

VICINITY MAP FOR

G-805 HEMINGWAY HOMES



Map compiled on June 19, 2003 at 6:48 PM | Site located on base sheet no - 211NE01

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 2400

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

SURROUNDING Neighborhood Map

MAP FOR
G-805 HEMINGWAY HOMES



Map compiled on June 17, 2003 at 10:55 AM | Site located on base plan no. 2150601

NOTICE

The accuracy, propriety, and completeness of the information shown on this map is based on a computerized Map Products from the Montgomery County Department of Park and Planning of the Information Systems and Planning Division. The information shown on this map is for informational purposes only and does not constitute a contract or warranty of any kind. The user assumes all responsibility for the use of the information shown on this map. The information shown on this map is for informational purposes only and does not constitute a contract or warranty of any kind. The user assumes all responsibility for the use of the information shown on this map.

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
1000 Northpointe Drive, Suite 200, Silver Spring, MD 20910

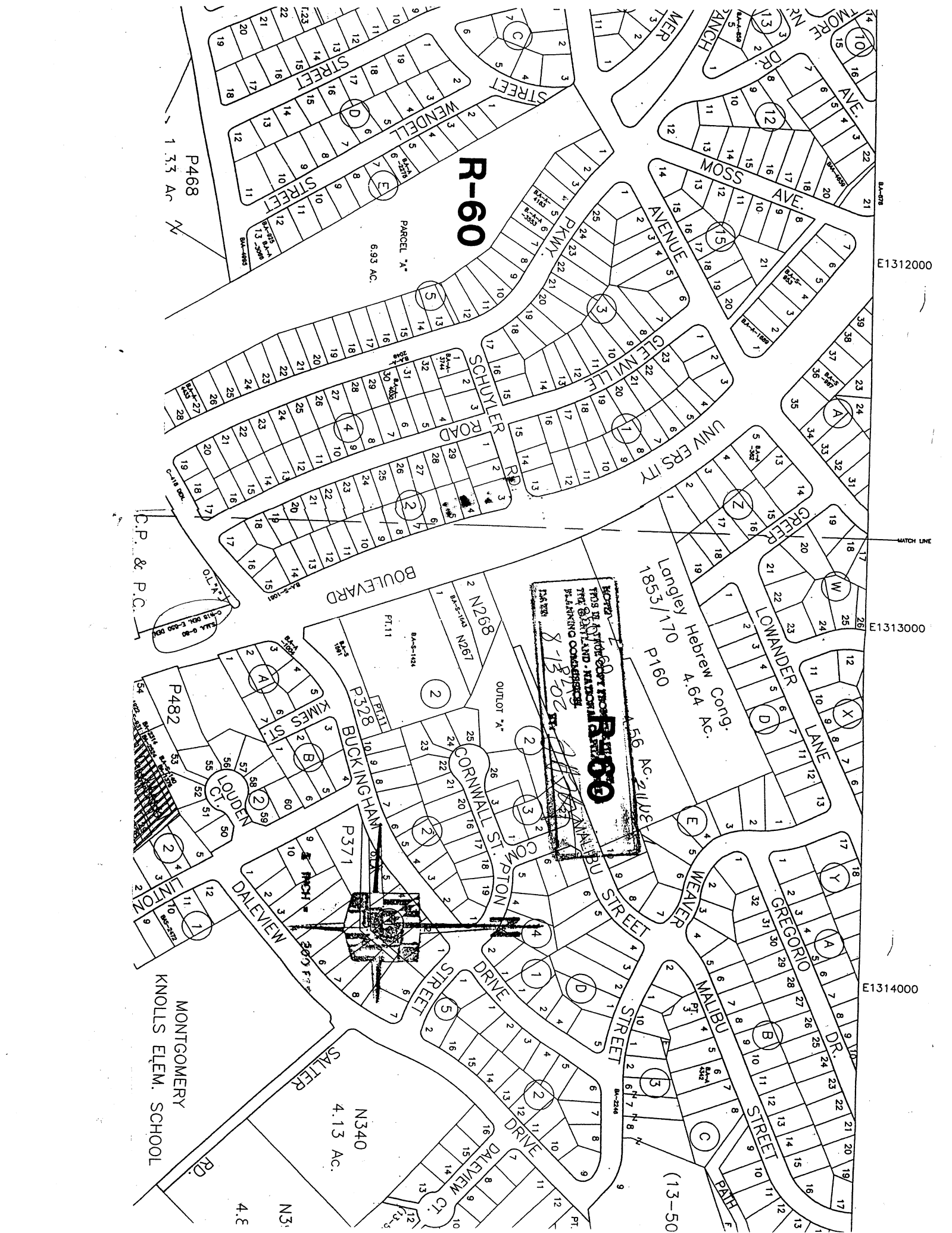
Legend

	Lot		Street		Alley		Drive		Parkway
	Road		Lane		Court		Avenue		Boulevard
	Highway		Expressway		Interchange		Bridge		Tunnel
	Waterway		Canal		Stream		Lake		Pond
	Park		Field		Forest		Wetland		Swamp
	Building		Warehouse		Warehouse		Warehouse		Warehouse
	Warehouse		Warehouse		Warehouse		Warehouse		Warehouse
	Warehouse		Warehouse		Warehouse		Warehouse		Warehouse
	Warehouse		Warehouse		Warehouse		Warehouse		Warehouse
	Warehouse		Warehouse		Warehouse		Warehouse		Warehouse

Key Map



Surrounding Neighborhood



P468
1.33 AC

R-60

PARCEL "A"
6.93 AC.

E1312000

C.P. & P.C.

E1313000

NOTED BY THE COURT FROM PARCEL A- THIS IS A TYPICAL COURT FROM THE COUNTY OF WYOMING PLANNING COMMISSION 8-18-02

P482

MONTGOMERY
KNOLLS ELEM. SCHOOL

E1314000

N340
4.13 AC.

(13-50)

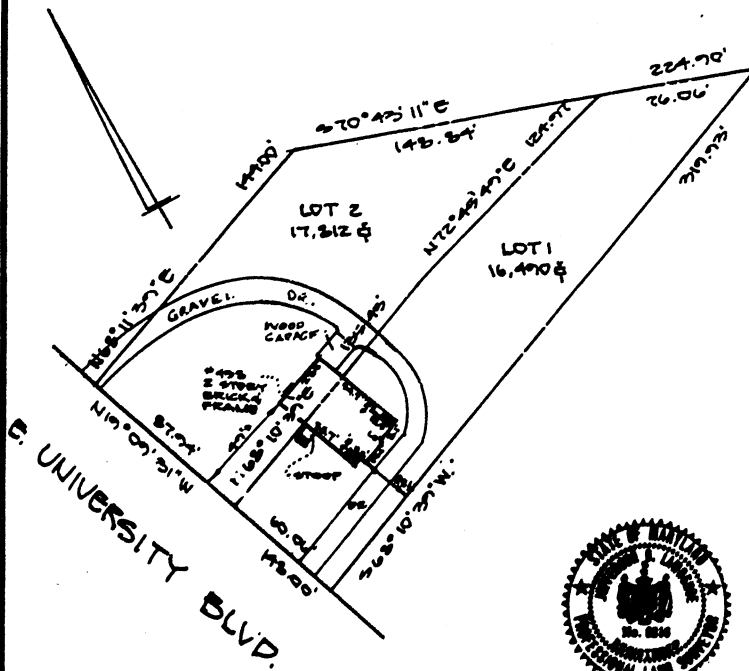


DEVELOPMENT CONSULTANTS GROUP
 SURVEYORS, ENGINEERS & LAND PLANNERS
 SUITE 102
 17504 GEORGIA AVE. OLNEY, MD 20822
 301-4570

