

MCP-CTRACK

RECEIVED
0043
JAN 17 2012

From: tsisti4376@comcast.net
Sent: Monday, January 16, 2012 10:52 PM
To: Bruce_Crispell@mcpsmd.org
Cc: boe@mcpsmd.org; county.council@montgomerycountymd.gov; MCP-Chair; Joshua_Starr@mcpsmd.org
Subject: Reaction to First B-CC SSAC Meeting

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Mr. Crispell,

I am writing to express my concern about the re-started site selection for the second B-CC Middle School. I attended the first meeting of the Site Selection Advisory Committee (SSAC) as an interested observer from the Rock Creek Hills neighborhood, and I am surprised at the substantive and procedural breakdown that appears to have taken place so early in the SSAC's life.

The SSAC candidate site packet contained a number of discrepancies in the descriptions of sites. Your office was informed of these discrepancies (identified below) by a representative from my community prior to the first SSAC meeting, and yet no corrections were provided for the SSAC members to consider. In addition, site evaluation criteria were not defined in a manner that facilitated the cross-comparison of the sites, and county personnel asserted that weighting them with regard to their relative importance would be difficult. Against this backdrop, SSAC members were asked to identify "one pro and one con" for each site. Notwithstanding the weakness of this analytical approach, given the absence of accurate and consistent site information, as well as the deficient definition and weighting of criteria to be applied to the sites in any analysis, it is impossible to understand how a rationale basis exists for members to engage in a rating of the sites.

In addition, of grave concern was your unqualified identification of a "reclaim right" to Rock Creek Hills Park (RCHP) as a "pro" for the site. As you know, there is significant uncertainty surrounding MCPS' ability to exercise this right, and that uncertainty is one of the main reasons this site selection was re-started. As Dr. Starr stated:

- The transfer agreements that passed ownership of the Rock Creek Hills property from the Board of Education to the county, and then to the M-NCPPC, clearly stated that in the event the property is needed for public school use in the future, then it will be transferred back to the Board of Education.
- This reclamation provision was important to the Board of Education's action to adopt Rock Creek Hills Local Park as the site for the new middle school back on April 28, 2011.
- Recently it has been determined that there may be more "strings" attached to our ability to reclaim the property for public school use.
- When the M-NCPPC developed the park in the early 1990s they accepted funds from the Program Open Space (POS). This is a program managed by the Maryland Department of Natural Resources to distribute funds from the Federal Land and Water Conservation Fund to preserve open space.
- The use of Program Open Space funds was inconsistent with the reclamation terms of the transfer agreement under which the M-NCPPC took title to the property. This was the case since use of these funds places restrictions on future public use of parks, in contradiction with the terms of the original transfer agreement.

<http://www.montgomeryschoolsmd.org/press/index.aspx?pagetype=showrelease&id=3058&type=&startYear=&pageNumber=&mode=>

As has been mentioned repeatedly in public *fora*, if LWCF (federal) or POS (state) funds are used to “acquire *or* develop” land for use as a park, that land may not be converted to non-park use without adhering to strict statutory conversion procedures. Those conversion procedures differ slightly with respect to whether federal or state funds are used to “acquire *or* develop” the park, but at their core, they require replacement of the park in the community with land of equal monetary *and* equal recreational value. Although the omission of the LWCF and/or POS constraint (as noted in listing below) from the description of the RCHP site painted an incomplete picture of that site’s status, the failure to correct that omission and the identification of POS constraints on other sites, coupled with the unqualified assertion of the reclaim right, simply mischaracterizes the true nature of the site and threatens the success of the SSAC. For instance, as noted by the representative from Park and Planning at the meeting, the recreational value of RCHP exceeds the park’s existing appraised value. Failure to acknowledge the applicable requirements of LWCF or POS, then, risks having the members select the park as the site for the middle school without a full understanding of the costs associated with its replacement, which costs could make it the most uneconomical choice for the county.

As you know, the last SSAC for this middle school was plagued with procedural flaws, controversy, and litigation. It was hoped that the restart of this process would provide MCPS and the community the opportunity to evaluate sites in an objective, measurable way and remove that taint of arbitrariness that accompanied the first selection. Based on the forgoing, however, I fear that we are headed for repeat of the outcome of that first selection, and if so, we risk further litigation and delay in the construction of this needed school. For this reason, I ask that you correct the flaws that exist in this process now, early on, before further damage is done to the credibility of the restarted SSAC.

Thank you for your time and consideration.

Sincerely,

Thomas R. Sisti

Site Selection Description Discrepancies Identified by RCH Representative

- **RCHP Description** – The RCHP site description is titled incorrectly. It is titled “Formerly Kensington Junior High School.” Although we understand the need to provide context to the site, the current site constitutes only “a portion of the Kensington Junior High School site.” See Kensington Junior High School Site Transfer Agreement, Feb. 9, 1990 at Clause 1. This distinction is important because the size of the site is substantially smaller (1/3 less) and different from the site that existed when KJHS was operating. The map included as part of the site description reflects an old plat description of the land that incorporates the elder care facility in the area north of the highlighted portion, which contains a circled number 34 and “N303,” as well as a separate access road to the site, both of which are no longer part of the current site. This map not only misrepresents the actual size and availability of the site by including the elderly housing in the Master Plan description, but it raises concerns and questions regarding the future of the elder care facility. I don’t think by this inclusion, that you inferred an option exists to close the elder care facility and return the site to its former size, with the separate access road, which housed the old KJHS.

Our community is raising this issue (returning the entire site -park and elder care facility to its former state) because it would change the dynamic of the discussion regarding the location of the middle school. Of course, it would raise competing social concerns regarding the availability of housing for the elderly in lower Montgomery County.

In a effort to avoid confusion and to avoid misinterpretations we ask that you reflect the current changes in both the title and the map of this candidate site.

- **RCHP Topography** – The topography description is not accurate or complete. It describes the topology as a “Level area with lower level additional parking. Generally slopes towards stream valley to the west.” During the Feasibility Study discussions, we learned that the site actually has a 50’ – 70’ drop in topology. In addition, it also slopes to the south, as well as the west.

Further, in a June 10, 1985, MNCPPC memo from Jim Crawford to Gail Price, it was noted that the eastern portion of the site was relatively flat, but from there, to the west, the parcel sloped “steeply toward the Kensington Parkway stream valley park.” Further, “[s]teep slopes on this remaining portion of the site would limit development potential.” In discussing the development potential for the site, MNCPPC noted that “development would be constrained” based on the “severe topology” on the site that may be available for development.

Moreover, the language describing the “level area” on the site omits a key fact regarding the development of the site learned from the Feasibility Study. Under all options considered during the Feasibility Study, we learned that the flat portion of the site would have to be dropped four feet for site balance purposes and to provide fill for construction on the slopes.

In short, the use of the descriptors “generally slopes” and “level area” without an understanding of the forgoing conveys an impression of the site’s readiness that may not be complete. Clarification of these points is needed either under this descriptor or under “Possible Constraints.”

Finally, we are confused why there was no acknowledgement of the existence of specimen trees on the RCHP site. In contrast, the topography for Norwood Park notes that there are “wooded areas along [the] perimeter” of that site. We raise this point because we learned from the Feasibility Study that under all site options considered the existing trees would be obliterated. In contrast, at Norwood Park, it is not at all clear that the trees along the perimeter area would be disturbed.

- **Access** – We applaud your efforts to bring accuracy to some of the access descriptions. We ask, however, that you consider including the following:
 - **NCC Park** – Although access exists from Jones Bridge and Spring Valley Roads, it should be noted that access also exists from Woodlawn and Parsons Roads, and from Montrose Driveway. In addition, a road extension currently is under consideration in the southeast portion of that site. Finally, the site will enjoy significant access improvement as a result of federal funds allocated to the site for BRAC remediation.
 - **Norwood Park** – We appreciate your correction of the error from the original SSAC Recommendation regarding site access. Still, the access description does not list Stratford Road as an access road. The road connects to the entrance of the park. In addition, the description does not acknowledge the presence of a perimeter road on the site, which terminates at Willet Parkway. Acknowledging this road is important because it demonstrates the unique access to Norwood Park along three compass points. In addition, it should be recognized that all road access is not alike. Unlike the access to NCC Park and RCHP, Norwood Drive is a large road offering access to a major artery. It possesses a single lane for traffic in either direction. These lanes are separated by a generous median strip, and in each direction, there is a lane for parking leading to the site.

- **RCHP** – The access description for RCHP needs to be clarified, as it conveys that two separate streets provide access to the site. As seen on your map, from the standpoint of physical roadways, there's no arterial road and there really is only one road to the site which changes naming conventions. Haverhill is merely a small connection road between Littledale and Saul Roads. Had the developers chosen to name the right fork of the traffic triangle Haverhill and the left fork [Saul], we would be speaking of only one road. In contrast, other park locations, like Norwood Park and NCC Park, have multiple physical roadways into their respective sites. Moreover, Haverhill and Saul possess restricted parking owing to their small size.
- **Possible Constraints** – The constraints associated with sites needs to be clarified and corrected.
 - **Norwood Park** – The descriptions of Norwood Park during this process have been quite challenging. Previously, with regard to the site's location in the cluster, at different points, the SSAC Report/Recommendation identified Norwood Park as located in two different areas of the cluster. It now is identified as "[l]ocated in the southern portion of the Cluster." Notwithstanding this confusion, as demonstrated in your map, in actuality, it is located toward the center of the cluster, more than 70% of the linear distance from Westland to B-CC, and within walking distance to B-CC. In contrast, NCC Park and RCHP appear to be further from B-CC than Norwood Park. Further, it should be clarified that the smaller building housing a cooperative nursery is not a protected structure.
 - **RCHP, Others** – A common Possible Constraint for a number of sites is the term "Local [P]ark." We feel this term blurs the unique implications associated with some local parks. For instance, with respect to RCHP, the constraint at the site is not simply its use as a local park. Federal Land and Water Conservation Fund (LWCF) and/or State Program Open Space (POS) funds were used to develop the park. Regardless of the source of funds, the respective governing statutes make clear that land "acquired or developed" with such funds may not be converted to non-park uses with undergoing a restrictive conversion process that includes the identification of land of equal monetary and recreational value in the community. This constraint is substantial, and inquiries are pending on the matter with the Maryland Secretary of Natural Resources. To our knowledge, other sites do not face this significant constraint, and thus, its implications for RCHP should be acknowledged.

