres.

Forest and Serpentinite Outcrops on the Property

The school site is located along a seam of Serpentinite that “snakes” its way through the County. Although the rock is not always at the surface as at our Serpentine Barrens Park, it does surface at regular intervals along this seam. The forest on the southeastern part of the school property includes a small (approximately half-acre) area of serpentinite outcrops. The plan shows significant construction work within this serpentinite area. Staff opposes construction in this area for three reasons. First, the

soils in this area are extremely shallow. Our experience with construction on serpentinite is that impacts extend far beyond the actual limit of disturbance. Impacts are increased when blasting is used to alter the grade. The resulting shock waves and fissures affect trees, long distances from the initial impact area. Secondly, the underlying hard serpentinite bedrock at the surface is a limiting factor for tree growth. On such sites, the existing trees need a large area to ensure their survival, react more quickly to disturbance, and new trees (landscaping/afforestation) would be unlikely to thrive. Third, the applicant has not yet taken this impediment into consideration in the construction plan. For financial and safety reasons, the applicant will likely abandon this area as a potential construction site once the implications become apparent. At that point the trees may already be cleared and as mentioned above, be very difficult to replace in this location.

Washington Grove is a treed community with forest and large trees on many properties. The forest canopy on the school property blends into the general ambience of Washington Grove. In addition to other values, the forest on the eastern part of the school property provides vital shade for the play areas and screens some of the traffic on Sam Eig Highway (I-370). The school is within 1,400 feet from I-370. Research in the US, the Netherlands, and Great Britain has shown that proximity to busy roads has been associated with adverse health outcomes, and school location may also be an important determinant of children's exposure to traffic-related pollutants.

Our recommendations for minimizing tree loss from the site included relocating the fire access road closer to the building, building an 'at-grade' soft play area that did not require grading, combining the fire access road with the sidewalk and hard play area uses, using "grass crete" or other suitable pervious material in access road construction, placing the temporary stockpile area on the existing paved play area near the proposed construction entrance, and eliminating the proposed interior courtyard.

Environmental Guidelines – The site is not within a Special Protection Area or Primary Management Area. Some large trees on a serpentinite outcrop at the eastern part of the property that the applicant proposes to remove can be saved.

Watershed Protection/Water Quality – The site drains to the Upper Muddy Branch subwatershed of the Muddy Branch Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 2003 update) rates stream quality conditions in Upper Muddy Branch 'poor'. CSPS rates stream quality conditions in the Bel Pre Creek subwatershed as 'poor', current habitat as 'good/fair', and habitat stability as 'unstable', based on data collected between 1994 and 2000. High levels of imperviousness and inadequate stream buffers in the headwaters have contributed to the poor stream conditions.

Water and Sewer – The site is served by public water and sewer.

Stormwater Management – The Montgomery County Department of Permitting Services (DPS) approved the applicant's stormwater management concept plan on August 2, 2006. Stormwater from the developed portion of the site will be collected through area drain inlets and diverted to a new underground quality and quantity control system.

LEED Design – Staff encourages the use of sustainable building design in all public projects, in keeping with LEED or other sustainability standards. As part of the proposed renovation and new additions, the applicant is encouraged to use items that conform to the LEED-NC 2.1 Checklist that improve water efficiency, conserve energy, and improve indoor environmental quality. Experience with the use of recycled and recyclable materials, and energy saving products in construction of this facility will inform MCPS about the best products to use in the many future similar projects.

Staff encourage the applicant to use green roofs, rain gardens and other systems that help with stormwater quality management, and "grass crete" as the substrate for the fire access to help reduce site imperviousness.

Community Outreach

MCPS conducted a series of community and Parent/Teacher Association meetings beginning in January 2005 to discuss options for expanding and modernizing the school to address overcrowding, the need to remove portable classrooms, air quality issues, and accommodating all-day kindergarten and future enrollment projections. A final community meeting was held on June 5, 2007 with agency staff to discuss the latest design plans and construction access. The Planning Department and MCPS advertised the meeting and sent notices to adjacent property owners and community and homeowner associations, and about 30 community and PTA members attended the meeting.

A number of community members were pleased that MCPS had arranged for construction access through an adjacent industrial property, thus bypassing the neighborhood. Other members disagreed with the probable loss of many of the site's mature trees and asked that they be saved. Also, at least one community member asked for the planting of shade trees over the playground areas. One resident noted that the design for the front building entrance had changed since originally presented to the neighborhood. The earlier published front entrance showed a pedimented entryway that was eliminated from the final, and a plainer-looking bid set of drawings was presented on June 5. The school principal also later voiced this objection. Those objecting to the entryway wanted more distinguished architecture, and asked for a redesign of this element to be closer to the original published drawing.

Other community comments were that the planned fire lane consumed too much area and detracted from the building's setting, expressions of concern over air quality in the new addition and the replacement building wing, regrets over the loss of the play equipment during the building's construction, and a request that some type of replacement equipment be found for the interim period.

Staff notes that the submitted landscape plan includes shade trees over some of the playground, and staff has also included conditions to save more of the mature site trees. Other report comments address other noted community concerns.

CONCLUSION

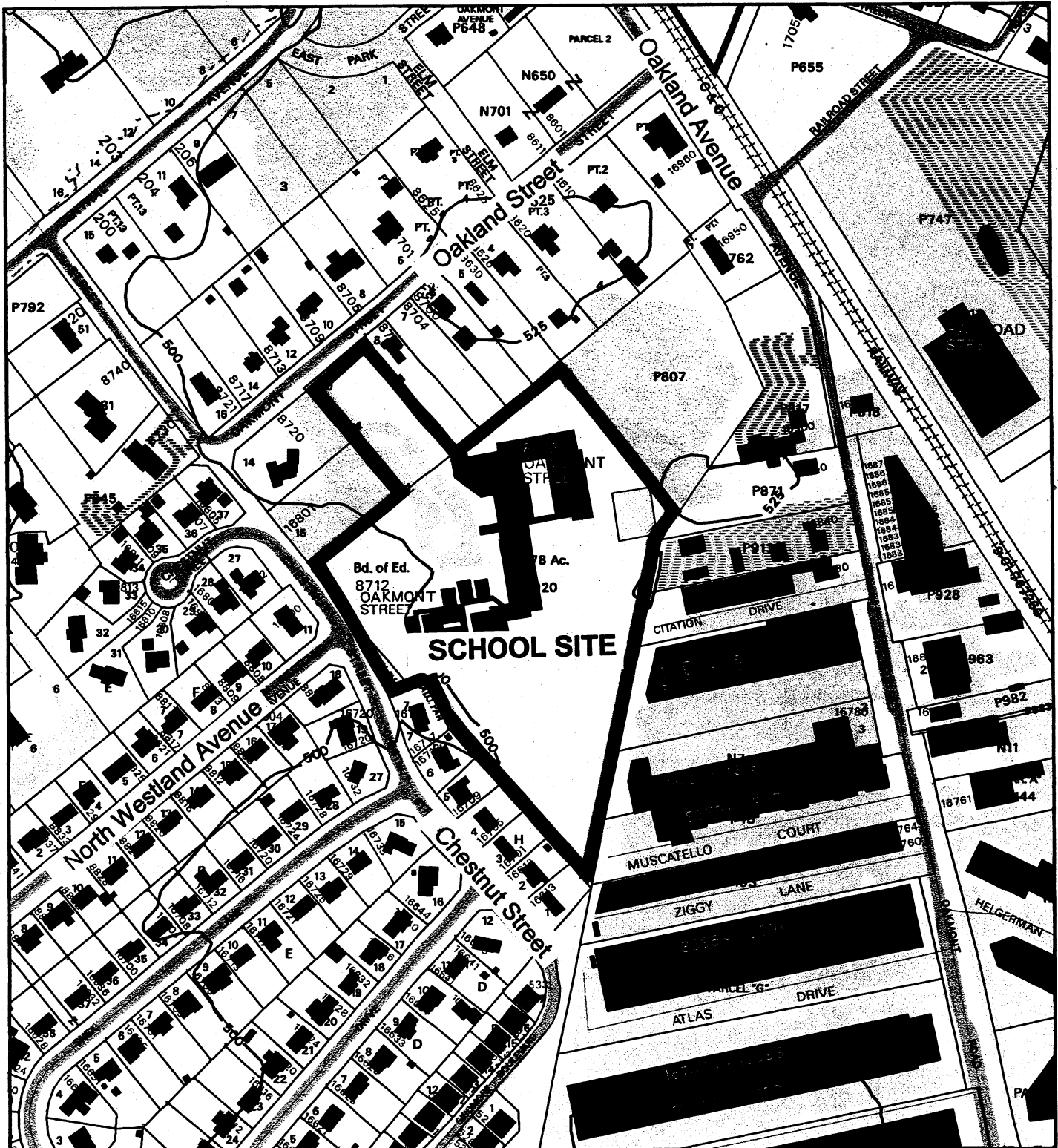
The proposal is needed to resolve existing overcrowded conditions and to provide for the projected student population. The proposal is consistent with the 1985 Gaithersburg Vicinity Master Plan and the requirements of the R-200 Zone. Staff recognizes the importance of protecting the existing mature stand of hardwood trees on-site to the extent possible and mitigating the loss of those trees that cannot be saved, ensuring compatibility measures for the expansion and renovation. Staff recommends approval of the Preliminary Forest Conservation Plan with the attached conditions, and approval to transmit the attached comments for the Mandatory Referral to the Montgomery County Public Schools.