HOUSE LOCATION PLAT
 L.O.S 142

HERBERT R. HARDISTY SUBDIVISION

COUNTY OF MONTGOMERY, PLAT BK. 53 PLAT NO 4191



NOTE: Extent of property corners not guaranteed by this plat

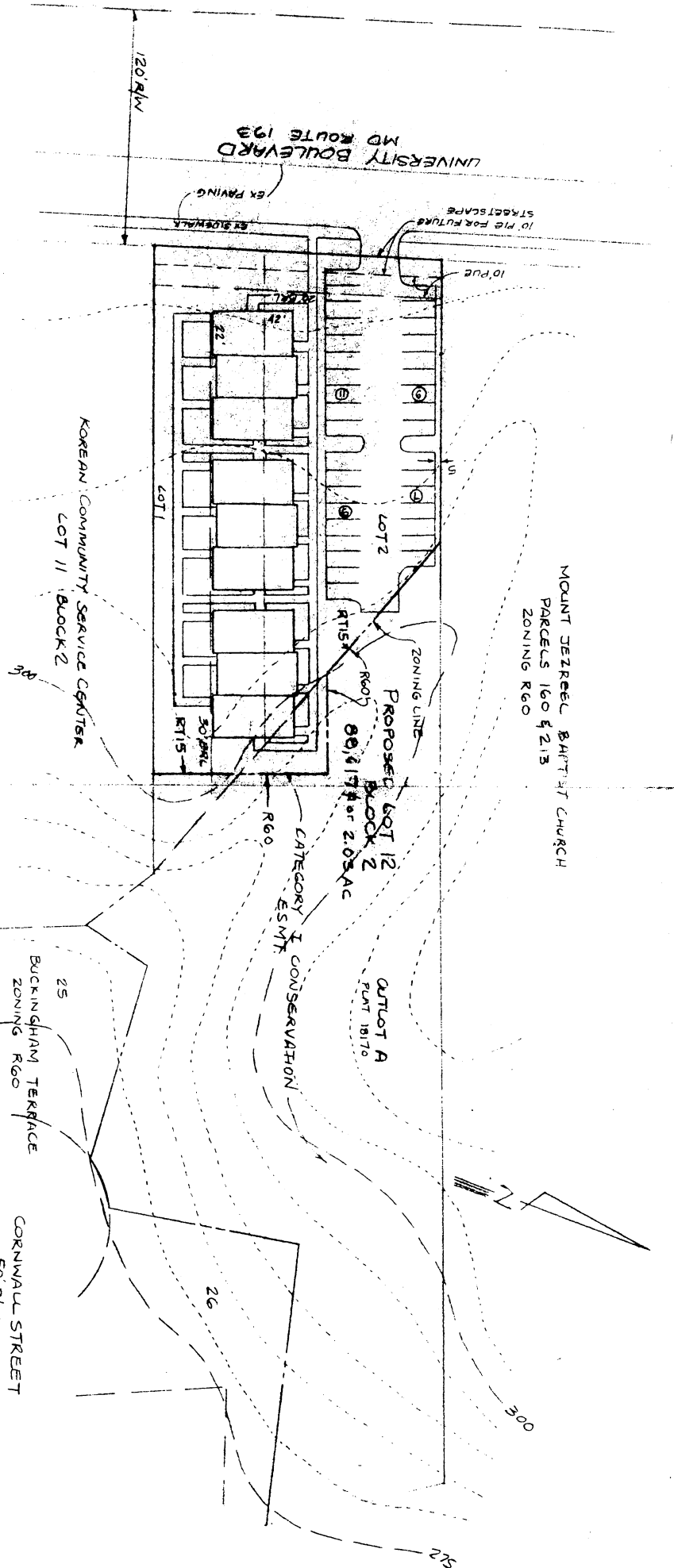
SURVEYOR'S CERTIFICATION

I hereby certify that the property delineated herein is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent stable structures and encroachments, if any. This Plat is not for determining property lines, but prepared for another use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat. No title report furnished.

Robert D. Lawrence
 Professional Land Surveyor No. 52116

Job No	174-111
Scale	1" = 90'
Well Ct.	BATES
Final Loc	17-A-26
Record	

Existing Conditions



DEVELOPMENT DATA

- 1) EXISTING ZONING - (LOTS 1&2) R60
(OUTLOT A) R60
PROPOSED ZONING - (LOTS 1&2)* RT15
(OUTLOT A) R60
- 2) DENSITY CALCULATIONS -
R60 ZONE (OUTLOT A) -
54315/6000 = 9 UNITS
RT 15 ZONE (LOTS 1&2)*
34302/48560*15 = 11 UNITS
-20 UNITS
ALLOWED
PROVIDED - 18 PIGGYBACK UNITS
3) PARKING PROVIDED - 36 SPACES
-20 UNITS
-2 HANDICAP

- NOTE -**
- 1) SOUNDWALL - LOTS 1&2, NO. 58 P. 4751
OUTLOT A PL. 160 P. 18170
 - 2) TOPOGRAPHY - MONTGOMERY AERIAL
 - 3) MDC MAP 37 GRID SET
 - 4) WSSC SHEET 24111-1
 - 5) PUBLIC WATER SYSTEM AVAILABLE
CATEGORY W/SL
 - 6) NORTHWEST BRANCH CLASS I
 - 7) TAX MAP JFPG 1
 - 8) EXISTING HOUSE ON LOTS 1&2 TO BE
DEMOLISHED
 - 9) SWAP EXISTING EASEMENT AREA BETWEEN
LOTS 1 & OUTLOT 50 NEI. ESM/ W/SL AREA IS EQUAL
TO BEFORE.

PURPOSE -
APPLY FOR REZONING
OF LOT 1&2 HERBERT R. HIKEDSTY
SUBDIVISION (Abundant University
Bldg) AND RESUBDIVIDE TO
INCLUDE OUTLOT A, BUCKINGHAM
TERRACE THE FRONT PARCEL
(LOTS 1&2) ARE TO UTILIZE THE
PROPOSED TOWN (RT 15), WHILE
THE REAR PARCEL (OUTLOT A)
SHALL REMAIN R60. THE COMBINED
DENSITY OF BOTH PARCELS SHALL
ALLOW 18 UNITS. THE CONSERVATION
EASEMENT ON PARCEL A SHALL
BE MODIFIED, BUT THE OVERALL
EASEMENT AREA SHALL REMAIN
THE SAME.