In addition, with regard to RCHP, the site conditions are not really clear. In particular, the size in the context of topology is not mentioned. This distinction is important because, as we learned during the Feasibility Study process, no option was developed that could provide adequate parking for the site. Residential parking on neighborhood streets would have to be comprised.

- **Availability** – It would help to understand the difference between the terms "unknown" and "undetermined." I know you stated that they're used interchangeably, but could you amend the fact sheets to reflect this?
- **Current Use** – It would help to understand the methodology for defining Current Use. For instance, several parks have their use simply defined as "Local Park." Norwood Park also is distinguished as a "Cooperative Nursery." This is the first time such a use has been identified in Norwood Park; it does not appear in the prior SSAC materials. Is this a legally defined use worthy of special recognition? We ask because, as you know, RCHP represents one of the few down-county sites in its area that possess regulation soccer fields. The use of those fields is a permitted activity. If use distinctions are being made for Norwood Park, then other uses, especially those subject to regulatory process, should be identified and associated with other candidate sites.

Garcia, Joyce

RECEIVED
2012-0095
JAN 30 2012

From: Mark Mendez <hiview@verizon.net>
Sent: Sunday, January 29, 2012 9:19 PM
To: Janice_Turpin@mcpsmd.org
Cc: oridout@mdp.state.md.us; rlittle@mdp.state.md.us; MCP-Chair; Bradford, Mary;
boe@mcpsmd.org; Bruce_Crispell@mcpsmd.org;
county.council@montgomerycountymd.gov; Joshua_Starr@mcpsmd.org
Subject: SSAC committee -Next level evaluation - Lynnbrook Center

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Turpin,

I want to thank you for requesting additional information on the individual sites being considered for the second BCC Middle School site by the SSAC. As MCPS Real Estate Team Manager, I appreciate that you have asked for documentation on these sites, including the FUDS status of Rosemary Hills/Lyttonsville Local Park. I would like to know that you are pursuing this level of information on all the sites that are still in contention for this recommendation. As I am sure you know, during the first SSAC it was reported that the former **Lynnbrook Elementary School (8001 Lynnbrook Dive)** was 'noted in the Maryland Historical Trust (HMT) inventory, however the site is not included in the National Register and there is no determination by the MHT of eligibility as a historic property'. Yes, Lynnbrook Center is listed (M: 35-49)... along with hundreds of properties- most with no determination and many that are listed as rejected for historic designation. Phone calls to M-NCPPC and HMT have confirmed that this MCPS property has no historic status at this point.

An actual review of the HMT site reveals Lynnbrook Center might have little chance of historic distinction because of modern additions made in the 1960s. The entry for the building states: *"The elegant Art Deco front entrance, the outstanding feature of the school was destroyed when a modern wing for the library and administrative services was built"*. Looking at a body of entries on the HMT site – and specifically at public schools built by Montgomery County from the 1920s through the late '40s, two distinctions come into focus. Those edifices that are no longer used for their original purpose are less likely to be recommended for historic designation, and those that have lost the integrity of the initial designs have no reason to be recommended. As an example, the 2003 decision for Fairland School, a slightly older MCPS building designed by Howard Cutler the same architect as Lynnbrook, was that the structure had been *"significantly altered"* and therefore *"not eligible for the National register of Historic Places"*.

Selecting a site for a new school, proposing to take valuable green space, determining how and where to spend county dollars are decisions that impact everyone. All county residents should demand an honest evaluation of sites and not generalizations in this SSAC process. This second committee should set the standard for transparency, accountability and fiscal responsibility. In this context, I suggest the former Lynnbrook Elementary School has many reasons to recommend it as the second middle school in the BCC Cluster. I feel that the process to determine its eligibility for historic designation has not been evaluated accurately. Even casual inspection reveals Lynnbrook Center to be a deteriorating building on a centrally located property already owned by MCPS. As a former elementary school (1942-1981), it has the sidewalks and streets that accommodate walkers and buses. With approval by M-NCPPC, the local Lynnbrook Park could co-locate with the new middle school as it did for those decades, maintaining an important down-county rectangular playing field.

I ask that MCPS immediately request a decision by the Maryland Historic Trust on the former Lynnbrook Elementary School so that the SSAC can proceed with accurate information. This process will take some time, but perhaps not as long as has been intimated. This information would support the best interest of the SSAC committee, MCPS, M-NCPPC and the county. Please let me know if your team is undertaking this level of research on the **former Lynnbrook Elementary School**.

Thanks for all your hard work on this matter,

Mark Mendez
Montgomery County, MD

MCP-Chair

From: Mary Anne Berberich <maryberb@comcast.net>
Sent: Monday, February 20, 2012 6:43 PM
To: MCP-Chair
Subject: BCC Middle school site selection

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0146
FEB 21 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier:

We appeal to you to protect the North Chevy Chase Park from being selected as the site for the next BCC middle school. NCC Park is one of the last remaining old growth forests of giant tulip poplars and maples which also has an important role in storm water run-off management in this area. This park also functions as the western boundary of our community with the National Medical Center, also mitigating some of the noise generated by our northern boundary, I 495; our eastern boundary, Conn Ave.; and our southern boundary, Jones Bridge Rd.

According to the criteria adopted by the school board:

a.) NCC Park is not a 'walkable' site; our children have always been bussed across Conn Ave. b.) Access to the site is limited due to gridlock from heavy traffic, especially during middle school transit times. c.) There is little street frontage, either on Jones Bridge Rd. or at the ends of our neighborhood streets. Our 3 streets each dead-end at the site, approx 1 block in off Conn. Ave. from which there is no entry allowed. Cars are parked on both sides of the street limiting school bus traffic on the already narrow streets d.) Provision to provide parking for approx 125 cars? e.) Attention to environmental concerns by addition of non-porous surface? Paving over, in addition to cutting down trees, further contributes to difficulties with run-off and storm water management. f.) Lack of attention to good learning environment. At this site, deafening noise from unscheduled, low flying transport helicopters is an additional, if understandably necessary, negative contribution to the learning environment. The location, proximal to the site of increased terrorist threats, radiation, and other hazardous pollutants is not an ideal one for our children, 6 hours/day, 5 days a week.

We appear to be at the final session in this second selection process. The Superintendent of Schools directed that the process be repeated after Rock Creek Hills Park was selected the first time. North Chevy Chase Park and Rock Creek Hills Park, along with three private sites, will be evaluated at the next meeting this Wednesday, February 22, at 7 PM at the BCC High School. At these meetings observers are not permitted to comment or ask questions in the site selection "process," which involves a presentation from a large panel of "experts," many of whom would also appear to be stakeholders, especially since one of the alleged experts forcefully stated that "... it would be 'unconscionable' to retain NCC park because of the numbers of parks located in Montgomery County, including nearby Rock Creek Park."

We have been surprised by the designation of MNCPPC merely as 'owner', like owners of the several private sites at least listed with designation: 'unwilling seller'. However, as a public stakeholder, planner and protector of parks for the larger area, MNCPPC is much more than that. Whereas two remaining sites are listed as parks, some important differences exist and it is clearly time for some bonafide expert input from the Commission.

Sincerely,

Mary Anne Berberich and Michael Kirkland

3909 Montrose Drive
Chevy Chase, MD 20815
301-656-8770

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FEB 21 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: Mark Mendez <hiview@verizon.net>
Sent: Monday, February 20, 2012 7:59 AM
To: Joshua_Starr@mcpsmd.org
Cc: Bruce_Crispell@mcpsmd.org; county.council@montgomerycountymd.gov;
boe@mcpsmd.org; MCP-Chair; Bradford, Mary
Subject: SSAC- a realistic option

Dear Superintendent Starr,

I have been attending the SSAC meetings at Bethesda Chevy Chase High School. I was very disappointed on February 8 to see the former Lynnbrook Elementary School eliminated as a potential site for the second Middle School in the BCC cluster. While you can say that it is smaller than ideal for a middle school, I feel that this property should have remained on the list as it is owned by the school system. It may not have ended up as the first choice of the committee, but it should have been 'scored' at the final meeting. With open space at a premium in the down county area, all county agencies will need to reconsider 'minimum size' requirements and place an emphasis on creativity when reviewing building plans and shared used strategies. All members connected with MCPS voted that evening to eliminate the site with little or no discussion of this underused and aging facility. The few representatives from M-NCPPC voted to keep Lynnbrook School on the list, possibly because they saw it as a realistic candidate to co-locate with the adjoining Lynnbrook Local Park. I fear that the decision to remove this site from consideration has done the SSAC, MCPS and the county a disservice. Without a property the school system actually owns on the list, MCPS has lost its ability to control its own destiny in this search for a new middle school. Since the first SSAC process last spring, M-NCPPC has consistently issued public statements that clearly demonstrate their mission to protect the natural resources that are so important to the quality of life for all of the citizens of the bi-county area it serves. And yet, this SSAC goes into the final week choosing between two public parks and three private sites. The cost, interest of seller and date of availability may be unclear for all of these choices.

I recognize that the SSAC plays only an advisory role in this process. I would strongly suggest that your team reconsider MCPS inventory and take another look at the former Lynnbrook Elementary School as the second Middle School in the BCC cluster. This option may be the best for Montgomery County.

Sincerely,
Mark Mendez
Montgomery County

MCP-Chair

From: John Robinson <jmarkrobinson@verizon.net>
Sent: Friday, February 17, 2012 4:49 PM
To: rileymike1@yahoo.com
Cc: MCP-Chair
Subject: Summary of Robinson Thursday February 16 testimony - Item # 2

RECEIVED
FEB 21 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To: Mike Riley
Re: John M. Robinson Testimony on School Site Selection Process
February 16 Planning Commission Meeting – Item # 2

Mike –

You requested the I provide you the four factors I mentioned should be addressed in any analysis of properties owned by the Commission if such a property were a leading candidate for possible use as a school site. It is important to note the I presented oral testimony on February 16, Item #2, because I understood that any statement must be strictly related to process and that any remarks be consistent with the limits of the agenda and the overall direction and tenor of the Planning Board's discussion. As such I was not sure what would be appropriate in advance. I did refrain from making any statements that might suggest a comparison of the relative merits of the few remaining sites involved in the current site selection process for the proposed new BBC middle school #2. In that context I noted that the Commission may be faced with a very difficult policy choice if all the remaining sites all involve Commission property, particularly if they are parks. If this should be the case, any decision should involve a comparative analysis of the following: (1) their recreation value; (2) the Commission's investment and the replacement value of the facilities; (3) the environmental and forestry requirements and costs; and (4) the cost of school construction. I will take the liberty of adding that these factors are relevant even if a single Commission property is involved due to the public interest nature of the determination. I would also add that the criteria assume that the candidate sites have already passed a preliminary screening determining that they are reasonably suitable for school purposes from the point of size and transportation access, including road size and congestion. Otherwise there is no need to reach the four points I mentioned.