PJ:ha: G:\Johnson\mr07305june27

Attachments

1. Vicinity Map – Washington Grove Elementary School Addition
2. Zoning Map
3. Site Grading Map
4. Planned New Elevations 1
5. Planned New Elevations 2
6. Landscape Plan
7. Phasing Plans
8. Forest Conservation Plan
9. Lease Agreement for Use of Access Road for Construction Vehicles During Construction
10. Memorandum from Transportation Planning
11. Memorandum from Environmental Planning
12. Correspondence

WASHINGTON GROVE ELEMENTARY SCHOOL ADDITION



Map compiled on February 21, 2007 at 3:06 PM | Site located on base sheet no - 223NW08

NOTICE

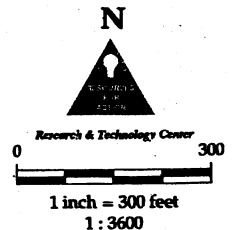
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map





4 - OAKMONT AREA - EXISTING ZONING

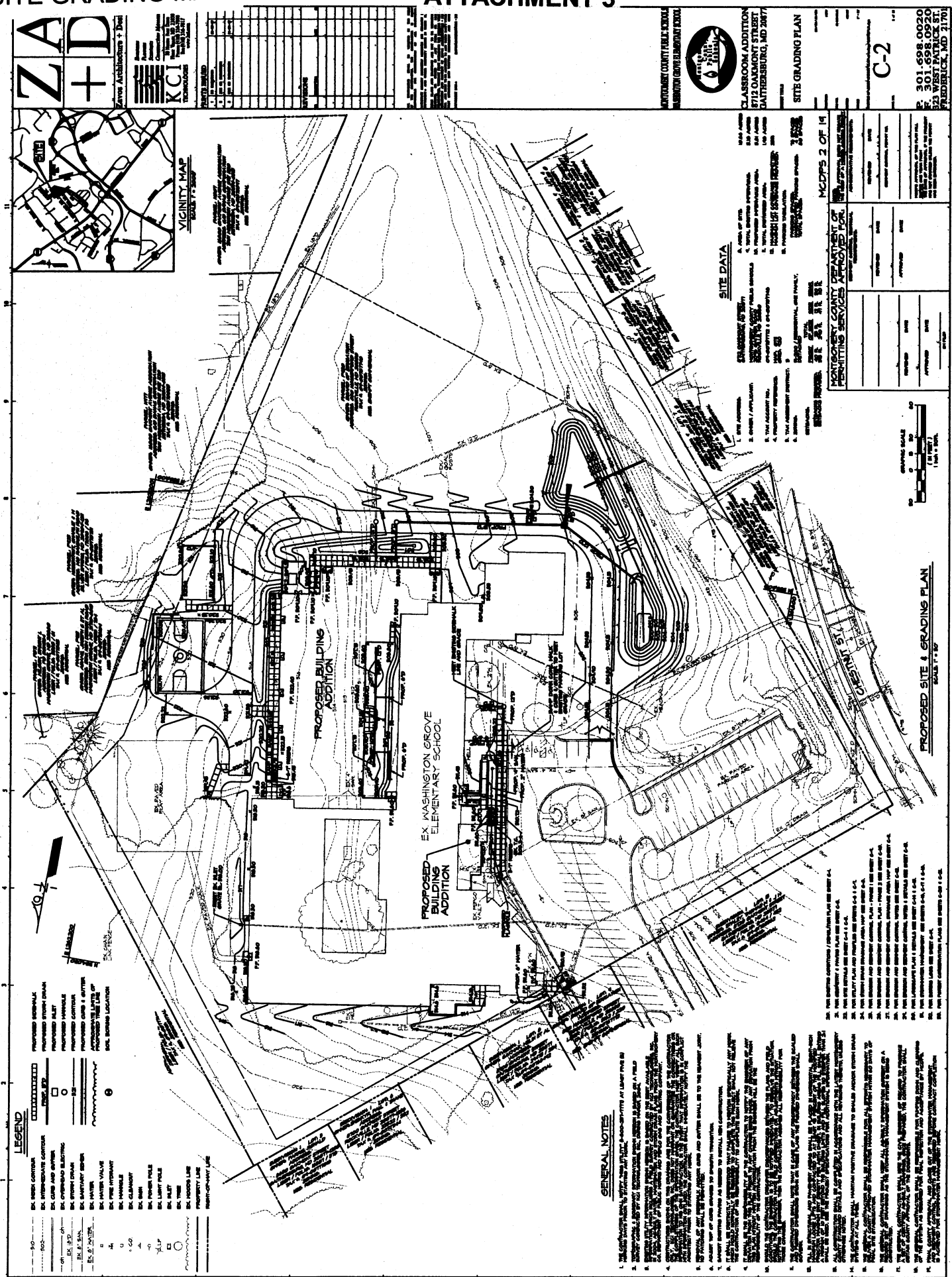
- BOUNDARY OF SHADY GROVE SECTOR PLAN
- MUNICIPALITIES
- - - - ANALYSIS AREA BOUNDARY
- PROPOSED ROADWAYS
- TRANSIT EASEMENT

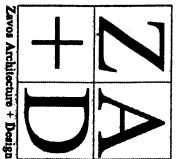
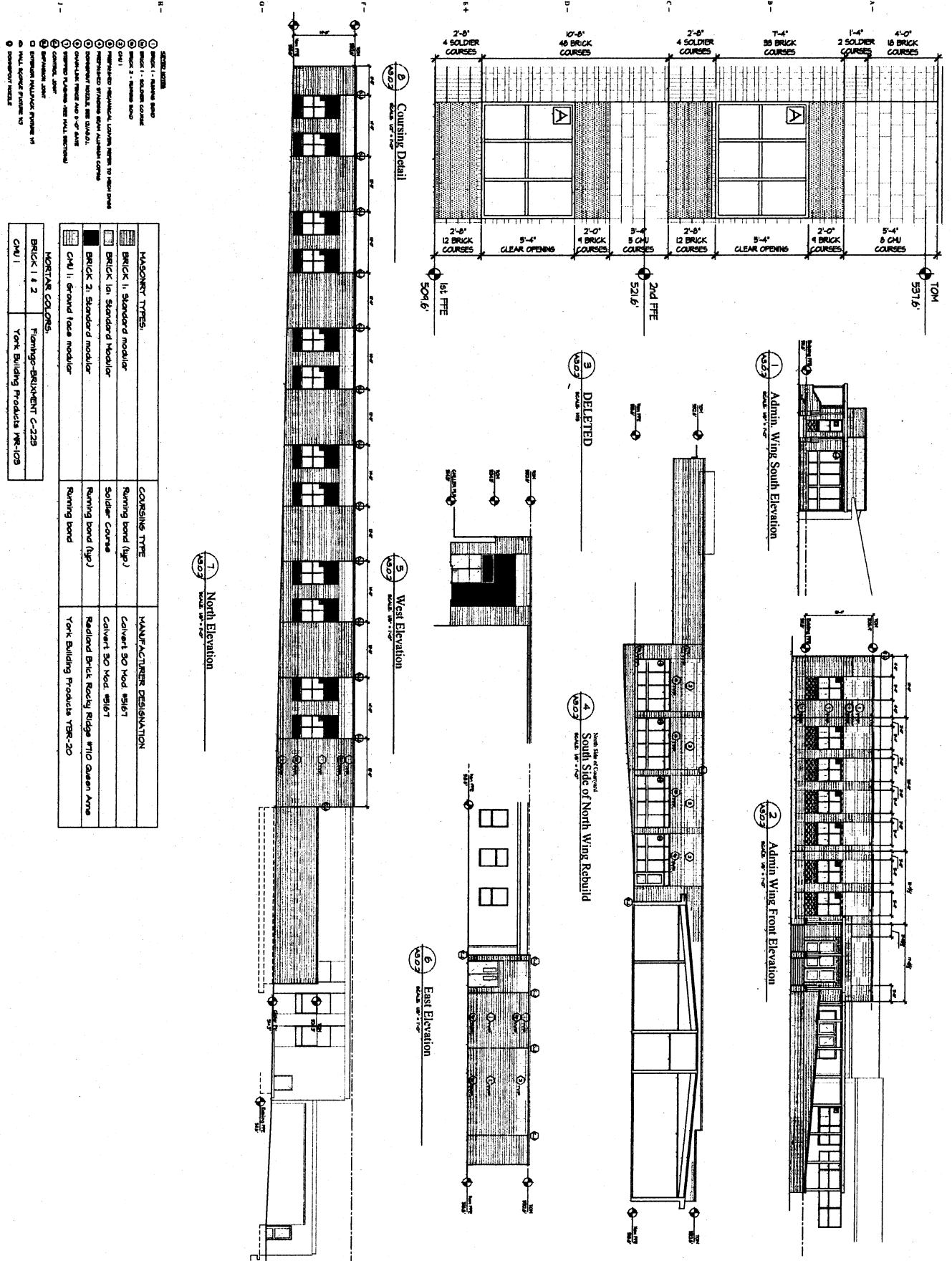
OAKMONT SPECIAL STUDY PLAN