SCHEMATIC DEVELOPMENT PLAN
LOT 12 BLOCK 2
RESUBDIVISION OF LOT 1&2 OUTLOT A
BLOCK 2
BUCKINGHAM TERRACE
MONTGOMERY COUNTY, MD
ELECTION DISTRICT NO. 13
JULY 2002
SCALE 1"=50'

PG ASSOCIATES, INC
364 B HUNGERFORD DRIVE
ROCKVILLE, MD 20850
(301) 309-1361

* AS MODIFIED











THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 13, 2002

MEMORANDUM

TO: Joel Gallihue, Zoning Analyst, Community Based Planning

FROM: Don Downing, Planner Coordinator, Community Based Planning *D. D.*

SUBJECT: Zoning Application No. G-805; Hemingway Homes, 438 E. University Boulevard, Silver Spring

The applicant seeks to rezone Lots 1 and 2, totaling 34,302 square feet, from the R60 to the RT 12.5 zone. The applicant proposes to retain the existing Outlot A, totaling 54,315 square feet, in the R60 zone and transfer the 9 units that could be allowed to the newly zoned RT 12.5 portion of the property. The total development would have 18 units in a piggyback configuration.

The property is located on the east side of University Boulevard and is surrounded by Mount Jezreel Baptist Church to the north, a single family detached residential area to the east of Outlot A, the Korean Community Service Center with apartment housing on the south, and a single family detached residential area west of University Boulevard.

The following information is provided in the context of the approved and Adopted East Silver Spring Master Plan, December 2000 (attached).

Townhouses as a land use are appropriate on selected sites in East Silver Spring. A major theme of the master Plan states that the "East Silver Spring Master Plan seeks to preserve existing residential character, encourage neighborhood reinvestment, provide a greater range of housing types, and enhance the quality of life throughout East Silver Spring." (page 25) The Plan recognizes that there are "a limited number of townhouses at several locations" in the area. The Plan recommends that "infill development ... should be compatible with the existing residential character." (page 26) Thus, townhouses help provide a greater range of housing types and are an appropriate use in the area.

The applicant should demonstrate that they meet the 120-foot right-of-way requirement for University Boulevard. (page 64) In addition, there must be adequate space to reconstruct the sidewalk to provide for a tree panel separating the sidewalk from traffic

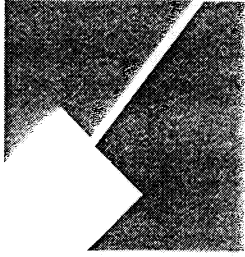
and for an 8 to 10 foot sidewalk to serve pedestrians and bicyclists. (pages 69, 70)
Selection of trees should be consistent with Urban Forestry Concept recommendations (pages 53-55), which call for a diversity of species and use of native plant species where possible.

Particular issues to consider for this site include:

1. Design end units facing University Boulevard to have the appearance of an entrance and to ensure maintenance of the existing residential character.
2. Provide sufficient setbacks from the curb to meet Zoning Ordinance setback requirements and to allow for placement of a tree planting strip and an 8 to 10 foot setback for future sidewalk and tree construction.
3. Provide on-site landscaping and street trees to be consistent with the Urban Forestry Concept, by providing a diversity of species and use of native plant species where possible.
4. Determine an appropriate way to meet on-site recreation space requirements, possibly providing an outdoor seating area.
5. Determine if the applicant is eligible to transfer density from Outlot A, zoned R60, to the proposed RT 12.5 portion of the site.
6. Determine if the application meets requirements for stormwater management and stream buffer setbacks.

Attachment

Dd:a(19) & e:\eastss\ZA Hemingway G805 RT12.5



April 10, 2003

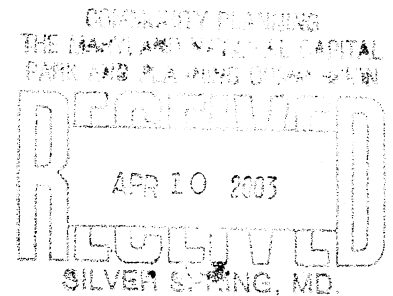
MEMORANDUM

TO: Joel Gallihue, Zoning Analyst
Community Based Planning

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Janet E. Gregor, Planner/Coordinator
Transportation Planning

SUBJECT: Zoning Application G-805
Buckingham Terrace
438 East University Boulevard
Silver Spring/Takoma Park Policy Area



This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject zoning application for rezoning of 34,302 square feet on Lots 1 and 2 from R-60 to RT-15.

RECOMMENDATIONS

For this zoning application case, Transportation Planning staff recommends the following conditions as part of the transportation-related requirements:

1. Limit the development to no more than 18 piggyback-townhouse units as shown on the latest schematic development plan filed with the Zoning Amendment Application on November 8, 2002.
2. Coordinate with the Maryland State Highway Administration on the location of the driveway and any needed frontage improvements.

DISCUSSION**Site Location and Access**

The subject site is located on the east side of University Boulevard (MD193) between Schuyler Road and Buckingham Drive. Vehicular access will be via a new driveway off University Boulevard. Pedestrian access is provided via a lead-in sidewalk from the existing sidewalk along University Boulevard.

Master Plan Roadways and Bikeways

The East Silver Spring Master Plan classifies University Boulevard, M-19, as a major highway with a recommended 120-foot right-of-way. Dedication requirements are pending information on the amount of existing right-of-way between the University Boulevard centerline and the property line of Lots 1 and 2. The East Silver Spring Master Plan provides for a bikeway along University Boulevard. At the time of preliminary plan, the applicant should discuss streetscape and bikeway provisions along the property frontage.

Site-Generated Traffic

Table No.1 below provides a comparison between the expected number of peak hour trips for the weekday morning peak period (6:30 to 9:30 a.m.) and the weekday evening peak period (4:00 to 7:00 p.m.) under the existing R-60 zoning and the proposed RT-15.

Table 1

SITE GENERATED TRIPS		
Zoning Classification	AM Trips	PM Trips
R-60	6	7
RT-15	7	15

Local Area Transportation Review (LATR)

Under both zoning classifications the number of weekday peak hour site-generated trips is below the LATR Guidelines threshold of 50 trips that would require a traffic study.

Staging Ceiling

The proposed project is located in the Silver Spring/Takoma Park Policy Area. As of March 31, 2003, that policy area had a remaining housing capacity of 2,325 units.

cc: Greg Cooke
Mary Goodman
Glenn Kreger
Jeff Riese

mno to gallihue re Buckingham Terrace.doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: June 17, 2003

TO: Joel Gallihue, Community Based Planning Division

VIA: Mary Dolan, Environmental Planning Division *MD*

FROM: Marion Clark, Environmental Planning Division *MC*

RE: Zoning Application G-805
Buckingham Terrace

Environmental Planning staff recommends **approval** of this re-zoning application.