Finally, Chair Carrier has been generous in allowing me to discuss matters with the Commission staff. This is one of those instances that courtesy requires me to inform her of what I am saying, particularly since it reprises my oral testimony before the Commission. There is no problem with sending you this communication since it addresses a general matter of policy and not a specific docket, but this will honor my commitment to keep her apprised. Please feel free to forward this e-mail as you believe appropriate as it speaks to a matter of public record.

Best regards,

/s/

John M. Robinson

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FEB 24 2012

MCP-Chair

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Elizabeth King <bking2213@gmail.com>
Sent: Friday, February 24, 2012 8:35 AM
To: Bradford, Mary; MCP-Chair; ocmemail@montgomerycountymd.gov;
council@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
Joshua_Starr@mcpsmd.org; BOE@mcpsmd.org
Subject: In support of parks

I am disappointed with the choice of Rock Creek Hills Park or any parkland for the site of the new middle school. I support the use of existing school property for school construction and strongly believe that once parkland is gone, it is gone forever.

--
Elizabeth N. King
2213 Richland St.
Silver Spring, Md. 20910
301-588-4408
240-988-4038
bking2213@gmail.com

RECEIVED

FEB 24 2012

OFFICE OF THE SUPERINTENDENT
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: Jim Pekar <jjpekar@gmail.com>
Sent: Friday, February 24, 2012 3:33 PM
To: Crispell, Bruce
Cc: Joshua_Starr@mcpsmd.org; Brian_Edwards@mcpsmd.org; Michael_Shpur@mcpsmd.org; James_Song@mcpsmd.org; Christopher_S_Garran@mcpsmd.org; Shirley_Brandman@mcpsmd.org; Christopher_Barclay@mcpsmd.org; boe@mcpsmd.org; MCP-Chair; Isaiah Leggett; councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Mayor.Fosselman@tok.md.gov; Boyd, Fred; Farquhar, Brooke; keith.levchenko@montgomerycountymd.gov; richard.romer@montgomerycountymd.gov; hrs@hocmc.org; IG@montgomerycountymd.gov
Subject: On "seeking advice from the Planning Board when choosing a site."

Dear Mr. Crispell,

At the February 8th meeting of the site selection advisory committee for B-CC middle school #2, you said:

"Last week Mr. [William] Gries from the Department of Parks provided information on two letters from the Planning Board Chair, Françoise Carrier. One of them said that we should take whatever sites end up being not eliminated through the 'mandatory referral' process, and we will be doing that. So there will be a step in the process, after the site selection [advisory] committee completes its work, where sites — it may be one site, it may be multiple ones, we don't have to get down to a single site, if the committee is not comfortable eliminating that many — but whatever's left will go through the Planning Board process of mandatory referral, and Fred [Boyd] described that pretty well last meeting. So that will be one more agency looking at these recommended sites at the end of the process before the Superintendent makes his recommendation to the Board of Education."

However, the schedule of "Next Steps" you provided today calls for the Superintendent's recommendation to be made two weeks prior to the Planning Board's mandatory referral review.

This mandated review by the County agency with expertise and authority regarding land use and planning is potentially of great value for our County's students, educators, and taxpayers; I had thought, based in part on your remarks, that there was broad agreement that the Superintendent's recommendation should be informed by it. As Chair Carrier wrote to Board of Education President Shirley Brandman on December 22nd, "...seeking advice from the Planning Board when choosing a site for a school is required under State law..." But the new schedule has the Superintendent's recommendation slated for March 30th, and Planning Board review for April 12th.

Perhaps this was a mistake. Please can you fix the schedule?

Thank you very much.

Sincerely yours,
James J. Pekar, Ph.D.
Kensington, Maryland

MCP-Chair

From: Crispell, Bruce <Bruce_Crispell@mcpsmd.org>
Sent: Friday, February 24, 2012 4:15 PM
To: 'Jim Pekar'
Cc: Starr, Joshua P; Edwards, Brian; Shpur, Michael; Song, James; Garran, Christopher S.; Brandman, Shirley; Barclay, Christopher; BOE; MCP-Chair; Isaiah Leggett; councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Mayor.Fosselman@tok.md.gov; Boyd, Fred; Farquhar, Brooke; keith.levchenko@montgomerycountymd.gov; richard.romer@montgomerycountymd.gov; hrs@hocmc.org; IG@montgomerycountymd.gov
Subject: RE: On "seeking advice from the Planning Board when choosing a site."

Jim,

I was in error, if that is what I said. The input from the Planning Board will be available prior to Board of Education action.

Bruce

RECEIVED
0162
FEB 27 2012

OFFICE OF THE COMMISSIONER
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: brooke morrigan <spiritbear@erols.com>
Sent: Saturday, February 25, 2012 6:04 PM
To: MCP-Chair
Cc: Bradford, Mary; oemail@montgomerycountymd.gov; council@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov; Joshua_Starr@mcpsmd.org; BOE@mcpsmd.org
Subject: Site selection for new middle school

In its continuing search for a site for a new BCC middle school, MCPS is apparently still looking to public parks as its first choice (Rock Creek Hills Park, with North Chevy Chase Park as a fall-back option). Please change that mind set! MCPS should use existing school property for school construction. One of my neighbors attended the May 2011 Board of Education meeting, where the MCPS Chief Operating Officer said: ". . . **eventually we are going to need all parks.**" Oh, no, you're NOT! HANDS OFF OUR PARKS!

Brooke Morrigan
2202 Richland Place
Silver Spring MD 20910

MCP-Chair

From: Shannon Hamm <shannon@hammonline.net>
Sent: Wednesday, February 29, 2012 3:25 PM
To: MCP-Chair
Subject: Re: Site Selection Process for BCC MS #2 - still flawed.

RECEIVED
0176
FEB 29 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I reversed the numbers. I apologize. Below is my corrected letter to you.

On Wed, Feb 29, 2012 at 2:57 PM, Shannon Hamm <shannon@hammonline.net> wrote:
Greetings:

I am writing to you all to inform you that the second site selection process established by Dr. Starr and run by MCPS staff was a failure. I sent a similar letter to all of the County Council members last week. I am looking to your leadership regarding perserving parks that are a precious resource. You and your staff have done an excellent job presenting information regarding the value of parks, and the need to preserve them. It is frustrating that MCPS staff continue to ignore your leadership.

As you know, Dr. Starr laid out criteria and established a process for the second round of considerations. It may come as a surprise to you, but MCPS staff did not allow for consistent and transparent presentation of information. I am concerned that Dr. Starr is unaware of the failures. MCPS staff ,at times, demonstrated preferences for the Rock Creek Hills site, as Dennis Cross stated, "the feasibility study is done and it can work." How is this statement allowed to be part of an impartial process? Clearly MCPS is not impartial and is downplaying the exorbitant costs that a school will cost if built on such a challenging site. Cost is just one factor that is being ignored. The other important factor is the loss of a wonderful park that has two regulation size soccer fields that citizens access for FREE. I know the County Executive is proposing to take the MCPS site of Brickyard and lease it to MSI for pay to play soccer fields. This will have a negative impact on our citizens' who are of lesser economic means and who value highly soccer. It will cause harm to the students at BCC who use these fields for practice, as BCC is still short on its athletic requirements.

At the last SSAC meeting, your staff Brooke Farquhar, presented costs estimates for replacing RCH park and NCC park, they were \$8 million for 13.3 acres, and \$6 million for 31 acres, respectively. MCPS staff did not accept her expertise and questioned the veracity of valuing such amenities. It is not ideal to take either park. But these are the only two sites moving forward. It is imperative you make the best decision economically, educationally, and environmentally. North Chevy Chase Park, is 31 acres and is not located smack in the middle of a neighborhood. It has good access to major roads, and most importantly provides the acreage for a great school AND a great park. This is a win win for citizens, students, and the environment.

I look to your leadership to help MCPS make the right decision.

Sincerely

Shannon R. Hamm
9805 E. Bexhill Drive
Kensington, MD 20895

RECEIVED
0180
MAR 05 2012

MCP-Chair

From: andrea kelly <akellydc@gmail.com>
Sent: Sunday, March 04, 2012 8:22 AM
To: MCP-Chair
Subject: BCC Middle School Site Selection 2012 - Comments to the Planning Board - March 4, 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To the Montgomery County Planning Board:

I am a resident of Rosemary Hills in Silver Spring. As an initial matter, I would like to thank you again for your letters of April 27, 2011 and December 22, 2011 to the Montgomery County Board of Education (BOE) outlining the fact that Parks are not "undeveloped" or vacant land ripe for the taking by the BOE. Unfortunately, I believe that the second BCC SSAC failed to take your guidance to heart. MCPS, as an organization, has wholly failed to acknowledge the social, environmental, and economic public interest served by Parks and the fiduciary duties of the Planning Board. As a result, in the absence of a strong signal from the Planning Board, I am concerned that MCPS will continue upon a path that assumes that the taking of parks is a necessary evil and that it will eventually take all large parks in the downcounty area in the next 20 years. It is my understanding that the Planning Board will provide MCPS with advice or guidance with respect to the current SSAC's proposal to use Rock Creek Hills Local Park or NCC as the BCC Middle School Site. To aid you in your review of the SSAC's recommendations, I would like to point out the following flaws in the SSAC process as well as policy goals for the future.

MCPS should Pursue a Win-Win Strategy with Parks. The Dec. 22, 2011 letter to BOE reiterated the position that "parks should not be made available for non-park purposes except in extraordinary circumstances." The BOE has no legal authority to force the M-NCPPC to transfer title to land where MCPS has no recall right. In this instance, MCPS has failed to demonstrate extraordinary circumstances exist. As a result, pursuit of NCC or other parks that lack a recall provision should be set aside now and with respect to future school sites. While building a school on park land is precluded by Planning Board Policy, MCPS can still pursue a win-win strategy by building a school (and its parking lots) ADJACENT to park land. An example would be to build on currently owned MCPS property (such as the MCPS owned Lynnbrook land) and negotiating a joint use of the fields with Parks. MCPS could also, for example, acquire other land adjacent to a park through negotiation or use of eminent domain. In other words, MCPS should be encouraged to evaluate all private and public land ADJACENT to larger parks to see if there are any non-residential parcels that it can purchase sufficient for constructing a school building and its parking lots. MCPS should be encourage to find opportunities for a true co-location approach where MCPS builds on land ADJACENT to a park, seeks joint use of fields with Parks, and offers use of its facilities to Parks in exchange, thereby expanding instead of reducing the amenities available to the local community.