Montgomery County, Maryland

— APPROVED AND
ADOPTED
JULY 1982

ATTACHMENT 3





Z+A+D Architecture + Design

PRINTS ISSUED

NO.	DATE	BY	DESCRIPTION
1	10/10/10	JD	Initial Set
2	10/10/10	JD	Revised Set
3	10/10/10	JD	Final Set
4	10/10/10	JD	As-Built Set

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/10/10	JD	Initial Set
2	10/10/10	JD	Revised Set
3	10/10/10	JD	Final Set
4	10/10/10	JD	As-Built Set



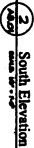
MANHATTAN COUNTY PARK EXHIBITS







CLASSROOM ADDITION
8710 OAKMONT STREET
GUTHRIESBURG, MD 20877

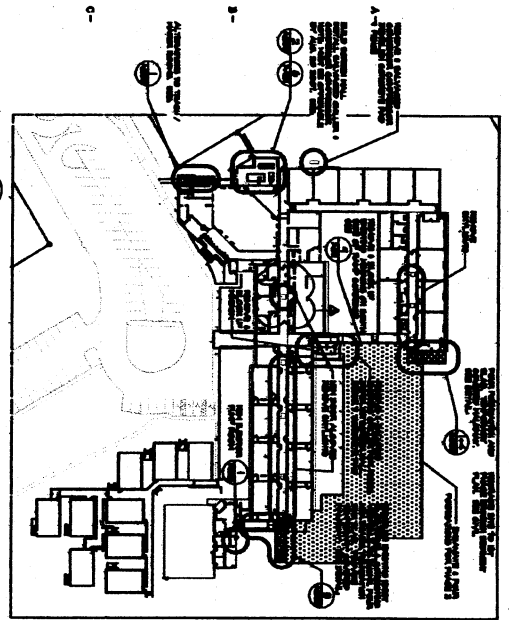
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P. 301.698.0020
F. 301.698.0920
331 WEST PATRICK ST.
FREDERICK, MD 21701



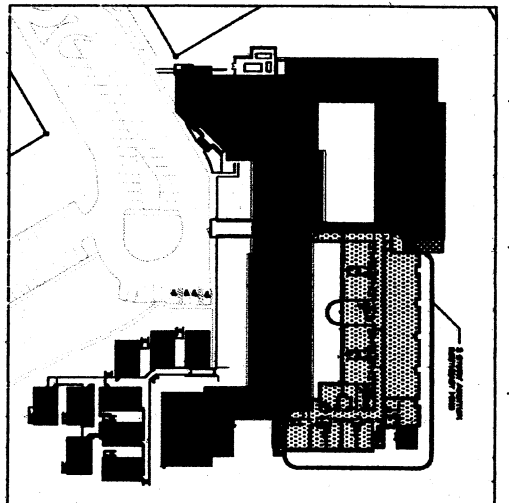
MOOREY TYPE	CONCRETE TYPE	MANUFACTURE INFORMATION
 MOOREY 1: Standard modular	Running bond (fig)	Cement 50 York 9847
 MOOREY 2: Standard modular	Butter course	Cement 50 York 9847
 MOOREY 3: Standard modular	Running bond (fig)	Reinforced Brick Facing Muller 5710 Salem Ave
 MOOREY 4: Standard face modular	Running bond	York Building Products YORK-20



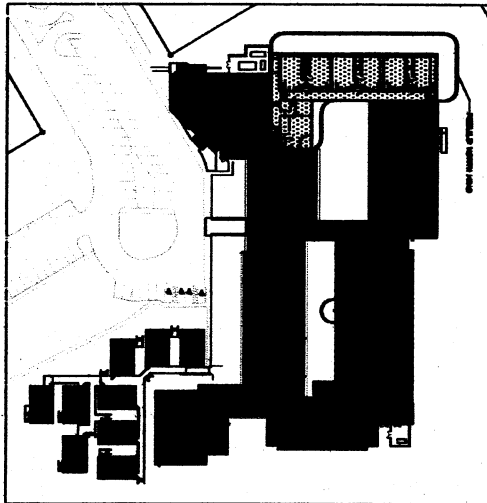


PHASE I - SUMMER 07

NOTE: PLEASE REFER ALSO TO CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR PHASING OF SITE WORK. TEMP. PLAY AREAS & FENCES & SEDIMENT CONTROL, CONSTRUCTION ENTRANCE, STAGING AREAS, SPRINKLERS, DUCT WORK, CONDUIT, PIPES, MECHANICAL SYSTEMS, ETC.

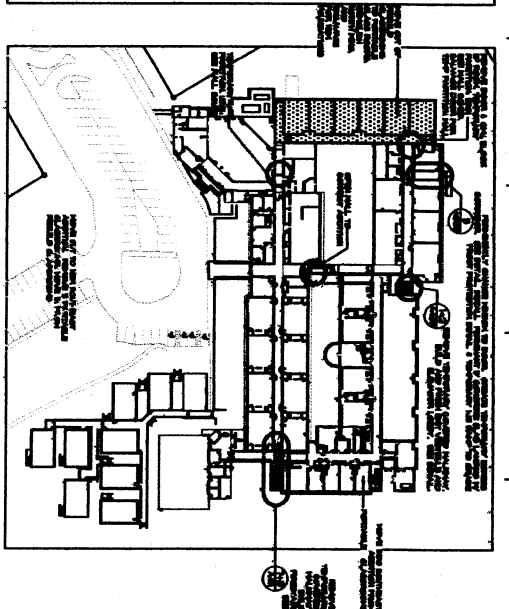


2 PHASE 2 - SUMMER 07 - SUMMER 08

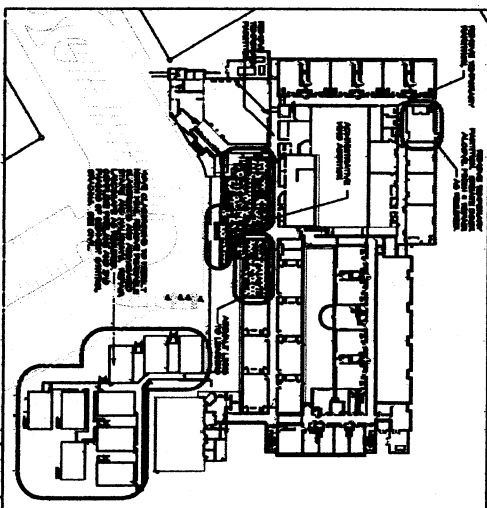


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10.05

PHASE 4 - SUMMER 08 - SUMMER 09



PHASE 3 - SUMMER 08



5
10/12/09

PHASE 5 - SUMMER 09

WEEK 1 - 20-24

**NOTE: DRAWINGS MEANT
TO BE DIAGRAMMATIC.
PLEASE REFER TO
ARCHITECTURAL PLANS**

夏

PAGE 1. GOODBY!
PAGE 2. AAAAAA YH!
PAGE 3. GOODBY!
PAGE 4. AAAAAA YH!