The following comments must be addressed in subsequent reviews:

- Applicant must submit a Final Forest Conservation Plan (FCP) at time of site plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.
- The FCP shall include a Tree Save component showing the delineation of critical root zones (CRZ) for any significant and specimen trees on and off site. All significant impacts (impacts greater than 30%) to CRZ's shall be minimized.
- A concept Storm Water Management Plan, approved by the Department of Permitting Services and consistent with the final Forest Conservation/Tree Save Plan, must be submitted to MNCPPC Environmental Planning staff at the time of preliminary plan submittal.

Discussion

A 1.18 acre Forest Conservation Easement (FCE) required by approval of Preliminary Plan 1-89129, a neighboring subdivision, is currently in place on Outlot A. The applicant proposes to subdivide Lot 1, Lot 2 and Outlot A creating one large lot that will contain the new development; a reconfigured 1.18 ac. FCE required by the previous preliminary plan, and forest conservation requirements for the new development. The applicant's proposal reconfigures the existing FCE along the RT 15 zoning line proposed by this case. This consolidates buildable area on Lots 1, 2 and the western portion of Outlot A in order to create enough space for the proposed development.

The area formed by the new zoning line and containing the proposed townhouse development has a Forest Conservation requirement that is calculated based on the rezoned area corresponding to the area of development. The tract of land zoned R60 holds the redistributed FCE required for the previous preliminary plan approval and

partial forest conservation requirements for the proposed townhouse development. Part of the forest conservation requirement will be met off site. A Tree Save component to the FCP or Tree Save Plan is required.

Forest Conservation

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) has been approved. The NRI/FSD indicates two specimen trees on Lots 1, 2 and Outlot A (36" Silver Maple and 30" Black Cherry) and two specimen trees on adjacent property within 25' of the northern property line (34" Sycamore and 60" Red Oak).

The applicant submitted a Preliminary Forest Conservation Plan as part of the rezoning request. Environmental staff requested modifications to this plan. The applicant proposes to meet forest conservation requirements through a combination of forest retention, forest planting, tree canopy, and street trees. The exact amount of each will be determined as a part of the Final FCP approval. Part of the forest conservation requirements will need to be met off site. The site layout shall be thoroughly re-examined to minimize impacts to the CRZ of specimen trees, in particular the 60" Red Oak and 34" Sycamore on the adjacent property and the 36" Silver Maple near University Boulevard right-of-way. Consideration shall be given to relocating/realigning/consolidating sidewalks and parking spaces, tightening driveways, and reducing grading and the amount of fill and cut within the CRZ's.

The Forest Conservation Regulation also requires that a Tree Save Plan component of the Forest Conservation Plan be submitted indicating critical root zones (CRZ) of all significant and specimen trees. The 30" Black Cherry CRZ falls well within the existing FCE and away from construction activities. There are 7 significant trees (over 24" dbh), one of which must be removed for construction. The plan shall identify demolition/construction techniques and schedules, in addition to other appropriate stress reduction measures designed to minimize root destruction and maximize root regrowth. Tree save measures shall include, but not be limited to, pre-construction watering and fertilizing, fencing, root pruning and dead wood pruning of any trees impacted by construction activities.

Water Quality

This site is located in the Lower Mainstem subwatershed of the Northwest Branch watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this subwatershed as having fair stream and good overall habitat conditions, labeling it as a Watershed Restoration Area.

Stormwater Management

A concept stormwater management plan has not been submitted as part of this application. A concept Storm Water Management Plan, approved by the Department of Permitting Services and consistent with the final Forest Conservation/Tree Save Plan, must be submitted to MNCPPC Environmental Planning staff at the time of preliminary plan submittal.

Noise

There are noise impacts to this property from University Boulevard. A noise analysis shall be conducted at time of preliminary plan submission that indicates areas affected by noise equal to or greater than 65 dBA Ldn. A noise mitigation concept shall be

developed for any areas subject to noise greater than or equal to 65 dBA Ldn. Further plans should maximize setbacks from University Boulevard and minimize noise impact through site layout.

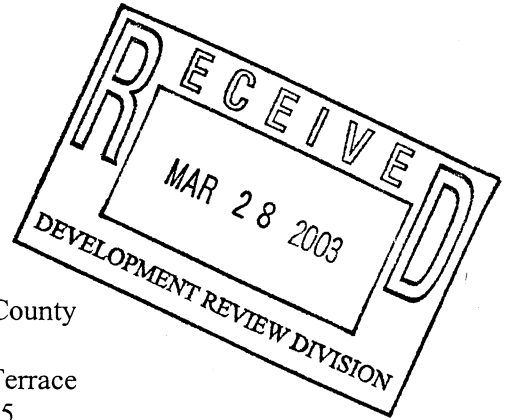


Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

March 25, 2003



Mr. Michael Ma
Zoning Coordinator
Maryland National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 193
Buckingham Terrace
Case No. G-805


Dear Mr. Ma:

Reference is made to the captioned site which is located at 438 E. University Blvd., Silver Spring, MD 20901. This office reviewed the submitted zoning application and offer the following:

- SHA will support (1) one 30' radius type entrance.

If you have any questions, please contact Greg Cooke at 410-545-5595 or our toll free number in Maryland only 1-800-876-4742 (x5595). You may also e-mail him at (gcooke@sha.state.md.us).

Very truly yours,

FOR 
Kenneth A. McDonald Jr., Chief
Engineering Access Permits
Division

gc

cc: Mr. Charlie Watkins
Mr. Glen Smith

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: December 11, 2002

TO: John Carter, Division Chief, Community Based Planning Division
Melissa Banach, Strategic Planning Division
Mary Dolan, Environmental Planning Division
Taslima Alam, Development Review Division
Rick Hawthorne, Transportation Planning Division
Tanya Schmieler, Park Planning and Development Division
Gwen Wright, Historic Preservation Unit
Glenn Kreger, Community Based Planning Team 1
Bruce Crispell, Montgomery County Public Schools
Kenneth A. McDonald, Jr., State Highway Administration
Greg Leck, Montgomery County Public Works & Transportation
Officer in Charge, Dept. of Fire & Rescue Services
Elizabeth Forbes, WSSC

FROM: Joel Gallihue
Community Based Planning

SUBJECT: Zoning Application No. G-805

*ref for
no more structural
1/17/03*

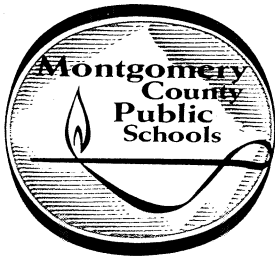
The above-cited zoning application is being referred to your division for comment.

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 **Friday, January 10, 2003.**

Thank you for your assistance.