MCPS must fundamentally rethink its design policies. In the downcounty environment, MCPS should adopt design criteria that take into consideration the scarcity of land. As a result, design concepts that are more appropriate for rural environments should be dropped. For example, large parking lots that are of the type typically seen in a shopping mall should be dropped. MCPS should consider building underground parking lots and/or putting facilities above parking lots. In essence, MCPS should utilize the same efficiency of design as if they were building in Washington DC and drop design standards that were more appropriate for 40 years

ago. If Montgomery County is not to lose the remaining green space in the downcounty area in the next 20 years, MCPS must be forced to acknowledge the scarcity of land (including parks) and adopt creative design practices of an urban environment. Both public and private schools systems in New York, Chicago and other congested cities are able to build schools using creative design strategies that take into consideration the scarcity of land. A quick google search elicits hundreds of examples of design that rethink usual ways of doing business. While such design does cost money, it would be money well spent because once greenspace is lost it will not be reclaimed again.

Secretive Process with Respect to Private Sites. MCPS decision to use a confidentiality agreement for review of private sites did damage to the process. The process followed by MCPS during the first SSAC engendered a wholesale loss of trust within the BCC Community. In the second SSAC process, MCPS elected to utilize a confidentiality agreement with respect to private sites. This decision was unnecessary from both a planning perspective because MCPS would only ever pay appraised value for private land but more importantly it was a flawed decision because it undermined trust in the process. Further, the confidentiality provisions also systematically kept relevant data from the Committee. As you may be aware, MCPS did not engage in deep due diligence on the properties prior to commencement of the SSAC. In fact, much of the relevant data about public sites was discovered by members of the general public. The general public funneled data to individual SSAC members for dissemination (and also to MCPS but MCPS did not always share data with the committee). It is noteworthy that during the February Planning Board meeting, MCPS officials suggested that the community members of the SSAC had deep knowledge of private sites and could be proxies for community engagement. Those statements are wholly unsupported by the actual conduct of due diligence for public site where SSAC members were able to receive data from knowledgeable individuals in their relevant communities. By electing to hide the private sites from public disclosure, MCPS lost the full benefits of government in the sunshine – the testing of assumptions by public inquiry. As a result trust was further undermined within the community and the SSAC was potentially precluded from receiving relevant data on all private sites.

Prohibition against Consideration of Adjacent Sites. It is my understanding that MCPS precluded consideration of adjacent sites at the same time. In other words if two adjacent sites taken together would provide sufficient acreage, MCPS would not allow them to be considered jointly. Conceptually, that arbitrary decision artificially constrained options on the table for consideration by the Committee. Further, it suggests that MCPS had a specific goal or sight in mind - evidencing bias or prejudice in the process. Thereby further eroding public trust in the process.

Lack of Due Diligence. The process followed during the SSAC appeared to lack meaningful due diligence or hard data on many sites. In particular, many facts articulated with respect to various sites were in fact conclusions. Further, there was no record established for each site that would allow for government in the sunshine and real review by the general public. The absence of a complete record engenders a deep lack of trust in the community and creates a likelihood that the recommendations reached by the SSAC are unsupported by objective fact and are instead the result of gamesmanship.

Voting. The conduct of voting and the manner appears completely arbitrary. MCPS was provided with a voting block of 8-9 members which appears unwarranted. Nor was their any particular weight given to Parks's

vote with respect to park sites. Further, it appears that there was not relative weight given to factors that were of greater importance. The flawed voting system also eroded trust in the process and gave the impression that the whole endeavor was but a potemkin village or window dressing on a foregone conclusion.

In-adequate Selection Criteria. The criteria used by the SSAC are inadequate in that it failed to capture in any way the impact to a community. Location of a middle school in a community is a significant land use decision and affects the day-to-day life of residents. Thus, at a minimum the SSAC should include as a stand-alone criteria impact to community.

Respectfully submitted, Andrea Kelly, 2204 Richland Place, Silver Spring, MC 20910

MCP-Chair

From: Mary Anne Berberich <maryberb@comcast.net>
Sent: Sunday, March 04, 2012 9:56 PM
To: MCP-Chair
Cc: 'Mary Anne Berberich'
Subject: North Chevy Chase Park

RECEIVED
MAR 05 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

I would like you to know why my family and I were overjoyed to learn that the Montgomery County Middle School Site Selection Committee had voted, once again, not to select North Chevy Chase Park as the site for MC middle school # 2. We believe that NCC Park would not have been an appropriate choice for many of the reasons in addition to those brought out in the recent hearings. The history of NCC Park as a recreational facility is interwoven with the history of the several communities of the North Chevy Chase area, particularly those of East Bethesda, Chevy Chase Hills and Chevy Chase Valley, for whom Rock Creek Park is beyond either Conn. Ave or 2 Beltway ramps and, therefore, not safely accessible by bicycle. NCC is truly the area's park. It is also part of our history.

It is an old growth forest in which groups of our children role-played through imaginative games of Robin Hood, hunters, pioneers etc., building and 'renovating' forts out of throw-away scrap materials from home. It is the old growth forest where 'jack in the pulpit', Queen Anne's lace and sweet raspberries growing on the forest floor delighted the 'gatherers'. It was where children could play in light shade under a canopy of giant tulip poplars, without sun block or risk from over-exposure. The neighborhood children wore a neat, if narrow, path from our dead-end street through the woods to their favorite play spots. The path from one of our streets was systematically avoided due to an overgrowth of poison ivy there, so the one in regular use was really a 'beaten path' of well-tamped earth, subsequently used by parents and children to access the park.

As they grew, many of our children learned to play tennis on the courts in the woods. Again, it was nice to be in the shade of those giant trees. Many of the boys learned basketball basics on the courts in the woods. There were pick-up games with youngsters from the other neighborhoods, which continued as they grew older. My son even used to meet with his dad for a basketball game, as an adult. Now, when my daughter's children visit, they want to walk to the park where their mommy and their uncle used to play. The youngest still likes the playground in the woods while the older three prefer to "shoot hoops".

On Wed Feb. 22, folks from the communities opposed to the selection of NCC Park as the middle school #2 site, waited for approx. 2 hrs in a classroom down the hall from the hearing room. We chatted about many subjects in small groups but, not surprisingly, after a while, the larger group found ourselves sharing stories about how we use that park. It was interesting to learn about how NCC park continues to serve the recreational needs of the group of children currently growing up here, the third wave due to a predictable, age-related turn-over of the Chevy Chase Valley community. Ours and other neighboring communities continue to gain from the influx of new families assigned to the Nat Med Center.

Many in the classroom wondered if anyone knew why the wonderful early childhood educational classes were no longer held in the co-located NCC Park facility. They wanted to understand why it was closed since their previous class, held as recently as a year and 1/2 ago. Many of us older folks

would like to attend some of the exercise or dance classes formerly offered there, especially now that many of us are retired. We also wondered why , as we just learned, the rec center had been closed. I finally understood why I couldn't find any of the adult rec classes scheduled there anymore. Friends from the other area neighborhoods had often asked me about that. Across age groups, we would like to see that facility re-opened and more classes scheduled there. In addition to Little League Baseball , Adult league softball, and serving as a BCC soccer team practice field, NCC continues to serve the area as a park. We would like to see it provide additional activities. It has, and should, function as a community park. We appeal to you to continue to protect NCC Park. Thank you for your help.

Yours truly,

Mary Anne Berberich
3909 Montrose Drive
Chevy Chase Md. 20815

301-656-8770

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Version: 2012.0.1913 / Virus Database: 2114/4851 - Release Date: 03/04/12

MCP-Chair

From: Valarie Barr <valarie_barr@hotmail.com>
Sent: Monday, March 05, 2012 8:07 PM
To: MCP-Chair
Subject: "Free" land sought for school sites in Montgomery County

RECEIVED
0192
MAR 06 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To the Maryland National Capital Park and Planning Commission;

I am a resident of Silver Spring, Maryland and I attended all of the meetings of the Site Selection Advisory Committee (SSAC) for the site of the new Bethesda-Chevy Chase (BCC) Middle School as an observer. While there are many problems with this process, I would like to focus your attention on a single important issue that will also affect future searches. At the first meeting of the SSAC, the Montgomery County Public School (MCPS) Planning staff stressed that one of the most important priorities for site selection was to obtain a site without spending any money on land acquisition or site preparation. If MCPS was planning to use vacant land they already owned, this would not be a problem. But because they do not own a suitable site (at least partially because they have leased away many sites) their quest to find free land biased the search for candidate sites in several ways.

First, this policy leads to the elimination of private sites, no matter how suitable, because they would have to be purchased. This bias is exacerbated by the failure to look for a site with enough lead time to pursue eminent domain to obtain sites with unwilling sellers. Given the difficulties in finding sites, MCPS staff should be examining all possible sites for suitability. Second, the desire to spend no money on site preparation leads to bias against sites owned by MCPS which require razing of old structures or other improvements before building can start.

In the BBC cluster, the search for "free" land led MCPS to look for sites owned by other county agencies, most notably parks. When successful, this leads to false accounting as MCPS shifts part of the cost of building schools to another county department. During the current site selection, it was noted that MCPS should pay back the money that had been spent to develop park facilities that will be lost, however since the preferred site (Rock Creek Hills Local Park) is subject to recall, the land will probably be returned to MCPS without compensation. Nonetheless, the transfer of land from the Parks Department to MCPS should be noted and the MCPS budget should show that they received land worth several million dollars. That is, MCPS should do the accounting correctly and show the full cost of building this school on their own budget. One advantage of this accounting is that it allows the budgeting authorities, the County Council and County Executive, to see which county assets are being used by the school system and to decide if this is the best use of county resources. There may be instances where it would be in the public interest to spend money on acquisition of a private site rather than transfer land from other county departments to MCPS, but if this decision remains hidden as part of the site selection process conducted entirely by MCPS, the County authorities have a reduced ability to decide how Montgomery County should spend its money.