Category	Percentage (%)
Total	100
Male	50
Female	50
White	75
Black	15
Hispanic	5
Asian	2
Other	3
Married	65
Single	25
Divorced	5
Widowed	5
Never married	0
Married 1-5 years	15
Married 6-10 years	20
Married 11-15 years	20
Married 16-20 years	20
Married 21+ years	25
Married 1-5 years	15
Married 6-10 years	20
Married 11-15 years	20
Married 16-20 years	20
Married 21+ years	25

CHASING OF CONSTRUCTION - NOTE: THESE PHASES ARE CURRENTLY SCHEDULED FOR JUN 07 TO AUG 04. THESE DATES ARE SUBJECT TO CHANGE.

Z	A
+	D

Zoro Arithmetic + Design

[illegible]

**MONTGOMERY COUNTY PUBLIC SCHOOLS
MEMORANDUM FOR THE BOARD OF SUPERINTENDENTS**



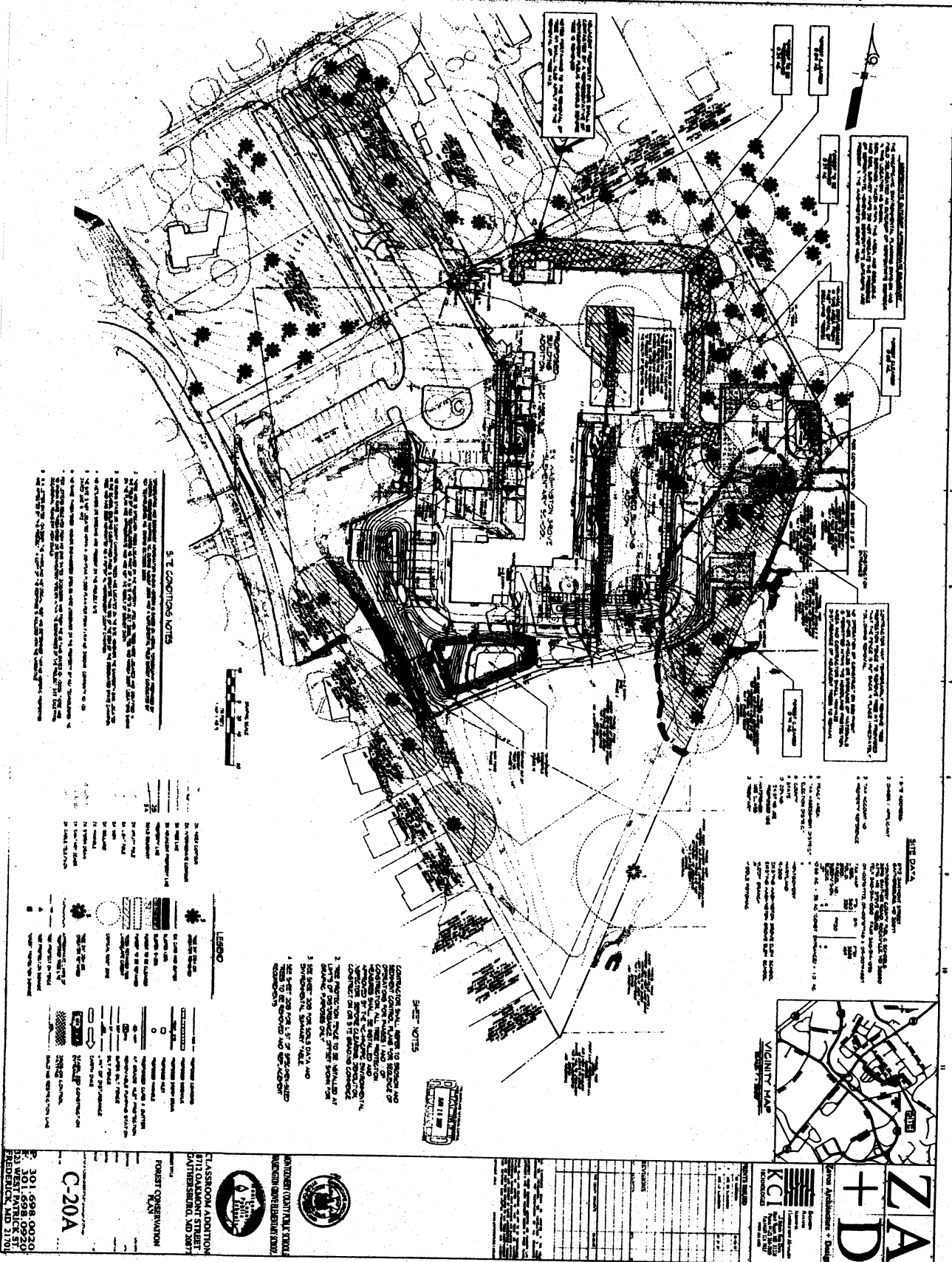
CLASROOM ADDITION
5712 CALHOUN STREET
GAITHERSBURG, MD 20877

FLASHING PIRANT

A0.0.2

**P. 301.698.0020
F. 301.698.0920
123 WEST PATRICK ST.
FREDERICK, MD 21701**

ATTACHMENT 8



ATTACHMENT 9

Washington Grove

Lease Agreement for Use of Access Road for Construction Vehicles during Construction

AGREEMENT FOR LEASE OF PROPERTY

THIS AGREEMENT ("Lease") is made this 30th day of MAY, 2007, by and between the Board of Education of Montgomery County, governing body of the Montgomery County Public Schools (collectively referred to as "MCPS" or "Lessee") and Dwight Wilcox, ("Property Owner" or "Lessor").

RECITALS

- A. MCPS is the owner of property known as Washington Grove Elementary School, 8712 Oakmont Street, Gaithersburg, Maryland 20877 ("WGES");
- B. Dwight Wilcox is the owner of property adjacent to WGES which property is identified in the tax records as Parcel 871 and known as 16850 Oakmont Avenue, Gaithersburg, Maryland ("Wilcox Property");
- C. MCPS desires to use a portion of the Wilcox Property as an access road for construction vehicles, delivery vehicles, and heavy equipment during the period that MCPS will be renovating WGES.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The above Recitals are a substantive part of this Agreement.
2. Lessor hereby grants permission to MCPS, its employees, agents, contractors and vendors to use a portion of the Wilcox Property indicated on the shaded area of the drawing labeled Exhibit A attached hereto and incorporated herein as an access driveway ("Access Driveway"). The Access Driveway may be used for construction equipment, delivery of supplies and materials, and similar activities related to the renovation of WGES by MCPS.

3. The term of this Lease shall commence July 1, 2007 and terminate on August 31, 2009. If necessary to complete the renovation of WGES, MCPS shall be entitled to extend this Agreement for an additional three (3) months on the same terms and conditions.

4. MCPS responsibilities

a. Fencing. MCPS shall install approximately 150 linear feet of chain link fence eight feet high on the common property line between Wilcox Property and Parcel 913 in an alignment from the eastern terminus of the existing fence to Oakmont Avenue. The new chain link fence will be installed within six inches of the existing fence between the Wilcox Property and Parcel 913 and will be maintained and repaired by MCPS during the term of this Lease.

b. Gravel Driveway. MCPS will construct the gravel access driveway that will extend from Oakmont Avenue to the school property line following the alignment set out on Exhibit A. The driveway will be adjacent to and extend no more than twenty feet from the new and existing fences of paragraph 4.a. A stabilized construction access will also be installed at Oakmont Avenue. Top soil removed from the roadbed will be placed on the north side of the roadbed prior to the installation of gravel. The Access Driveway constructed will be 20 feet wide and will be made of gravel of the type and quantity sufficient to sustain the use by heavy construction trucks and will cover both the existing road and the newly constructed roadbed. This driveway will be maintained and repaired by MCPS during the term of the lease.

c. "Jersey Wall". A temporary "Jersey Wall" will be installed along the northern and southern edge of the driveway and along the boundary of the school property leaving adequate space (approximately twelve feet) for Lessor's access to the Lessor's existing driveway. MCPS will install a gate across the opening in the driveway at the school property line to prevent unauthorized use of the driveway. The gate will be kept locked when driveway access by MCPS is not needed, including nights, weekends and holidays. Chain link fence eight (8) feet high will be placed along the remainder of the property line between the school property and the Wilcox Property.

d. Brush Removal. Any brush, bushes or stumps within the 20-foot wide driveway area may be removed as part of the driveway building process.

e. Modifications. The modifications described above shall be constructed and maintained at MCPS expense. The "Jersey Walls" referenced in Section 4c. are temporarily installed and shall be removed within one month of lease expiration, but the chain link fence and the gravel roadway shall remain and need not be removed. This is the extent of restoration of the Wilcox Property required to be undertaken by MCPS. Following the expiration of this lease, MCPS is granted a

temporary right-of-entry for thirty (30) days so it can remove the jersey walls and make other adjustments in the leased area.

f. Modifications a., b., and c. above are to be completed prior to September 1, 2007.