Enclosure: Zoning Application
Schematic Development Plan



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

279-3333

April 22, 2003

Mr. Joel Gallihue
Community Based Planning
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Mr. Gallihue:

This letter is sent as a follow-up to my previous letter of January 31, 2003, commenting on rezoning application G-805. As indicated previously we estimate approximately 5 elementary, 3 middle, and 4 high school students, for this project of 18 townhouse units. I previously identified facility conditions at the schools that serve this property, Montgomery Knolls Elementary School (Grades K-2), Pine Crest Elementary School (Grades 3-5), Eastern Middle School, and Blair High School.

You have requested a statement concerning the Annual Growth Policy (AGP) schools test and the cluster served by this property, the Blair Cluster. The AGP is under review at the present time and the schools test may be changed in the future. However, the current AGP finds capacity is adequate in the Blair Cluster to allow approval of residential subdivisions for the current year.

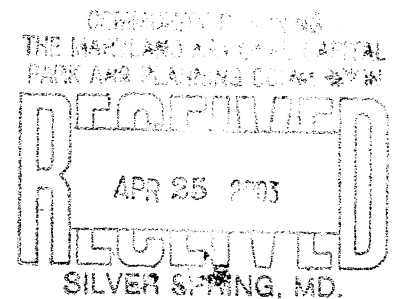
Sincerely,

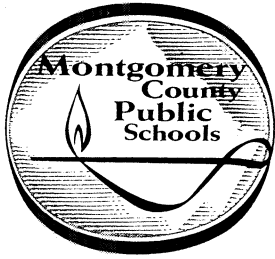
A handwritten signature in black ink, appearing to read "J. Favorgna", is written over a large, loopy flourish.

Joseph J. Favorgna, Director
Department of Planning and Capital Programming

JJL:bc

Copy to: Mr. Bowers, Dr. Thornton, Mr. Kress, Mr. Crispell, Ms. Turpin





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

279-3333

January 31, 2003

Mr. Joel Gallihue
Community Based Planning
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Mr. Gallihue:

This letter is sent in response to rezoning application G-805. This property is at 438 East University Boulevard, Silver Spring, Maryland. The applicant's requested plan includes 18 townhouse units. Based on average yield factors for comparable housing units, the impact of this project is estimated to be approximately 5 elementary, 3 middle, and 4 high school students.

This property is located within the Montgomery Knolls Elementary School (Grades K-2), Pine Crest Elementary School (Grades 3-5), Eastern Middle School, and Blair High School service areas. Montgomery Knolls Elementary School is currently operating over capacity and is projected to remain over capacity for the six year forecast period. Blair High School also is operating over capacity, but is expected to be relieved through the reopening of Northwood High School in 2004. Pine Crest Elementary School and Eastern Middle School are operating within capacity and are projected to remain within capacity. Please see the enclosed information from the Superintendent's Recommended FY2004 Capital Budget and Amendments to the FY 2003 to FY 2008 Capital Improvements Program.

Sincerely,

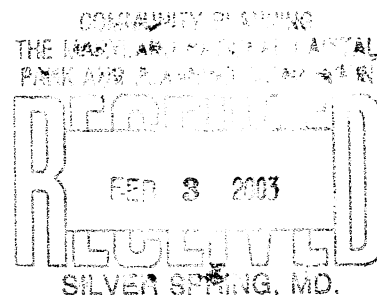
A handwritten signature in black ink, appearing to read "J. Lavorgna".

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to: Mr. Bowers, Mr. Crispell, Ms. Turpin



Montgomery Blair Cluster

Montgomery County Public Schools
850 Hungerford Drive
Rockville, MD 20850

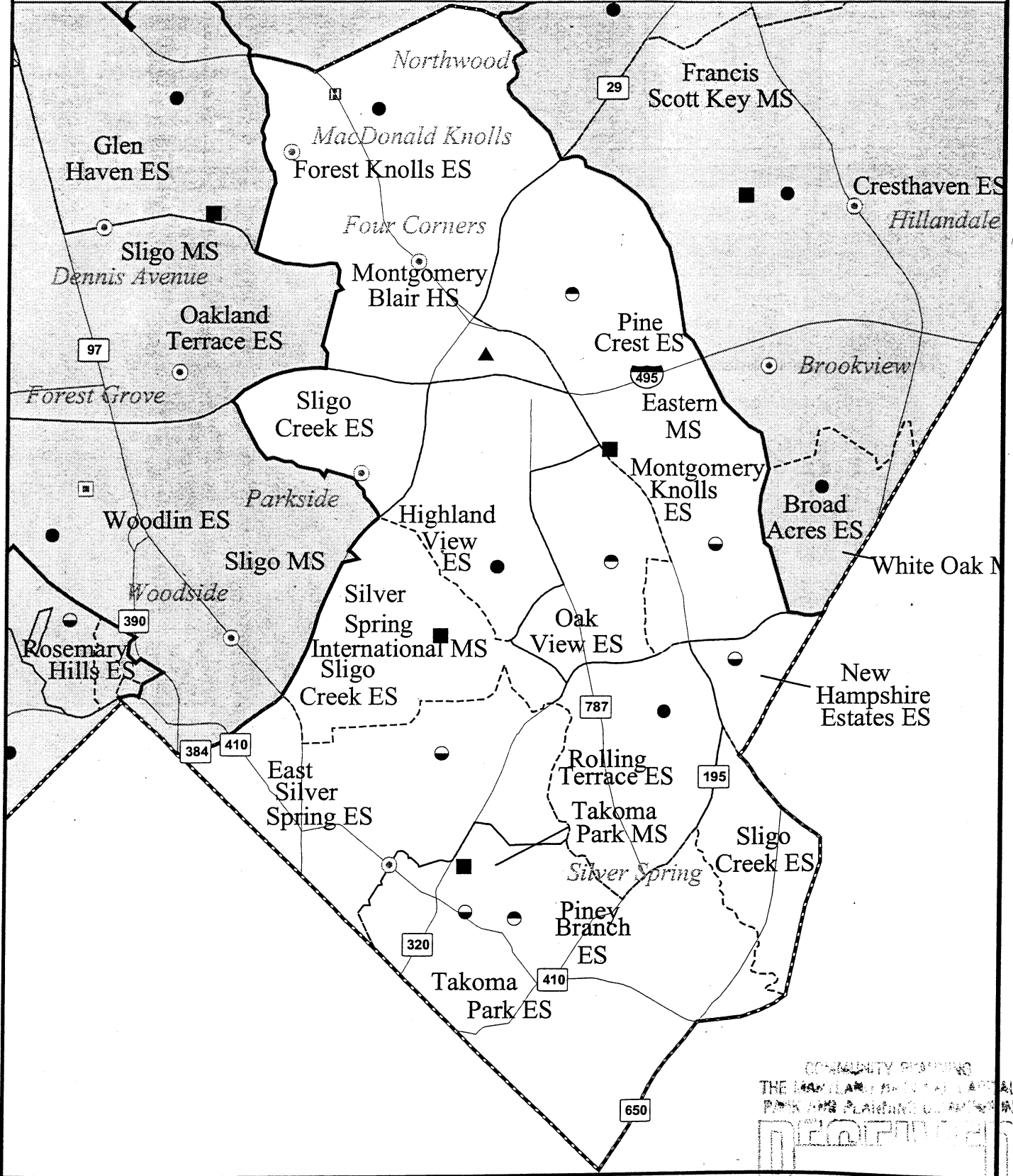


Closed	New	Current	Grades K-2	
			Grades 3-6 or 3-5	
			Grades K-5	
			Middle Schools	
			High Schools	

Vicinity Map



Map Compiled by MCPS Department of Planning and Capital Programming Sep 27, 2002
Map base provided by Montgomery County DIST Geographic Information System Division



COMMUNITY PLANNING
THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND CAPITAL
PROGRAMS PLANNING DIVISION
RECEIVED
FEB 3 2003
SILVER SPRING, MD.