Correcting this problem will allow the county to see the full amount being spent by MCPS on school construction, increase the number of candidate sites to be considered as school sites, and remove the bias in the current process that leads MCPS to raid other agencies for assets they would like to use. Most importantly, it

would allow the budgeting agencies to determine how county resources should be allocated in keeping with their budgeting authority.

Sincerely,
Valarie Barr
2209 Richland Place
Silver Spring, MD

MCP-Chair

From: Mark Mendez <hiview@verizon.net>
Sent: Thursday, March 08, 2012 9:54 PM
To: Farquhar, Brooke
Cc: MCP-Chair
Subject: Lynnbrook ES and Local Park

RECEIVED
0198
MAR 09 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hi Brooke,

I spoke to you at the late February SSAC meeting. I am a big believer in people and organizations using theirs rather than looking to others, so like you, I have considered the former Lynnbrook ES property as a good site for a School. At the SSAC meeting, MCPS noted that the building houses 'a total of 139 MCPS staff work in the Glenmont and InterACT programs and itinerant staff are based at the Lynnbrook Center and provide physical and occupational therapy for students in schools'. I know that your staff is busy managing parks, so I would point out that while this vague statement might be true, it does not support the idea that this MCPS property is full programmed. From MCPS's own websites, it is only clear that 27 employees work in the two BOE buildings on this property.

Lynnbrook Center -8001 Lynnbrook Drive

Glenmont Alternative Program (6 staff)

<http://www.montgomeryschoolsmd.org/schoolodex/schooloverview.aspx?s=s0400>

HIAT (4 staff)

<http://coldfusion.montgomeryschoolsmd.org/directory/index.cfm?s=dbo&pl=s0102>

Physical Disabilities Program –Administrative Staff only.

The Physical Disabilities Program has more than 100 therapists, but those employees serve students in schools

Lynnbrook Annex -7921 Lynnbrook Drive

InterACT (17 staff) is sole tenant

<http://coldfusion.montgomeryschoolsmd.org/directory/index.cfm?s=dbo&pl=27106>

I was disappointed that the primary arguments to eliminate this site from the SSAC was that BCC used the playing fields each afternoon and that there was a popular day-care center on site. This private daycare center has been a much-loved community amenity since the mid-70s- even before the public school closed. I don't feel that MCPS should be looking to public land for expansion while leasing out space to private organizations. I am reassured that M-NCPPC sees this site as an opportunity to co-locate and retain a local park next to an adjacent school. The local Lynnbrook Park filled this role from 1948-1982. I think that with creative and responsible planning, it could again. Good luck in all your efforts.

Parks Matter.

Mark Mendez
Silver Spring, MD

March 14, 2012

Maryland-National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
0209
MAR 14 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Attn: Ms. Françoise M. Carrier,
Planning Board Chair

HAND DELIVERED

Dear Ms. Carrier,

As you are aware, the Montgomery County Public School System continues to choose, as viable sites, parkland from an already constrained open space inventory in the down county. This practice is a system policy that has been in place for numerous years, without accountability and/or limited public input, creating a detachment of those stakeholders directly affected by MCPS' decision: hundreds of park users.

We are concerned families, residents and users of Rock Creek Hills Local Park. We take great pride in our park, its amenities, its flora, and all the peaceful components that it brings to our neighborhood. Many of us actually bought our homes because of the proximity to the park and the setting it provides when the community comes together to celebrate special events. Our park is a nurturing venue, where children learn to ride bikes, grandmas take a stroll, community concerts light the summer skies, and sport leagues compete.

It is for these reasons, and many others, that we have enclosed for your review and consideration, pertinent information regarding Rock Creek Hills Local Park. We know and understand that some of the documents enclosed will make their way to your department during the planning phase of a project, but as a courtesy to the department and to inform you of the potential park constrains we've attached them for your review.

We would appreciate an opportunity for open dialogue with you regarding the current proposed middle school at Rock Creek Hills Local Park.

If you have any questions or concerns, please feel to contact one of us at the number(s) or email(s) below.

Best regards,

Rock Creek Hill Supporters

David Kaplan [globodera1@gmail.com]

301-356-8560

Sandra van Bochove [svanbochove@orizon-inc.com]

202-257-6936

John C. Saber [jcsaber@encongroup.com]

301-442-8085

Jill Gallagher [gators4@verizon.net]

301-919-3661

“Good government is a function of effective partnerships and empowered communities”

**How do we partner with the Maryland-National Park and Planning Commission
to Protect Parks and Create Good Schools?**

Introduction: We are not proponents of a “Sophie’s Choice” scenario involving parks; we do not wish to lose any park. The lack of strategic long-term planning by the Montgomery Public School System speaks volumes. We want you to partner with us to reaffirm the position that Maryland National Park and Planning Commission will not allow for the taking of any park, regardless of a reclaim right.

What’s at Stake: The proposed construction of the BCC Middle School #2 on the upland hardwood forested slopes of Rock Creek Hills Local Park (RCHLP) will result in destruction of numerous specimen trees growing in a water shed area on highly erodible slopes. Site mitigations associated with construction cannot provide the level of protection to Silver Creek, a tributary of Rock Creek and the Chesapeake Bay that is presently provided by the current upland hardwood forest stands.

The MCPS architect has determined that the should the proposed BCC Middle School were to be built on the current site of RCHLP that it must displace the forest. This is because the Kensington Park assisted living facility occupies nearly 90% of the original Kensington Junior High School site and because the school needs to maintain as much of the existing playing field as possible. MCPS Feasibility Study siting of the proposed BCC Middle School #2 are attached. **(Appendix 1a, 1b)**

This means that most of the trees occupying 2.27 acres of upland hardwood forest areas in RCHLP will be bull dozed and the health of the remaining trees will be severely impacted. All trees will have to be removed from the slope where the greatest tree density occurs. Further, the playing fields will be lowered by 4 feet; which grossly impacts the health of any remaining trees.

The trees growing on the slope where the school will be sited are notable for their size (numerous significant and specimen trees populate the site), age and health. Most trees on the site are native species; the 3 Sawtooth Oaks are “significant” and appear to date back to 1860-1870 (based on non-destructive tree age estimation methodology); the time period when this species was introduced to the United States in the Washington DC area. These trees may represent original *Q. accutissima* germplasm and they should be considered historically significant until proven otherwise. While some states list Sawtooth Oak as an invasive species, this is not the case under Maryland conditions. In fact, Sawtooth Oak is not considered an

invasive species in Maryland; it is not listed on the Maryland Department of Natural Resources-sponsored "Do Not Plant List".

The commissioned MCPS site analysis reports that these areas are upland hardwood forest stands. They are dominated by 40"+ Yellow Poplar and 29" Pin Oak; the canopy layers are 80-90% full. The forests appear to be healthy and in good condition. The priority of these stands was rated as high (rating of 1) due to the presence of many significant and specimen trees as well as their buffering they provide and because many of them are growing on slopes comprised of erodible soils. Several trees are within 75% of State or County records.

MCPS commissioned a preliminary study to characterize the trees in RCHLP. Included in this report is a map and report prepared for MCPS (**Appendix 2a, 2b**). We are providing you with an inventory based on Maryland Big Tree Program format which identifies the profiles of the "significant" and "specimen" trees destined for destruction. (**Appendix 3**)

Construction on this portion of RCHLP is inconsistent with the Montgomery County Council Resolutions which provide guidance related to the transfer agreement for RCHLP. (**Appendix 4a, 4b**). Building of a middle school for 1200 students; particularly on the wooded slopes was prohibited.

These hardwood upland forests also provide a habitat for deer, several predatory bird species (owls, hawks) and fox. They also provide prime habitat for several of Maryland's endangered species. Beavers live in the creek at the bottom of the slope; construction will cause them to relocate. If the Middle School is built on the current site of RCHLP, there will be no park and there will be no trees.

Furthermore, an archaeologist opinion indicates that due to the elevation and proximity to the creek that it was likely occupied by local tribes several millenia ago. (**Appendix 5**).

No park should be lost. The Rock Creek Hills Homeowners Association does not believe that any parkland should be repurposed. Growth in southern Montgomery County is occurring without regard for the value that recreation and other activities related to green space provide. There is no apparent coordination of planning for the Sector Plans for the Connecticut Avenue corridor and the school district; they are siloed. If the school is developed, the two regulation size soccer fields will be lost to the greater area; the MCPS plan calls for having one soccer field that will also double as a baseball diamond and it will not be of regulation size.

Our community holds RCHLP in high regard and we have partnered with you in the past to pay for improvements to enhance the quality of the park. We recognize that we are not unique; every community that is fortunate to be located near a park values it. Together, we are dealing with the outcome of a flawed site selection process that did not provide an unbiased analytical

process using clearly defined and justified criteria. If all factors, including benefits and economics were included in the summary, no park would be considered for repurposing in Montgomery County.

The MCPS site selection process has pitted communities against one another in defense of their parks and neighborhoods. All are NIMBY (not in my back yard). The process also involved review of private sites; two private sites were under consideration at the very end of the process; but these along with many other sites were not subjected to a documented analytical process with clear criteria; could their value be greater than that of our parks?

An example of the flawed process is exemplified by the comparison of 3 of the parks included in the site selection process (RCHLP, Norwood Park and North Chevy Chase Park). Norwood Park was eliminated because access to Norwood Park was considered to be insufficient; it was never subjected to a side-by-side analysis. However, on the issue of access, there are multiple access roads and several are wider than the minimum criteria.

With respect to tree loss, Norwood Park would experience little tree loss since its trees are located largely around the perimeter of the park and there is substantial acreage that would allow for co-location of a school and a local park. Norwood Park was dismissed without even being subjected to a thorough analysis; a flawed process.

North Chevy Chase Park (NCCP) was identified as a candidate for the school and was subjected to a side-by-side comparison with RCHLP. The site is also under consideration for the BCC MS#2. NCCP is home to many trees (dominated by yellow poplar), but there are many portions of the interior of the park where the proposed Middle School could be sited and access provided that do not contain significant nor specimen trees. Further, the level terrain and limited footprint of the proposed school would allow for retention of the majority of the trees which could be maintained in healthy condition, there is no watershed aspect to the property and overall the environmental impact would be considerably less than the taking of RCHLP. Cost of construction of the middle school and environmental offsets would also be far less than at RCHLP (**Appendix 6**).

We are not advocating for selection of any park but seek your leadership in working toward an alternative solution that will protect all parks. How can we partner to correct the course?