5. MCPS shall pay Lessor a monthly rental of \$2,000 per month, with the first payment becoming due prior to July 1, 2007 and subsequent payments being made by the first day of each succeeding month. Should a payment not be received within 16 days of the due date, a late fee of one and one-half percent (1½ %) per month will be charged. Should a payment not be received 60 days after its due date, Lessor may immediately terminate this lease. Payments are to be mailed to the address shown in item #11.

6. Limitation on Use. This Lease grants MCPS permission for temporary access to only the Access Driveway described herein, and MCPS shall not have any right to use Wilcox Property for any reason before the beginning of and after the expiration of this Lease except as provided herein.

7. Videotape. To document the condition of the Wilcox Property, MCPS is granted the right to enter upon the Wilcox Property to make a VHS videotape of the building, trees and related structures prior to the commencement of the Lease. A copy of the videotape shall be provided to both parties within two weeks after taping. Upon expiration of the Lease, MCPS is again granted permission to enter upon the Wilcox Property to make a second videotape documenting the condition of the property after the use. A copy of this second videotape shall be provided to both parties within two weeks of taping.

8. Indemnification. MCPS will indemnify Lessor and hold him, his agents, and employees harmless against all liability, claims, and demands for personal injury, property damage, or other expenses suffered or rising out of or caused by any act or omissions of MCPS, its servants, employees or agents due to their entry upon the Wilcox Property.

9. Governing Law. This Agreement is governed by the laws of the State of Maryland.
10. This Lease does not and is not intended to create any interest in Lessor's property by MCPS.
11. Notices. Any notices required to be given pursuant to this Lease shall be made in writing and by U.S. Mail or overnight delivery service and shall be sent as follows:
- Lessor: Dwight Wilcox
16850 Oakmont Avenue
P.O. Box 364
Washington Grove, MD 20880-0364
- MCPS: Richard G. Hawes, Director
Dept. of Facilities Management
Montgomery County Public Schools
2096 Gaither Road – Suite 200
Rockville, MD 20850
12. Complete Agreement. This Agreement contains a full and final understanding of the parties and may not be altered or amended except through writing signed by both parties.

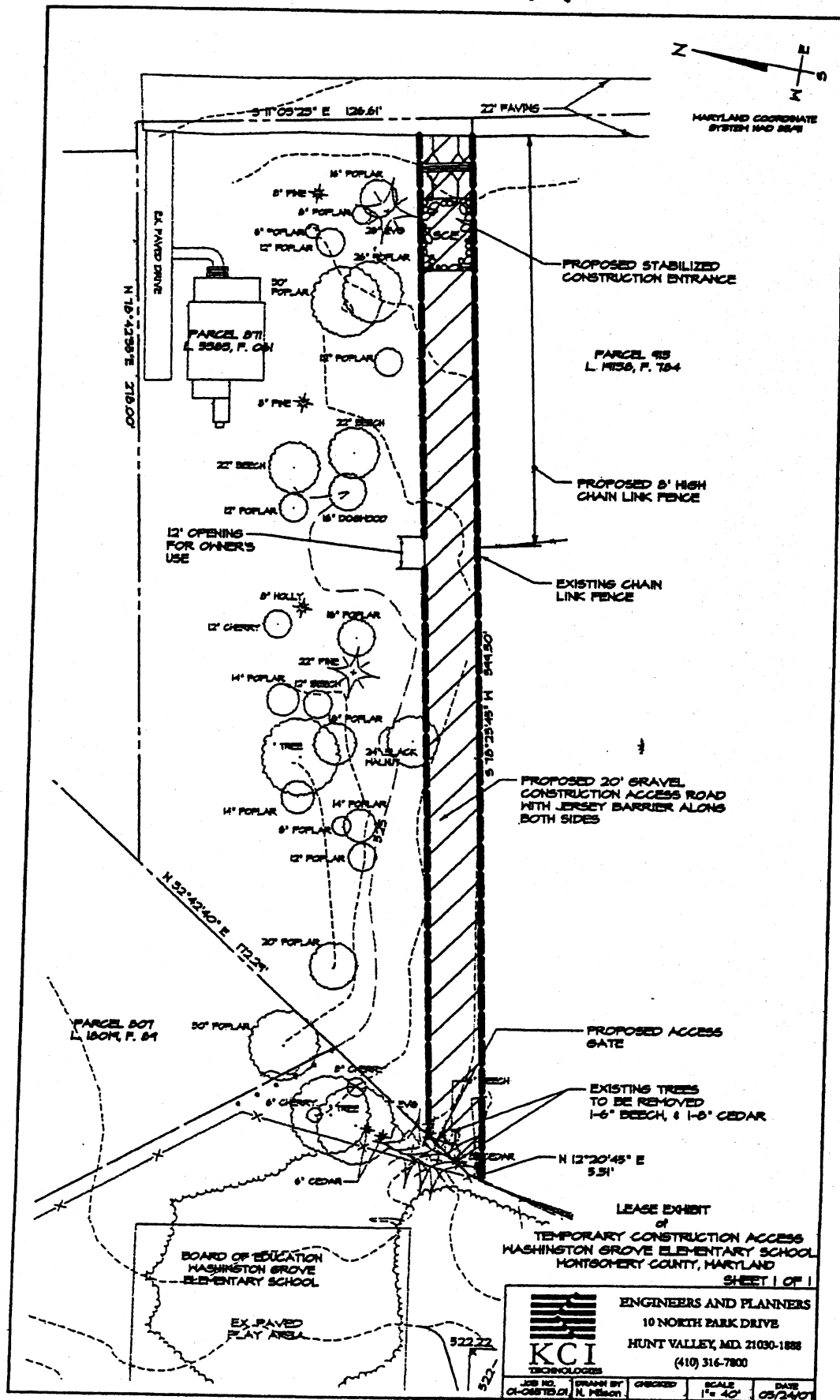
Montgomery County Board of Education

BY: 

Richard G. Hawes, Director
Department of Facilities Management


Dwight Wilcox, Lessor

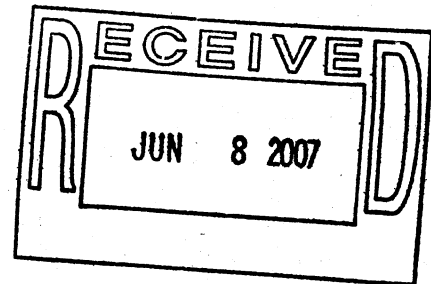
Exhibit A





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

June 6, 2007



MEMORANDUM

TO: Pamela Johnson
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

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

SUBJECT: Mandatory Referral 07305-MCPS-1
Proposed Classroom Addition and Renovation Project at Washington Grove
Elementary School
Montgomery County Public Schools
8712 Oakmont Street
Derwood Policy Area

This memorandum presents Transportation Planning staff's review of the mandatory referral for Washington Grove Elementary School classroom addition and renovation project. The school is located at 8712 Oakmont Street in Washington Grove, within the Derwood Policy Area.

RECOMMENDATIONS

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

- Any mandatory referral submission for future improvements at the school must include a Local Area Transportation Review (LATR) study for determining Adequate Public Facilities (APF) if those improvements are designed to accommodate a core capacity greater than 640 students at the school.

A traffic study was required for the mandatory referral since the school generated **30** or more total peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) peak period. The traffic consultant for MCPS initially submitted a Local Area Transportation Review (LATR) study dated March 5, 2007. Staff review of the study indicated that the study required revisions. After making the requested changes, the consultant resubmitted the study (dated May 10, 2007), which was determined complete. On May 14, 2007, copies of the above traffic study were forwarded to both Maryland State Highway Administration (SHA) and Montgomery County Department of Public Works and Transportation (DPWT) for their review and comments. Since comments on the traffic study from SHA or DPWT are still pending, we recommend that the following additional comment be incorporated into Planning Board's comments to MCPS regarding this mandatory referral's APF test:

- Continue to coordinate with M-NCPPC, SHA, and DPWT staff on an administrative review of the LATR study. If the administrative review confirms that changes to site design or offsite improvements based on the increase in core capacity at the school are not needed, then this mandatory referral will be completed by a staff memo to that effect with a copy provided to Planning Board members. However, if the administrative review results in new technical comments by SHA and/or DPWT staff, then MCPS must resubmit a revised mandatory referral application for the school reflecting those changes.