CLUSTER PLANNING ISSUES

Planning Issue: A new program initiative to provide full-day kindergarten and reduced class-sizes in Grades K-2 was introduced in the 2000-01 school year in schools with the highest educational load. East Silver Spring, Montgomery Knolls, New Hampshire Estates, and Rolling Terrace elementary schools received full-day kindergarten and reduced class-sizes in Grades K-2 in 2000-01. In 2001-02, Highland View Elementary School received full-day kindergarten and class-size reductions in Grades K-2. Sligo Creek and Takoma Park elementary schools received reduced class-sizes in Grades K-2. In 2002-03, Sligo Creek, Takoma Park, and Forest Knolls elementary schools received full-day kindergarten and class-size reductions in Grades K-2. Where necessary relocatable classrooms will be used to accommodate these initiatives.

SCHOOLS

Montgomery Blair High School

Utilization: Enrollment at Montgomery Blair High School is projected to exceed capacity by almost 550 students by September 2004. Additional capacity is needed to accommodate the growing enrollment at the high school. In winter 2000, a community advisory committee evaluated twelve different approaches to address the projected capacity deficit at Montgomery Blair High School.

After careful consideration of all approaches, the Board of Education requested that Northwood High School be reopened to accommodate growing enrollment at Montgomery Blair and Albert Einstein high schools. In response to the Board of Education's action on March 22, 2000, a Downcounty Consortium was formed and staff is exploring collaborative methods of addressing the educational and community needs for all schools in the Montgomery Blair, Albert Einstein, John F. Kennedy, and Wheaton clusters. Representatives from the Thomas A. Edison High School for Technology also are included in the Downcounty Consortium discussion.

Northwood High School

Capital Project: Northwood High School is scheduled to reopen in September 2004. FY 2004 construction funds are approved to begin construction of facility modifications with the reopening of the school. The County Council approved an additional \$2.5M for FY 2004 to air condition the school as part of the facility modifications. In order for this school to undergo facility modifications, two critical funding sources must be appropriated. First, the County Council must provide local funding at the levels approved in the FY 2003-2008 CIP,

and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2003-2008 CIP.

Non-Capital Action: A Base Area Advisory Committee will be convened during winter 2003 to evaluate base areas for the Downcounty Consortium high schools. Board of Education action on the base areas is scheduled for June 2003.

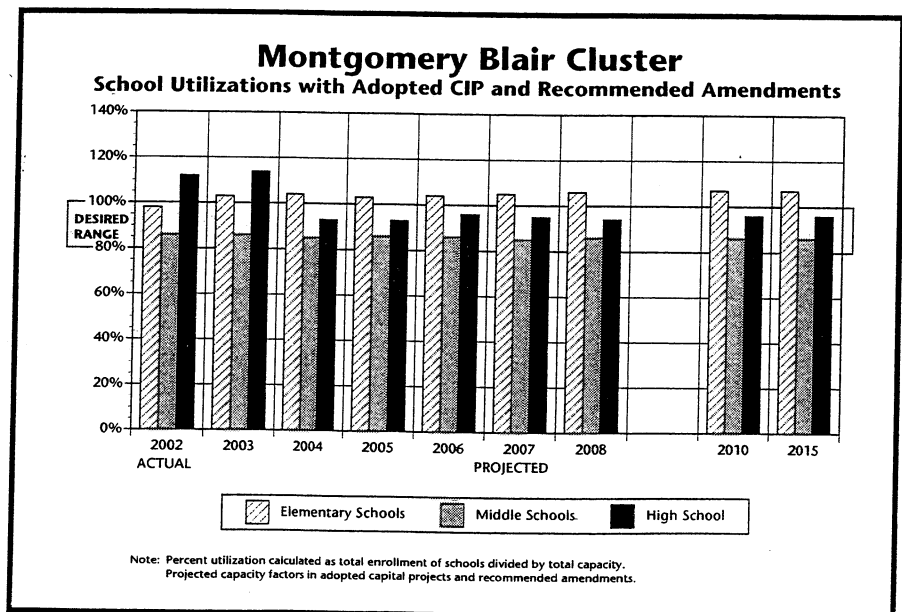
East Silver Spring/Takoma Park/Piney Branch ES

Non-Capital Action: The current articulation pattern of East Silver Spring (K-3), Takoma Park (K-2), and Piney Branch (3/4-5) elementary schools is unique in MCPS. Piney Branch Elementary School serves 3rd grade students from Takoma Park Elementary School; students from East Silver Spring Elementary School enter Piney Branch Elementary School in the 4th grade. In response to staff and community members' questions and concerns regarding the current articulation pattern, MCPS staff convened a roundtable discussion group in spring 2002 with representatives from the three schools in the Montgomery Blair cluster to explore other approaches to the current articulation pattern.

The superintendent recommends maintaining the current articulation pattern for the 2003-04 school to allow the new community superintendent to further research the data on student performance with the current articulation pattern. A more detailed discussion can be found in Supplement A to the Superintendent's Recommended Amendments to the FY 2003-2008 CIP.

Forest Knolls Elementary School

Utilization: Enrollment at Forest Knolls Elementary School is projected to exceed capacity by over 180 seats throughout the six-year planning period. A four-classroom addition is needed to accommodate the enrollment. Relocatable



classrooms will continue to be utilized until an addition is constructed. Since Forest Knolls Elementary School received full-day kindergarten and class-size reductions in 2002-03, the school will continue to need relocatable classrooms when the addition is complete.

Capital Project: FY 2005 construction funds are approved to construct the addition for completion in September 2005. In order for this addition to be completed on schedule, two critical funding sources must be appropriated. First, the County Council must provide local funding at the levels approved in the FY 2003-2008 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2003-2008 CIP.