APPENDIX 1a, 1b

**MCPS FEASIBILITY STUDY
DEVELOPED MIDDLE SCHOOL CONCEPTS**

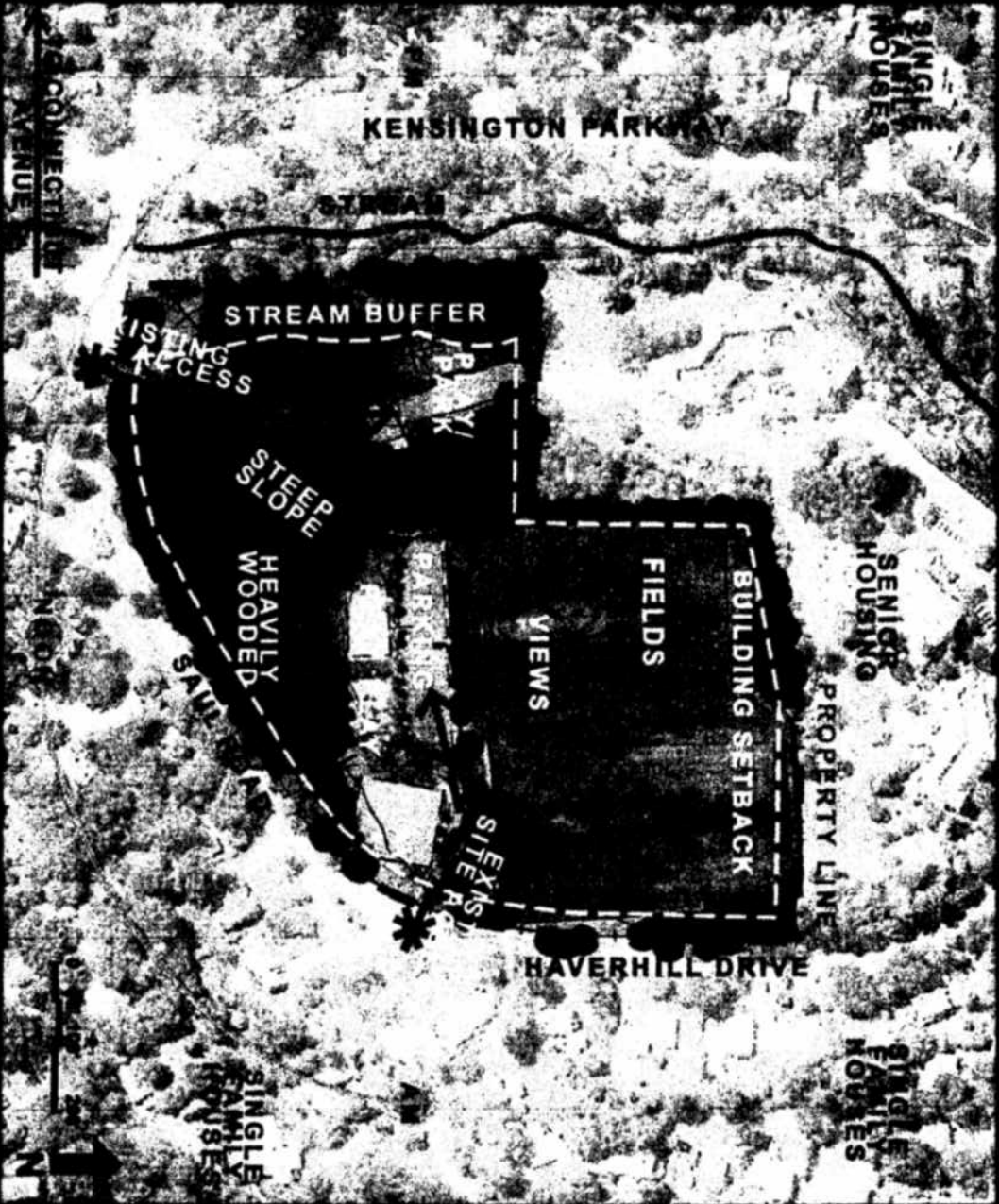
MONTGOMERY COUNTY PUBLIC SCHOOLS

DEVELOPED CONCEPT OPTIONS 4, 5, AND 6

OPTION 1 (FORMERLY OPTION 4) OPTION 2 (FORMERLY OPTION 5) OPTION 3 (FORMERLY OPTION 6)



SITE ANALYSIS



SAMAHHA ASSOCIATES, PC

Ms. Carrie
Appendix 2
Tree Map
will follow

APPENDIX 2a, 2b

**NATURAL RESOURCE INVENTORY & FOREST STAND
DELINEATION**

BCC MS #2 – ROCK CREEK HILLS LOCAL PARK

DEVELOPED BY NORTON LAND DESIGN FOR MCPS

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineation for the project known as Bethesda-Chevy Chase School #2 located in Kensington, Montgomery County, MD in July, 2011. The delineation was conducted using the guidelines set forth in the MDNR *State Forest Conservation Technical Manual* and MNCPPC *Trees, Approved Technical Manual*.

GENERAL INFORMATION

This is a 13.39-acre site that consists of parcel N454 owned by the Maryland-National Capital Park and Planning Commission. The site currently functions as Rock Creek Hills Park. Amenities include ball fields, playgrounds, tennis and basketball courts, a roller hockey rink and associated parking. The site is bordered by M-NCPPC property to the west, a residential housing community to the north and residential properties to the east and south. The site has vehicle access from Saul Road and Haverhill Drive. The site lies within the Lower Rock Creek Watershed, Use I.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

There is a 100-yr floodplain associated with the property according to the FEMA flood map Community-Panel # 24031C 0365D. The floodplain exists within 100' of the site to the west and does not extend onto the subject property. The primary tributary to the site is a tributary to Rock Creek.

SOILS

The *Soil Survey of Montgomery County, Maryland* describes the soil types that are present on the property as follows. The general soil association for this part of the county is Urban Land-Wheaton-Glenelg.

Soil type 2B - Glenelg silt loam, 3 to 8 percent slopes. This soil is very deep and well drained. It is usually found on broad ridgetops in upland areas. The slopes are generally smooth, but some are dissected by drainageways. This soil is well suited for dwellings and urban development. The only limitation is moderate permeability which can limit the absorption from septic fields. This soil is listed as prime farmland. This soil is not listed as erodible or hydric.

Soil type 2C - Glenelg silt loam, 8 to 15 percent slopes. This soil is very deep and well drained. It is usually found on broad ridgetops and upland areas. The potential as habitat for openland wildlife and woodland wildlife is good. There are only slight limitations of the soils for dwellings with basements and lawns and landscapes due to moderate permeability. The moderate permeability can also limit the absorption from septic fields. This soil is not listed as erodible, hydric or prime farmland.

Soil type 16D - Brinklow-Blocktown channery silt loams, 15 to 25 percent slopes. These well drained, moderately steep soils are usually located on side slopes in the uplands. The suitability for Wild herbaceous plants, hardwood trees, and coniferous plants is good. The suitability to cultivate crops is very low due to the very low water capacity and severe hazard of erosion. The potential as habitat for woodland wildlife is good. This soil is listed as erodible. This soil is not listed as hydric or prime farmland.

Soil type 53A is the Codorus Silt Loam, 0 to 3% Slopes. It is mostly found in floodplain areas and is moderately well drained or somewhat poorly drained. For this site, it is associated with the stream valley and the floodplain. The seasonal high water table the flooding occasionally delay equipment operations but the potential productivity for water-tolerant trees on this soil is moderately high. The high water table and flooding are the main limitations on sites for roads and site improvements. This soil is not listed as erodible, hydric or prime farmland.

NONTIDAL WETLANDS

There are no wetlands observed within 100' of the site during the field investigations. No wetland buffers exist near the property.

STREAMS AND DRAINAGEWAYS

There is a stream offsite within 100' of the property that runs parallel to the western boundary of the subject site. The stream lies on M-NCPPC property and flows south to contribute to Rock Creek. The stream buffer extends onto the site with widths of 100' to 125'. The site is within the Lower Rock Creek Watershed, Use I.

TOPOGRAPHY AND STEEP SLOPES

The northeast portion of the site is on a high point and begins to slope to the south and west. Steep slopes are found in pockets throughout the site. Some areas of steep slopes stem from the development of the park and the surrounding development. Other areas of steep slopes are associated with the stream channel offsite. There are moderate slopes on erodible soils.

CRITICAL HABITATS

The MDNR and Fish & Wildlife Service have been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of their correspondence will be provided when received.

GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED R90.
2. THE TOTAL TRACT AREA IS 13.39 ACRES.
3. SITE FIELD WORK WAS PERFORMED ON JULY 14TH, 2011 BY MICHAEL NORTON AND MICHAEL STROK, NORTON LAND DESIGN LLC.
4. THIS SITE IS WITHIN THE LOWER ROCK CREEK WATERSHED, USE I.
5. THIS PROPERTY IS NOT WITHIN AN SPA OR PMA.
6. THERE ARE NO WETLANDS OR WETLAND BUFFERS WITHIN 100' OF THE PROPERTY OBSERVED (SEE REPORT).
7. THERE IS A STREAM THAT EXISTS WITHIN 100' OF THE PROPERTY. THE STREAM BUFFER EXTENDS ONTO THE SUBJECT SITE. (SEE REPORT).
8. THERE IS A FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA ONLINE FIRMETTE MAP #24031C 0365D (SEE REPORT).
9. 2' TOPOGRAPHY AND BOUNDARY SURVEY WAS PROVIDED BY MERIDIAN SURVEYS, INC. IN JULY 2011.
10. THERE IS ONE PRIME AGRICULTURAL SOIL ON THE PROPERTY (2B GLENELG).
11. ALL TREES 24" AND GREATER ON THE PROPERTY ARE SURVEY LOCATED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
12. ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
13. ALL TREES UNDER 24" ONSITE ARE MEASURED BY OCCULAR ESTIMATE ONLY.
14. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. CORRESPONDENCE FROM MD DNR AND US FISH AND WILDLIFE SERVICE WILL BE PROVIDED WHEN RECEIVED.
15. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT STATE CHAMPION TREES. 2 TREES ARE PRESENT THAT ARE 75% OF THE DBH OF AN EXISTING STATE CHAMPION: #3 45" WHITE PINE, #16 40" WHITE PINE. 3 TREES OCCUR WITHIN THE STUDY AREA WHICH HAVE POTENTIAL COUNTY CHAMPION DBH: #30 37" SAWTOOTH OAK, #52 37" SAWTOOTH OAK, #55 38" SAWTOOTH OAK. 2 TREES ARE PRESENT THAT ARE 75% OF THE DBH OF AN EXISTING COUNTY CHAMPION: #2 44" PIN OAK, #21 21" BALD CYPRESS.
16. THE SITE DOES NOT APPEAR IN CLOSE PROXIMITY TO INDIVIDUAL HISTORIC SITES FOUND IN THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY. THE SITE IS IN PROXIMITY TO THE TOWN OF KENSINGTON HISTORIC DISTRICT: 31-6. CORRESPONDENCE FROM MARYLAND HISTORICAL TRUST WILL BE PROVIDED WHEN RECEIVED.