DISCUSSION

School Location, Access, Pedestrian Facilities, Parking, and Public Transportation

Washington Grove Elementary School is located along Oakmont Street between Oakmont Avenue to the east and Central Avenue to the north in Washington Grove. Oakmont Street functions as a secondary residential street with a posted speed limit of 25 mph. Its approaches to both Oakmont Avenue and Central Avenue are STOP sign controlled. The roadway has no sidewalks. RideOn Route 61 serves Oakmont Avenue.

The school is open between 9:15 a.m. and 3:30 p.m. Access to the school is currently from Oakmont Street. Lead-in sidewalks are provided to/from the school from/to Oakmont Street and Chestnut Street. Both parent and bus drop-off and pick-up of students are facilitated at this access point. Internally, however, the parent drop-off/pick-up area is separated from that for buses, with the bus loop located closer to the school front door.

The proposed classroom addition and renovation project will add 14 new classrooms and other support classrooms at the school, and will implement several other renovations. The project, once completed, will remove existing portable classrooms at the school, and will improve air quality at one of the existing wings. Linkages to Learning, an existing program at the school, will be moved to a permanent location once the renovation is completed. No changes are proposed to access to and from the school as part of this modernization effort. The existing 80 parking spaces, located to the front and west side of the school, will be retained.

With the classroom additions and the renovations, the school will have core capacity to support 640 students. The existing school has an enrollment of approximately 388 students. The

LATR study therefore evaluates traffic impact from an additional 252 students at the school on nearby intersections.

Master Plan Roadway

The Approved and Adopted *Gaithersburg and Vicinity Master Plan* describes the following nearby master-planned roadway:

- Oakmont Avenue, as a four-lane arterial road (A-255) with a recommended minimum right-of-way width of 80-feet, between Shady Grove Road and Gaithersburg city limits.

Local Area Transportation Review

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

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and afternoon peak-hours is presented in Table 1.

As shown in Table 1, capacity analysis presented in the traffic study indicated that under Total Traffic (Build) Conditions, CLV at the study intersections would be below the applicable congestion standard for the Derwood Policy Area (1,475 CLV). Therefore the mandatory referral satisfies the LATR requirements of the APF test.

TABLE 1
SUMMARY OF CAPACITY CALCULATIONS
WASHINGTON GROVE ELEMENTARY SCHOOL MODERNIZATION PROJECT

Intersection	Traffic Conditions					
	Existing		Background		Total	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
Oakmont Ave and Oakmont St	268	105	268	105	308	130
Central Ave and Oakmont St	232	220	236	221	275	246
Oakmont St and School Driveway	114	52	114	52	177	86

Source: Washington Grove Elementary School LATR Study. STS, Inc., May 10, 2007.
Congestion Standard for Derwood Policy Area: 1,475

DKH:CE:tc

cc: Barbara Kearney
Steven Reeves
Nancy Sturgeon
Ed Axler
Greg Leck
Ray Burns

mno to PJ re WGES 07304-MCPS-1

ATTACHMENT 11



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

MEMORANDUM

TO: Pamela Johnson, Community Based Planning

VIA: Jorge A. Valladares, P.E.
Chief, Environmental Planning *JAV*

FROM: Michael Zamore, Environmental Planning *MZ*

DATE: June 27, 2007

SUBJECT: 1. Preliminary Forest Conservation Plan No. MR 07305-MCPS-1
Washington Grove Elementary School

2. Mandatory Referral No. 07305-MCPS-1
Washington Grove Elementary School

Preliminary Forest Conservation Plan (FCP) Recommendation

Approval of the Preliminary Forest Conservation Plan, with the following conditions:

- a) Applicant to submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulation. Final FCP to be approved by M-NCPPC prior to any clearing or grading for the facility.
- b) Applicant to avoid the area shown as serpentinite outcrop, in the eastern portion of the site, and to take extraordinary measures to protect forest and large trees in that area.
- c) Applicant to submit a Final Landscape Plan to staff for review.
- d) Applicant to protect tree number 42 by minimizing grading off the northern wing of the building, and tree number 19 by using appropriate measures as determined by a qualified arborist, to protect its critical root zone from construction traffic.
- e) All forest credited for retention must be placed in a Category 1 conservation easement.

Mandatory Referral Comment

The applicant should consider using locally sourced sustainable or renewable materials, recommended by the U.S. Green Building Council standards for Leadership in Energy and Environmental Design (LEED), where feasible, in the proposed construction and upgrade. This should include a green roof to assist with stormwater quality control.

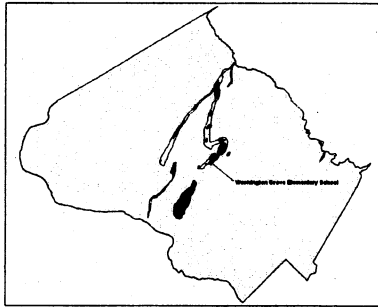
Compliance with Forest Conservation Law – Chapter 22A

The development has an approved NRI/FSD (No. 420071740 issued April 10, 2007). Environmental Planning staff has reviewed the preliminary forest conservation plan (FCP)

submitted for the project. There are 1.85 acres of existing forest on the site. The applicant intends to clear 1.34 acres, which generates a 2.68-acre forest planting requirement. The applicant proposes to meet this requirement by a combination of landscape credit (0.54 acre), onsite forest retention (0.51 acre), and contributing 2.14 acres to a suitable offsite reforestation bank. By doing this the applicant will meet the basic requirements of forest conservation law. However, Environmental Planning staff does not support the removal of so much forest from the site especially on or near serpentinite, and recommends approval of the FCP with conditions aimed at increasing the amount of retained forest from 0.51 acre to 1.27 acres.

Forest and Serpentinite Outcrops on the Property

The school site is located along a seam of Serpentinite that “snakes” its way through the



County. Although the rock is not always at the surface as at our Serpentine Barrens Park, it does surface at regular intervals along this seam. The forest on the southeastern part of the school property includes a small (approximately half-acre) area of scattered serpentinite outcrops. The plan shows significant construction work within this serpentinite area. Environmental Planning staff opposes construction in this area for three reasons. First, the soils are extremely shallow. Our experience with construction on serpentinite is that impacts extend far beyond the actual limit of disturbance. Impacts are increased when blasting is used to alter the grade. The resulting shock

waves and fissures affect trees, long distances from the initial impact area. Secondly, the underlying hard serpentinite bedrock at the surface is a limiting factor for tree growth. On such sites the existing trees need a large area to ensure their survival, react more quickly to disturbance, and new trees (landscaping/afforestation) would be unlikely to thrive. Third, the applicant has not yet taken this impediment into consideration in the construction plan. It is possible that for financial and safety reasons they could abandon this area as a potential construction site once the implications become apparent. At that point the trees may already be cleared and as mentioned above, be very difficult to replace in this location.

Washington Grove is a treed community with forest and large trees on many properties. The forest canopy on the school property blends into the general ambience of Washington Grove. In addition to other values, the forest on the eastern part of the school property provides vital shade for the play areas and screens some of the pollution from traffic on Sam Eig Highway (I-370). The school is within 450m radius from I-370. Research in the US and Europe has shown that proximity to busy roads has been associated with adverse health outcomes, and school location may also be an important determinant of children's exposure to traffic-related pollutants.

Possible actions to minimize tree loss in that part of the site might include relocating the fire access road closer to the building, building an ‘at grade’ soft play area that does not require grading, combining the fire access road use with sidewalk and hard play area uses, using grass crete or other suitable pervious material in access road construction, and placing the temporary stockpile area on the existing paved play area near the proposed construction entrance.

Environmental Guidelines

The site is not within a Special Protection Area or Primary Management Area. Some large trees on a serpentinite outcrop at the eastern part of the property that the applicant proposes to remove should be saved.

Stormwater Management – Chapter 19

The Montgomery County Department of Permitting Services (DPS) approved the applicant's stormwater management concept plan on April 9, 2007. The stormwater management concept consists of on-site channel protection measures via a dry pond and on-site water quality control via a Montgomery County sand filter. Recharge is not required. DPS will review the concept again during the detailed sediment control/stormwater management plan stage.

Watershed Protection/Water Quality

The site drains to the Upper Muddy Branch subwatershed of the Muddy Branch watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 2003 update) rates stream quality conditions in Upper Muddy Branch as 'poor', current habitat status as 'good/fair', and habitat stability as 'unstable', based on data gathered between 1994 and 2000.