Oak View Elementary School

Capital Project: Core improvements to the facility are planned. The original completion date was September 2002, however architectural planning determined that construction would take 30 months to complete with students in the building. This schedule would delay the completion of the project to September 2005. In order to minimize disruption to the students and the educational program, the students will be moved to a holding facility in September 2004 to complete the core improvements by September 2005. FY 2005 construction funds are approved to complete the core improvements. In order for the core improvements to be completed on schedule, two critical funding sources must be appropriated. First, the County Council must provide local funding at the levels approved in the FY 2003-2008 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2003-2008 CIP.

Pine Crest Elementary School

Planning Issue: A new Highly Gifted Center was created at Pine Crest Elementary School in 2002-03. This center will serve students from the Montgomery Blair, Albert Einstein, and John F. Kennedy clusters. As needed, relocatable classrooms will be used to accommodate the new program at Pine Crest Elementary School. The program began with 50 students in Grade 4 in 2002-03, and will be followed in 2003-04 with full implementation in Grades 4 and 5 (50 students per grade).

Sligo Creek Elementary School

Utilization: Sligo Creek Elementary School and Silver Spring International Middle School are located in the same facility. Space shortages at Sligo Creek Elementary School will be reviewed in the context of space availability at Silver Spring International Middle School.

CAPITAL PROJECTS

School	Project	Status	Date of Completion
Northwood HS	Reopen	Approved	Sept. 2004
Northwood HS	Facility modifications	Approved	2005-06
Forest Knolls ES	4-classroom addition	Approved	Sept. 2005
Oak View ES	Core improvements	Approved	Sept. 2005

MONTGOMERY BLAIR CLUSTER

Projected Enrollment and Space Availability

Effects of Recommended Amendments to the FY 2003-2008 CIP and Non-CIP Actions on Space Available

Schools		Actual	Projections							2010	2015
		02-03	03-04	04-05	05-06	06-07	07-08	08-09			
Montgomery Blair HS	Program Capacity	2848	2848	2866	2866	2866	2866	2866	2866	2866	2866
	Enrollment	3207	3272	3410	3399	3497	3462	3429	3500	3500	
	Available Space	(358)	(424)	(544)	(532)	(630)	(596)	(562)	(634)	(634)	
	Comments			-2 LAD							
Northwood HS	Program Capacity	0	0	765	765	765	765	765	765	765	
	Enrollment	0	0	0	0	0	0	0	0	0	
	Available Space	0	0	765	765	765	765	765	765	765	
	Comments			Opens*	Modifi- cations Complete	+3 ED					
Eastern MS	Program Capacity	1030	1030	1030	1030	1030	1030	1030	1030	1030	
	Enrollment	918	924	930	932	962	956	942	950	950	
	Available Space	112	106	100	98	68	74	88	80	80	
	Comments	+1 ED									
Silver Spring International MS	Program Capacity	1269	1269	1269	1269	1269	1269	1269	1269	1269	
	Enrollment	896	912	916	949	970	982	1001	1000	1000	
	Available Space	373	357	353	320	299	287	268	269	269	
	Comments										
Takoma Park MS	Program Capacity	922	922	922	922	922	922	922	922	922	
	Enrollment	978	966	913	902	851	831	855	850	850	
	Available Space	(56)	(44)	10	20	72	92	68	72	72	
	Comments										
East Silver Spring ES Grades (K-3) Paired With Piney Branch ES	Program Capacity	472	472	472	472	472	472	472	472	472	
	Enrollment	375	394	390	414	424	430	433			
	Available Space	97	78	82	58	48	42	39			
	Comments										
Forest Knolls ES	Program Capacity	389	389	389	489	489	489	489			
	Enrollment	574	573	574	563	573	572	571			
	Available Space	(185)	(184)	(185)	(74)	(84)	(83)	(82)			
	Comments				+4 Room Addition						
Highland View ES	Program Capacity	344	344	344	344	344	344	344			
	Enrollment	348	337	338	343	346	353	359			
	Available Space	(4)	7	6	1	(2)	(9)	(15)			
	Comments										
Montgomery Knolls ES Grades (K-2) Paired With Pine Crest ES	Program Capacity	380	391	391	391	391	391	391			
	Enrollment	401	453	453	458	465	468	468			
	Available Space	(21)	(62)	(62)	(67)	(74)	(77)	(77)			
	Comments	+2 sess. HS	+2 Sess. HS								
New Hampshire Estates ES Grades (K-2) Paired With Oak View ES	Program Capacity	650	650	650	650	650	650	650			
	Enrollment	456	493	510	525	532	535	536			
	Available Space	194	157	140	125	118	115	114			
	Comments			Proposed School-Based Health Ctr.							

MONTGOMERY BLAIR CLUSTER

Schools		Actual	Projections						2010	2015
		02-03	03-04	04-05	05-06	06-07	07-08	08-09		
Oak View ES Grades (3-5) Paired With New Hampshire ES	Program Capacity	313	313	313	313	313	313	313		
	Enrollment	314	334	312	317	304	323	338		
	Available Space	(1)	(21)	1	(4)	9	(10)	(25)		
	Comments			@ Fairland	Core					
Pine Crest ES Grades (3-5) Paired With Montgomery Knolls ES	Program Capacity	411	400	400	400	400	400	400		
	Enrollment	338	379	396	400	393	396	400		
	Available Space	73	21	4	0	7	4	0		
	Comments	-3 sess. HS	-2 sess. HS							
Piney Branch ES Grades (3-5) Paired With East Silver Spring ES Takoma Park ES	Program Capacity	613	613	613	613	613	613	613		
	Enrollment	556	492	497	504	527	545	546		
	Available Space	57	121	116	109	86	68	67		
	Comments									
Rolling Terrace ES	Program Capacity	772	772	772	772	772	772	772		
	Enrollment	748	782	799	827	829	821	834		
	Available Space	24	(10)	(27)	(55)	(57)	(49)	(62)		
	Comments									
Sligo Creek ES	Program Capacity	593	593	593	593	593	593	593		
	Enrollment	668	682	684	696	700	704	705		
	Available Space	(75)	(89)	(91)	(103)	(107)	(111)	(112)		
	Comments									
Takoma Park ES Grades (K-2) Paired With Piney Branch ES	Program Capacity	306	306	306	306	306	306	306		
	Enrollment	389	414	406	399	396	399	399		
	Available Space	(83)	(108)	(100)	(93)	(90)	(93)	(93)		
	Comments									
Cluster Information	HS Utilization	112.6%	114.9%	93.9%	93.6%	96.3%	95.3%	94.4%	96.4%	96.4%
	HS Enrollment	3207	3272	3410	3399	3497	3462	3429	3500	3500
	MS Utilization	86.7%	87.0%	85.6%	86.4%	86.4%	85.9%	86.8%	86.9%	86.9%
	MS Enrollment	2792	2802	2759	2783	2783	2769	2798	2800	2800
	ES Utilization	98.6%	103.6%	104.1%	103.8%	104.6%	105.7%	106.5%	107.0%	107.0%
ES Enrollment	5167	5433	5459	5546	5589	5646	5689	5700	5700	

*Total capacity for Northwood High School will be approximately 1600 beginning in September 2004.