CULTURAL FEATURES

Our research indicates the site is not within close proximity to individual historic sites found in the Locational Atlas and Index of Historic Sites in Montgomery County. The site does not appear in the Maryland Inventory of Historic Properties. The property is within proximity to the Town of Kensington Historic District: 31-6. The Maryland Historical Trust has been notified of the project area and description. Correspondence from MHT will be provided when received.

FOREST STAND INFORMATION

The forest stand plot samples were done in a random method as outlined in *Natural Resources Measurement*, Avery, T. E., 1975, and *Simplified Point Sample Cruising*, Ashley, B.D., 1991. The plot size was 1/10 acre. Each individual stand has a minimum of two (2) forest sample plots. In the case of some forest stands that were too small to sample, the forest were generally described. These plots were conducted to inventory the most representative area of the forest stand.

The site contains 4 forest stands with a total of 3.55 acres of forest onsite. There are significant/specimen trees located within the forest stands. A list of the significant/specimen trees in the study area along with the visual health is within this report. The individual forest areas are summarized below.

FOREST STAND #1

Forest Stand 1 (55,752 sq.ft. / 1.28 ac) is an upland hardwood area. The stand is dominated by 48"+ Yellow Poplar. The canopy also includes White Pine, Black Locust, Sycamore, Cherry and Silver Maple. There is one canopy layer which appears to be 80%-90% full. The understory consists of Cherry, Mulberry and Black Locust. The ground layer contains English Ivy, Virginia Creeper, Tearthumb, Japanese Stiltgrass and Honeysuckle. There is a small to moderate amount of herbaceous present. A moderate amount of downed woody material is present throughout the stand. The forest appears to be in good condition. Retention and regenerative potential are good. The stand is part of what once was a much larger stand before the development of the park and the surrounding area. The Priority for this stand is 1: High Retention because of the presence of the stream buffer and the buffer it creates between uses.

FORST STAND #2

Forest Stand 2 (79,565 sq.ft. / 1.83 ac) is an upland hardwood area. The stand is dominated by 40"+ Yellow Poplar. The canopy also includes White Pine, Sycamore, Mulberry, Pin Oak, Black Cherry and Red Maple. There is one canopy layer which is approximately 80%. The understory consists of Cherry, Mulberry, and Maple. The ground layer contains Virginia Creeper, Honeysuckle, American Holly, Yew and Greenbriar. There is a moderate amount of herbaceous cover. A small to moderate amount of downed woody material is present throughout the stand. The stand is part of what once was a much larger tract of forest before the development of the park and the surrounding area. The forest appears to be healthy and in good condition. Retention and regenerative potential are good. The Priority for this stand is 1: High Retention due to its size, the presence of many specimen trees as well as its buffering qualities.

FORST STAND #3

Forest Stand 3 (18,235 sq.ft. / 0.42 ac) is an upland hardwood area. The stand is dominated by 29" Pin Oak. The canopy also includes Yellow Poplar and Black Cherry. There is one canopy layer which is approximately 80% full. The understory consists of Boxelder and Black Locust. The ground layer contains English Ivy, Virginia Creeper, Honeysuckle and American Holly. There is a moderate amount of herbaceous cover. A moderate amount of downed woody material is present throughout the stand. The stand is part of what once was a much larger tract of forest before the development of the park and the surrounding area. The forest appears to be healthy and in good condition. Retention and regenerative potential are good. The Priority for this stand is 1: High Retention due to moderate slopes on erodible soils.

FORST STAND #4

Forest Stand 4 (872 sq.ft. / 0.02 ac) is an upland hardwood area. The stand is dominated by 16"+ Black Locust and Black Cherry. There is one canopy layer which is approximately 90% full. The understory consists of Boxelder and Black Locust. The ground layer contains English Ivy and Honeysuckle. There is a small to moderate amount of herbaceous cover. A small to moderate amount of downed woody material is present throughout the stand. The stand is relatively young and is part of what once was a much larger tract of forest before the development of the school and the surrounding area. The forest appears to be healthy and in good condition. Retention and regenerative potential are good. The Priority for this stand is 2: Moderate Retention due to the buffering qualities of the stand between uses.

SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	YES	Ile	YES
2C GLENELG SILT LOAM 8-15% SLOPES	NO	NO	N/A	YES	Ile	NO
16D BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS 15-25% SLOPES	YES	NO	YES	YES	Ive	NO
53A CODORUS SILT LOAM 0-3% SLOPES, OCCASIONALLY FLOODED	NO	NO	N/A	YES	Iiw	NO

NRI/FSD TABULATION TABLE

ACREAGE OF TRACT:	13.39
ACREAGE OF EX. FOREST:	3.55
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.89
ACREAGE OF FORESTED STREAM BUFFER	0.69
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0'
AVERAGE WIDTH OF STREAM BUFFER	120'

Significant/SpecimenTree Summary 24" +

Tree Species # (Scientific Name)	Species (Common Name)	DBH (Inches)	Tree Condition	Comments
1 QUERCUS PHELLOS	WALLOW OAK	26	EXCELLENT	OFFSITE/OCULAR ESTIMATE
2 QUERCUS PALUSTRIS	PNM OAK	44	FAIR	WEAK ATTACHMENT SA/INCLINED BARK/DIEBACK/WALTERS/PROGUTS/VINES/DEAD/BROKEN LIMBS/75%COUNTY CHAMPION DBH
3 PINUS STROBUS	WHITE PINE	45	GOOD	OFFSITE/SPLITS ABOVE 4.5/7.5 LEADERS/EXPOSED ROOTS/VINES/DEAD/BROKEN LIMBS/75%STATE CHAMPION DBH
4 LIRODENDRON TULIPIFERA	YELLOW POPLAR	48	FAIR	OFFSITE/VINES/CONKS/BROKEN SCAPFOLD/INSECT HOLES/BROKEN LIMBS
5 PRUNUS SEROTINA	BLACK CHERRY	26	FAIR	OFFSITE/LEAVES/VINES/DEBA CK/DEAD/BROKEN LIMBS
6 LIRODENDRON TULIPIFERA	YELLOW POPLAR	48	GOOD	GR/LED ROOT 8/VINES/DEAD/BROKEN LIMBS
7 ROEMERIA PSEUDOACACIA	BLACK LOCUST	40,18	FAIR/POOR	EXPOSED ROOT/S/TRUNK DAM/AGE/HA RT ROT/D/CA/V/VINES/FLINGUS/DEAD/BROKEN LIMBS
8 ROEMERIA PSEUDOACACIA	BLACK LOCUST	40	FAIR/POOR	LEAN/TRUNK DAM/AGE/VINES/FLINGUS/DEAD/BROKEN LIMBS
9 PINUS STROBUS	WHITE PINE	29	GOOD	OFFSITE/VINES/ONLY NEEDLES AT TOP/DEAD/BROKEN LIMBS
10 PLATANUS OCCIDENTALIS	SYCAMORE	25	GOOD	OFFSITE/VINES
11A PINUS STROBUS	WHITE PINE	29	GOOD	OFFSITE/SPLITS AT 3/V/VINES/DEAD/BROKEN LIMBS
11B PINUS STROBUS	WHITE PINE	32	GOOD	OFFSITE/SPLITS AT 3/V/VINES/DEAD/BROKEN LIMBS
12 PINUS STROBUS	WHITE PINE	28	GOOD	OFFSITE/VINES/BROKEN SCAPFOLD/DEAD/BROKEN LIMBS
13 LIRODENDRON TULIPIFERA	YELLOW POPLAR	30	GOOD	OFFSITE/VINES/DEAD LIMBS
14 ACER SACCHARINUM	SILVER MAPLE	27	GOOD	OFFSITE/SPLITS AT 6/INCLINED BARK/VINES
15 ACER SACCHARINUM	SILVER MAPLE	26,17	FAIR	OFFSITE/TRUNK DAM/AGE/VINES/DEBA CK/DEAD LEADER
16 PINUS STROBUS	WHITE PINE	40	GOOD	OFFSITE/SPLITS AT 6/VINES/DEAD/BROKEN LIMBS/75%STATE CHAMPION DBH
17 LIRODENDRON TULIPIFERA	YELLOW POPLAR	52	POOR	OFFSITE/OCULAR ESTIMATE/MASSIVE CAVITY/TRUNK DAM/AGE/HOLLOW/HEART ROT/VINES
18 PINUS STROBUS	WHITE PINE	25	GOOD	OFFSITE/EXPOSED/DAMA/GE/GR/LED ROOTS/VINES/BROKEN LIMBS/TREE FORT AT 25'
19 PLATANUS OCCIDENTALIS	SYCAMORE	26	GOOD	OFFSITE/VINES/DEBA CK
20 TAXODIUM DISTICHUM	BALD CYPRESS	24	GOOD	OFFSITE/VINES
21 TAXODIUM DISTICHUM	BALD CYPRESS	31	GOOD	OFFSITE/VINES/75%COUNTY CHAMPION DBH
22 PINUS STROBUS	WHITE PINE	33	GOOD	DEAD/BROKEN LIMBS
23 PINUS STROBUS	WHITE PINE	36	GOOD	VINES/DEAD/BROKEN LIMBS
24 PINUS STROBUS	WHITE PINE	34	GOOD	VINES/DEAD/BROKEN LIMBS
25 PINUS STROBUS	WHITE PINE	26	GOOD	VINES/DEAD/BROKEN LIMBS
26 PINUS STROBUS	WHITE PINE	35	GOOD	VINES/DEAD/BROKEN LIMBS
27 PLATANUS OCCIDENTALIS	SYCAMORE	36	GOOD	VINES/DEBA CK/DEAD/BROKEN LIMBS
28 QUERCUS PALUSTRIS	PNM OAK	29	GOOD	VINES/DEBA CK/DEAD/BROKEN LIMBS
29 QUERCUS PALUSTRIS	PNM OAK	32	GOOD	EXPOSED/DAMAGED ROOTS/VINES/DEBA CK/DEAD LIMBS
30 QUERCUS ACUTISSIMA	SAWTOOTH OAK	37	GOOD	DEAD/BROKEN LIMBS/POTENTIAL COUNTY CHAMPION DBH
31 QUERCUS PALUSTRIS	PNM OAK	38	GOOD	INCLINED BARK/VINES/DEBA CK/DEAD/BROKEN LIMBS
32 PLATANUS OCCIDENTALIS	SYCAMORE	31	POOR	VINES/TOPPED/DEAD/BROKEN LIMBS
33 PINUS STROBUS	WHITE PINE	30	GOOD	VINES/BROKEN LIMBS
34 PINUS STROBUS	WHITE PINE	30	GOOD	VINES/DEAD/BROKEN LIMBS
35 PINUS STROBUS	WHITE PINE	26	GOOD	VINES/DEAD/BROKEN LIMBS
36 PINUS STROBUS	WHITE PINE	28	GOOD	VINES/DEAD/BROKEN LIMBS
37 PINUS STROBUS	WHITE PINE	30	GOOD	VINES/DEAD/BROKEN LIMBS
38 PINUS STROBUS	WHITE PINE	32	GOOD	VINES/DEAD/BROKEN LIMBS
39 PINUS STROBUS	WHITE PINE	25	GOOD	VINES/PRUNED/DEAD/BROKEN LIMBS
40 PINUS STROBUS	WHITE PINE	30	GOOD	VINES/DEAD/BROKEN LIMBS