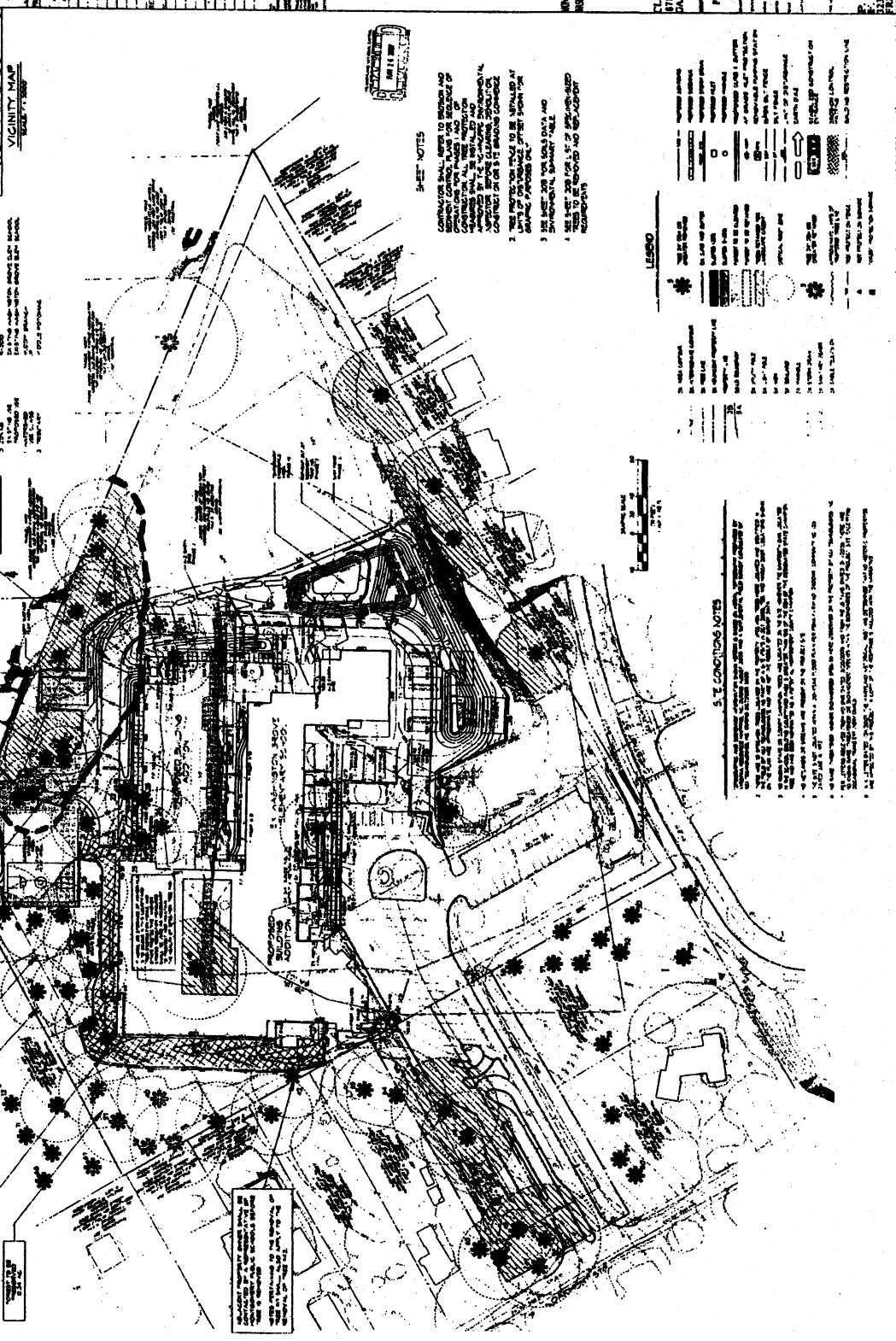
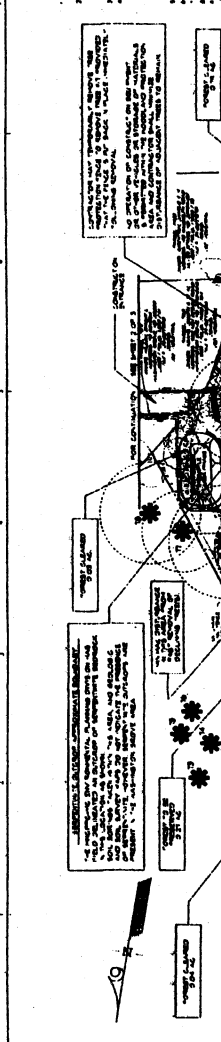
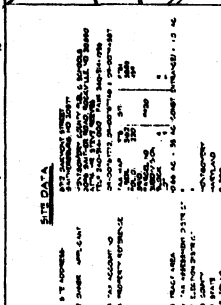
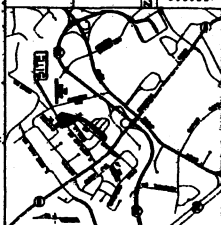
Water and Sewer

The site is served by community water and sewer service.

Leadership in Energy and Environmental Design (LEED)

Staff encourages the use of sustainable building design in all public projects, in keeping with LEED or other sustainability standards. As part of the proposed renovation and new additions, the applicant is encouraged to use items that conform to the LEED-NC 2.1 Checklist that improve water efficiency, conserve energy, and improve indoor environmental quality. Experience with the use of recycled and recyclable materials, and energy saving products in construction of this facility will inform MCPS about the best products to use in the many future similar projects.

We encourage the applicant to use green roofs, rain gardens and other systems that help with stormwater quality management, and grass crete as the substrate for the fire access to help reduce site imperviousness.



CORRESPONDENCE

ATTACHMENT 12

Jun 5, 2007

Pamela Johnson

As a resident of the Walnut Hill neighborhood, I am very pleased that the Board of Education, Division of Construction secured a lease of property to access construction at Washington Grone Elementary School from Oakmont Ave. This action assures continued quality of life for residents of the Walnut Hill neighborhood which abuts the Wash Grone E.S. property. This lease means that 40 construction trucks, WILL NOT be driving through a day the Walnut Hill neighborhood. Our thanks to Steve Reeves and the Div. of Construction.

Louis Couper
8903 N. Westland
Gaithersburg MD
2087

Johnson, Pamela

From: Barranger, Susan B. [Susan_B_Barranger@mcpsmd.org]
Sent: Friday, June 15, 2007 10:30 AM
To: Sheila Gregg; Johnson, Pamela
Cc: Bruce Zavos; Marcela Dan; Ken Miller; Reeves, Steven R.
Subject: RE: thank you for plans/do you have latest landscape plan?

Thanks for the information about the front entrance. I must say that the proposed entrance remains disappointing AND different than what was on the last set of plans with which I was presented. At least the previous plans showed a peaked canopy that made the front somewhat interesting. The proposed entrance looks more to me like a side entrance, rather than a main one...Why was the last proposal changed? Was it too expensive? For the size of this project, I am VERY distressed at this new plan for the front. Is this the very best we can do?

Susan Barranger
Principal
Washington Grove Elementary
301-840-7120

From: Sheila Gregg [mailto:sgregg@zavosarchitecture.com]
Sent: Friday, June 15, 2007 10:11 AM
To: Pamela.Johnson@mncppc-mc.org; Barranger, Susan B.
Cc: Bruce Zavos; Marcela Dan; Ken Miller; Reeves, Steven R.
Subject: RE: thank you for plans/do you have latest landscape plan?

Pam and Susan -

We realize that the entry identity of the school is one of the elements discussed since the beginnings of this project. Attached, we have prepared a color comparison of the existing vs. new entries. Please note some of the features that were incorporated into this project in order to create a more distinguished entry:

- 1) Main entry stair created in place of existing ramp establishes a stronger presence and leads visitor to main entry as opposed to multi-purpose room or gym entry.
- 2) Floor plan steps out to meet the bus loop, projecting the administrative area as a more important feature than current plan.
- 3) Existing classroom windows on front elevation present a horizontal band. The new windows in the administrative suite, along with the contrasting brick detailing and parapet (nearly 4' above the existing roof line) add verticality to the administrative suite.
- 4) Color contrast is provided in the entry canopy, brick detailing, door/frame paint colors.
- 5) Reconfiguring the ramp to the right of the entry allows entry to school without interfering with queuing of students for buses.

As always, the design team is tasked with balancing the needs and interests of all parties with the constraints of existing site, construction type, ongoing maintenance and cost. We are confident that the solution included in the

6/27/2007

thank you for plans/do you have latest landscape plan?

Page 2 of 3

bid documents accomplishes that goal effectively.

Please let me know if you have any additional questions or concerns.