Demographic Characteristics of Schools 2002-03

Schools	Total Enrollment	African-American %	American Indian %	Asian-American %	Hispanic %	White %	FARMS* %	ESOL** %	Mobility Rate*** %
Montgomery Blair HS	3207	31.4%	0.2%	14.4%	26.2%	27.8%	19.8%	11.3%	15.9%
Eastern MS	918	27.1%	0.7%	13.9%	28.8%	29.5%	39.6%	5.9%	13.5%
Silver Spring International MS	896	27.0%	0.2%	7.4%	38.5%	26.9%	39.8%	7.0%	17.2%
Takoma Park MS	978	31.2%	0.4%	15.0%	14.8%	38.5%	24.3%	7.6%	12.0%
East Silver Spring ES	375	51.5%	0.5%	6.1%	28.5%	13.3%	54.2%	16.8%	16.7%
Forest Knolls ES	574	19.9%	0.0%	14.5%	29.8%	35.9%	25.5%	14.8%	14.3%
Highland View ES	348	31.9%	0.3%	5.2%	35.6%	27.0%	55.0%	21.0%	15.7%
Montgomery Knolls ES	401	38.4%	0.2%	8.7%	37.7%	15.0%	53.3%	39.4%	30.1%
New Hampshire Estates ES	456	21.9%	0.0%	12.5%	59.0%	6.6%	74.4%	43.9%	31.8%
Oak View ES	314	25.8%	0.3%	13.1%	54.8%	6.1%	74.3%	30.6%	27.8%
Pine Crest ES	338	33.7%	0.6%	13.0%	27.2%	25.4%	58.0%	15.1%	18.8%
Piney Branch ES	556	40.1%	0.4%	5.4%	20.9%	33.3%	37.7%	10.1%	19.4%
Rolling Terrace ES	748	19.0%	0.0%	5.6%	56.7%	18.7%	64.6%	27.7%	22.9%
Sligo Creek ES	668	33.4%	0.4%	5.1%	15.3%	45.8%	32.5%	10.8%	16.5%
Takoma Park ES	389	35.7%	0.8%	5.7%	19.0%	38.8%	38.6%	14.1%	21.0%
Elementary Cluster Total	5167	30.8%	0.3%	8.3%	34.9%	25.7%	51.6%	21.6%	21.4%
Elementary County Total	64195	22.6%	0.4%	14.7%	20.7%	45.2%	26.3%	11.3%	16.3%

*Percent of students approved for Free and Reduced-priced Meals program in 2001-02.

**Percent of English for Speakers of Other Languages in 2002-03. High School Students served at regional ESOL centers.

***Mobility Rate is the number of entries plus withdrawals during the 2001-02 school year compared to total enrollment.

MONTGOMERY BLAIR CLUSTER

Program Capacity and Room Use Table
(School Year 2002-03)

SPECIAL EDUCATION PROGRAM STAFFING GUIDELINES																																								
																School Based																								
																Cluster Based																								
																Multi-Cluster Based				County Based																				
																ED @10	ELC @10	LANG @12	PEP @18	SCB @8	TWAIN @10	ACC @7	AUT @6	BRIDGE @10	DHOH @7	EC @10	LFI @10	LD/GT @13	MR @6	PD @7	SLC @10	VISION (Elementary) @7	VISION (Secondary) @8	OTHER @15						
Schools	Grades Served	Capacity (Sec. @90%)	Total Rooms	Reg. Sec. @25	Reg. Elem. @25	Support Rooms	Full-Day Kind. Initiative	Class-Size Red Init.-Grades K-2	EEEP @18	EEEP @36	HS @18	HS @36	KINDA @22	KINDH @44	ESOL @15	METS @15	SEC LAD @16	ELEM LAD @13	ED @10	ELC @10	LANG @12	PEP @18	SCB @8	TWAIN @10	ACC @7	AUT @6	BRIDGE @10	DHOH @7	EC @10	LFI @10	LD/GT @13	MR @6	PD @7	SLC @10	VISION (Elementary) @7	VISION (Secondary) @8	OTHER @15			
Blair HS	9-12	2848	133	117													5																				2			
Eastern MS	6-8	1030	50	41															3																					
Silver Spring International MS	6-8	1269	58	54																																				
Takoma Park MS	6-8	922	43	38																																				
East Silver Spring ES	HS-3	472	24		12	4	Y	Y				1	5					2																						
Forest Knolls ES	K-5	389	25		8	5	Y	Y					7																			5								
Highland View ES	HS-5	344	20		9	5	Y	Y			1	4						1																						
Montgomery Knolls ES	HS-2	380	20		4	4	Y	Y		1		1	7										3																	
New Hampshire Estates ES	HS-2	650	32		12	6	Y	Y			1	4	8								1																			
Lak View ES	3-5	313	18		12	5	Y	Y																																
Line Crest ES	3-5	411	20		15	4	Y	Y				1																												
Winey Branch ES	3-5	613	30		24	5	Y	Y																																
Rolling Terrace ES	HS-5	772	42		20	9	Y	Y				1	9						2																					
Trigo Creek ES	K-5	593	30		17	4	Y	Y					6																											
Takoma Park ES	HS-2	306	19		4	4	Y	Y			1	8												2																

Facility Characteristics of Schools 2002-03

Schools	Year Opened	Year Ren./Mod.	Total Square Feet	Site Size Acres	Park Adjacent	FACT Assess. Score	Child Care				Reloc. Class. 2002-03	Link To Learn. Prgms.	Elem. Gym
							Joint Use	Shared Space	County Owned	Private Mod.			
Blair HS	1998		386,567	30.2	PK						4		
Eastern MS	1951	1976	152,030	14.5		1472							Yes
Silver Spring International MS	1934	1999	135,635	15.6	PK								Yes
Takoma Park MS	1939	1999	137,348	18.8	PK						2		
East Silver Spring ES	1929	1975	57,684	8.4		TBD		Yes			2		Yes
Forest Knolls ES	1960	1993	68,700	7.8				Yes			9		Yes
Highland View ES	1953	1994	59,213	6.6				Yes			6		Yes
Montgomery Knolls ES	1952	1989	57,231	10.3	PK			Yes			6	Yes	
New Hampshire Estates ES	1988		70,540	5.4	PK			Yes				Yes	Yes
Lak View ES	1949	1985	44,833	11.3	PK			Yes			5	Yes	Yes
Line Crest ES	1992		53,778	5.6	PK			Yes				Yes	Yes
Winey Branch ES	1971		99,706	2	PK	TBD		Yes					Yes
Rolling Terrace ES	1988		88,835	4.3				Yes			5	Yes	Yes
Trigo Creek ES	1934	1999	92,985	15.6	PK			Yes	Yes		7		
Takoma Park ES	1979		50,933	4.7		TBD		Yes	Yes		6		Yes

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