Regards,

Sheila Gregg, AIA, NCARB
LEED® Accredited Professional
Zavos Architecture+Design, LLC
323 West Patrick Street
Frederick MD 21701
T: 301.698.0020
F: 301.698.0920
E: sgregg@zavosarchitecture.com

ZA+D creates positive change in the communities in which we work, through thoughtful and emotive design ideas. We work collaboratively with our clients to enhance the social and built fabric of these communities by providing appropriate and sustainable design solutions. ZA+D educates our clients and community about the valuable and necessary role Architects play in our society.

From: Johnson, Pamela [<mailto:Pamela.Johnson@mncppc-mc.org>]
Sent: Wednesday, 06 June, 2007 12:05
To: kmiller@zavosarchitecture.com
Subject: thank you for plans/do you have latest landscape plan?

Ken,

Thank you so much for sending the pdfs. for the Washington Grove Addition.--Do you think you would be able to have a revised front elevation by early next week that we could send out with our staff report that would show some new detailing in the vicinity of the front entrance to the building that will distinguish it?

Pam

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

From: Barranger, Susan B. [mailto:Susan_B_Barranger@mcpsmd.org]

Sent: Wednesday, 06 June, 2007 07:32

To: Ken Miller

Subject: front of the building

Hi, Ken! I missed seeing you at last night's construction meeting...I was anxious to see a detailed drawing of the new front of the building and was so disappointed to see it looking nothing like I expected...no vault...no peak...nothing at all other than a front door very similar to what we have now. In the preliminary plans, the front looked peaked. I know you and I had talked about a vaulted skylight that you said MCPS would not agree to. But, I felt sure that the new front would show some character...and it doesn't. I did forward an email to you from one of the parents at last night's meeting and one of her issues, as well, was the appearance of the front entrance. Thanks!

Susan Barranger

Principal

Washington Grove Elementary

6/27/2007

thank you for plans/do you have latest landscape plan?

301-840-7120

6/27/2007

Johnson, Pamela

From: stopwink [stopwink@verizon.net]
Sent: Wednesday, June 06, 2007 4:24 PM
To: Johnson, Pamela
Subject: Re: Washington Grove Elementary School

Dear Ms. Johnson,

Thank you for your responses.

Best wishes,

Shelley Winkler

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

From: Johnson, Pamela
To: stopwink
Sent: Wednesday, June 06, 2007 10:32 AM
Subject: RE: Washington Grove Elementary School

Dear Ms. Winkler,

Thank you for sending me your comments, which will be very helpful in our review. We are certainly seriously considering your comments in our review. I am forwarding your comments to Michael Zamore (301-495-2106), who is handling the environmental review.; we were already considering ways to save more trees and reduce the impervious area. I will look into the design aspects. If you wish to look at the Landscape Plan, I hope you can come into the office this week while we are writing our staff report. I can give you more information after we have looked further into your suggestions.

Regards,
 Pamela Johnson

[Johnson, Pamela] **From:** stopwink [mailto:stopwink@verizon.net]
Sent: Tuesday, June 05, 2007 9:46 PM
To: Johnson, Pamela
Cc: Pfefferle, Mark; Kevin and Val
Subject: Washington Grove Elementary School

Dear Ms. Johnson,

Thank you for coming to Washington Grove Elementary School tonight and presenting the plan for the school's addition. I appreciate Park and Planning's input in the proposed plans.

Before the staff submits their comments for review by the Planning Board, I would greatly appreciate staff's attention to these concerns:

1. The design of the front of the building, while keeping with the general style of the existing building, does nothing to distinguish this particular school in this place. An elementary school has been in existence in this location for 115 years. The building which housed the original school still stands close by. The area is one of tall old trees and historic gabled homes. Perhaps some element could be included in the front of the

6/27/2007

Thank you again for coming tonight and for investigating these issues.

Best wishes,

Shelley Winkler
Washington Grove PTA Member and Parent
301-330-6446

6/27/2007

Johnson, Pamela

From: stopwink [stopwink@verizon.net]
Sent: Tuesday, June 05, 2007 10:14 PM
To: Johnson, Pamela
Subject: Fw: Washington Grove Elementary School

Dear Ms. Johnson, I should have copied you, I am sorry! So here is your copy.

Best wishes,

Shelley Winkler

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

From: stopwink
To: Michael shpur@mcpsmd.org
Cc: Richard G Hawes@mcpsmd.org ; Andrews' Office, Councilmember
Sent: Tuesday, June 05, 2007 10:10 PM
Subject: Washington Grove Elementary School

Dear Mr. Shpur:

Thank you for coming to Washington Grove Elementary School this evening to answer questions about the welcome addition to the school.

There is one important item I did not want to raise at the meeting because I did not want unnerve folks, but I wonder if MCPS has thought about it. This school, I am told, is situated within 500 feet of I-370/ICC. We know now that science has proven that children attending school within 500 feet of a highway, and up to about 1500 feet (I forget the exact number), will suffer lung development damage. I am wondering if really focusing on the landscaping here, and making sure it is as lush as possible, could help the immediate air of the school. I doubt this was considered when MCPS did its landscaping plan for this school, but I suggest that it be reviewed in this light. This is the best opportunity to determine if additional landscaping can be done in this instance, given the school's location near a highway.

For example, at least one Councilmember has told me he would not support construction of a new school near a highway. Can MCPS please consider what can be done to help the children playing outside at this school?

Thank you for your consideration.

Sincerely,

Shelley Winkler
PTA Member and Parent
301-330-6446
sjw37@cornell.edu

6/27/2007

Johnson, Pamela

From: stopwink {stopwink@verizon.net}
Sent: Tuesday, June 05, 2007 9:46 PM
To: Johnson, Pamela
CC: Pfefferle, Mark; Kevin and Val
Subject: Washington Grove Elementary School

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Thank you for coming to Washington Grove Elementary School tonight and presenting the plan for the school's addition. I appreciate Park and Planning's input in the proposed plans.

Before the staff submits their comments for review by the Planning Board, I would greatly appreciate staff's attention to these concerns:

1. The design of the front of the building, while keeping with the general style of the existing building, does nothing to distinguish this particular school in this place. An elementary school has been in existence in this location for 115 years. The building which housed the original school still stands close by. The area is one of tall old trees and historic gabled homes. Perhaps some element could be included in the front of the school which distinguishes it and relates it to its long history and tie to this community. We raised this point at the prior meeting MCPS held at the school, and the architect mentioned that they would consider that point. Yet this design does nothing to include that sense of place, uniqueness and history. Please let's not turn the County schools into faceless institutions.

2. Can the environmental planner please review the plans to determine whether all of the tall, old trees designated for removal must necessarily be removed?

This school is within 500 feet of I-370/ICC and every effort should be made to keep existing tree canopy where possible. We know what science now says about the development of children's lungs when children attend school near a highway, and the design should take that into consideration.

I also request review of the landscaping plan to ensure that it is sufficient -- given the amount of pavement now being added to the site, the destruction of trees, and the ICC coming so close. I noticed that the stormwater management ponds, for example, are in just a big expanse of unplanted area. I appreciate any review that can really help the aesthetic and environmental situation of the school. This is the best opportunity to get the significant landscaping that would help the air at the school.

3. The architect explained that the reason a very long road needs to be added to the design is to permit fire truck access to the addition, as well as to provide a 100-foot turn-around for the truck by allowing it to turn in the paved playground behind the building. I would greatly appreciate it if the planners can look at that design and see if there is any possible way to minimize the amount of impervious surface that must be added for this purpose. Also, if this long road must be built as shown, can the staff review the landscaping plan to ensure that children playing on the long blacktop will have some protection from the sun?

6/27/2007

Johnson, Pamela

From: dejackson02@comcast.net
Sent: Monday, June 11, 2007 12:12 PM
To: Steven Reeves
Cc: Johnson, Pamela
Subject: Washington Grove Elementary School Addition

Dear Steve,

I was pleased to have the opportunity to hear your presentation at WGES on June 5 to hear the plans re the new addition to the school. I am sure you are aware that the residents of Walnut Hill are pleased that the access route for construction materials will come in off Oakmont Ave through Citation Drive into the playground and not through the neighborhood.

1. With approval from the M-NCPPC, when is the **date projected for actual construction and delivery of materials** on the WGES site?

2. **Will all the large oak trees** as you go up the hill on the playground to the play area, as well as oak trees in back of the school, **be removed prior to the actual construction?** Are there any that **can be saved** in relation to the location of the new addition?

My wife and I have been long-time residents of Walnut Hill: our property is at the far end of the playground on Chestnut Street.

Sincerely,
Donald & Carmen Jackson
16617 Chestnut Street
Gaithersburg, MD 20877
301 963-1618

6/27/2007