41	PLATANUS OCCIDENTALIS	SYCAMORE	30	FAIR	VINES/BROKEN LEADERS/CRACKED SCAFFOLD/DIEBACK/DEAD&BROKEN LIMBS
42	PLATANUS OCCIDENTALIS	SYCAMORE	38	GOOD	VINES/DEAD&BROKEN LIMBS
43	PLATANUS OCCIDENTALIS	SYCAMORE	24	FAIR	TRUNK DAMAGES/DECAY AT BASE/LEAN/DEAD&BROKEN LIMBS
44	PLATANUS OCCIDENTALIS	SYCAMORE	25	GOOD	VINES/DIEBACK
45	PLATANUS OCCIDENTALIS	SYCAMORE	28	GOOD	VINES
46	PLATANUS OCCIDENTALIS	SYCAMORE	31	GOOD	VINES/DIEBACK
47	PLATANUS OCCIDENTALIS	SYCAMORE	36	GOOD	DEAD LIMBS
48	PLATANUS OCCIDENTALIS	SYCAMORE	29	GOOD	DEAD&BROKEN LIMBS
49	PLATANUS OCCIDENTALIS	SYCAMORE	32	GOOD	VINES/DIEBACK/DEAD&BROKEN LIMBS
50	PLATANUS OCCIDENTALIS	SYCAMORE	29	GOOD	VINES
51	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	42	GOOD	WEAK ATTACHMENTS/INCLUDED BARK/DIEBACK/VINES/DEAD&BROKEN LIMBS
52	QUERCUS ACUTISSIMA	SAWTOOTH OAK	37	GOOD	VINES/DEAD&BROKEN LIMBS/POTENTIAL COUNTY COUNTY CHAMPION DBH
53	PRUNUS SEROTINA	BLACK CHERRY	34,16	GOOD	VINES/DIEBACK/DEAD&BROKEN LIMBS
54	ACER RUBRUM	RED MAPLE	27	FAIR	EXPOSED&DAMAGED ROOTS/INCLUDED BARK
55	QUERCUS ACUTISSIMA	SAWTOOTH OAK	38	GOOD	ROOT INTERFERENCE WITH SIDEWALK/WEAK ATTACHMENTS/INCLUDED BARK/DEAD&BROKEN LIMBS/POTENTIAL COUNTY CHAMPION DBH
56	ACER RUBRUM	RED MAPLE	36	GOOD	OFFSITE/EXPOSED ROOTS/INCLUDED BARK/PRUNED/DIEBACK
57	QUERCUS PALUSTRIS	PIN OAK	24	GOOD	OFFSITE/DEAD&BROKEN LIMBS
58	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24	EXCELLENT	OFFSITE
59	PLATANUS OCCIDENTALIS	SYCAMORE	32	FAIR	OFFSITE/WATERS/PROUTS FROM ROOTS/DEAD LIMBS
60	QUERCUS PALUSTRIS	PIN OAK	24	POOR	OFFSITE/MUCH DIEBACK/DEAD&BROKEN LIMBS
61	ACER RUBRUM	RED MAPLE	24	GOOD	OFFSITE/INCLUDED BARK/DEAD LIMBS
62	ACER SACCHARINUM	SILVER MAPLE	32	GOOD	OFFSITE/INCLUDED BARK
63	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	GOOD	OFFSITE/DEAD LIMBS
64	QUERCUS PALUSTRIS	PIN OAK	24	GOOD	OFFSITE/DEAD&BROKEN LIMBS
65	QUERCUS ALBA	WHITE OAK	30	GOOD	OFFSITE
66	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	GOOD	OFFSITE

* BOLD TYPE DENOTES SPECIMEN TREES

Condition Scoring System	
No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE
ACCORDANCE WITH MARYLAND STATE, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

DATE

MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

TITLE

**NATURAL RESOURCE
INVENTORY & FOREST
STAND DELINEATION**

PROJECT

**BETHESDA-CHEVY CHASE
MIDDLE SCHOOL #2**

PREPARED FOR

**MONTGOMERY COUNTY PUBLIC SCHOOLS
2096 GAITHER ROAD, SUITE 203
ROCKVILLE, MARYLAND 20850**



NORTON LAND DESIGN

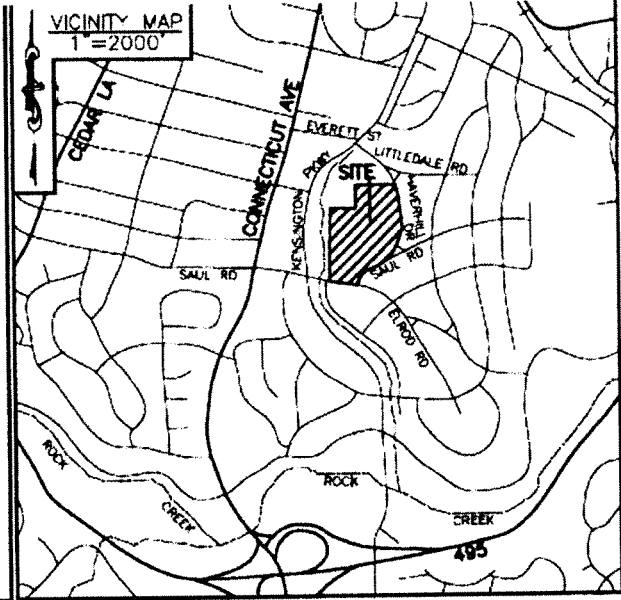
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING

17830 NEW HAMPSHIRE AVENUE, SUITE 101
P. 240.342.2329 F. 240.342.2632

ASHTON, MD 20861

WWW.NORTONLANDDESIGN.COM

REVISIONS



WATER CLASS USE I	WATERSHED LOWER ROCK CREEK	FEMA FLOODPLAIN MAP PANEL # 24031C 0365D
TRIBUTARY TRIB. TO ROCK CREEK	200 SHEET 212NW04	ADC MAP PAGE 36 GRID D-5 D-6
TAX MAP HP342	SCALE AS SHOWN	DATE JUL 2011
	PROJ. NO. 11-053	SHEET NO. L-0.2

THIS DRAWING IS FOR PRELIMINARY SITE ANALYSIS ONLY.

APPENDIX 3

**ROCK CREEK HILLS LOCAL PARK TREE INVENTORY
MARYLAND BIG TREE PROGRAM**

**Summary of Trees on Slope of Rock Creek Hills Local Park
Proposed for Destruction to Build BCC Middle School #2**

Tree #	Latin Binomial	Common Name	Circumference (inches)	Tree Height (ft)	Canopy Width (ft)	Percent of State Tree	Tree Health	Points*
23	<i>Pinus strobus</i>	White Pine	113.1 (9'5")	90	55	73	good	217
24	<i>Pinus strobus</i>	White Pine	106.8 (8'11")	120	70	69	good	244
25	<i>Pinus strobus</i>	White Pine	87.9 (7' 4")	97	65	51	good	201
26	<i>Pinus strobus</i>	White Pine	109.9 (9'2")	100	60	71	good	225
29	<i>Quercus palustris</i>	Pin Oak	100.5 (8' 4.5")	90	72	45	good	209
30	<i>Quercus acutissima</i>	Sawtooth Oak	116.2 (9' 8")	110	112	Na	good	254
31	<i>Quercus palustris</i>	Pin Oak	119.4 (9' 11")	95	76	53	good	233
33	<i>Pinus strobus</i>	White Pine	94.2 (7' 10")	105	60	61	good	214
34	<i>Pinus strobus</i>	White Pine	94.2 (7' 10")	100	58	61	good	109
35	<i>Pinus strobus</i>	White Pine	81.7 (6' 10")	101	55	53	good	196
36	<i>Pinus strobus</i>	White Pine	88.0 (7' 4")	100	65	57	good	204
37	<i>Pinus strobus</i>	White Pine	94.2 (7' 10")	100	60	61	good	194
38	<i>Pinus strobus</i>	White Pine	100.5 (8' 4.5")	105	60	65	good	221
39	<i>Pinus strobus</i>	White Pine	78.5 (6' 6.5")	100	50	51	good	191
40	<i>Pinus strobus</i>	White Pine	94.2 (7' 10")	105	65	61	good	215
42	<i>Platanus occidentalis</i>	Sycamore	119.4 (9' 11.4")	90	75	40	good	228
44	<i>Platanus occidentalis</i>	Sycamore	78.5 (6' 6.5")	92	40	26	good	181
45	<i>Platanus occidentalis</i>	Sycamore	88.0 (7' 4")	100	55	29	good	202
46	<i>Platanus occidentalis</i>	Sycamore	97.4 (8' 1")	92	48	32	good	201
47	<i>Platanus occidentalis</i>	Sycamore	110.0 (9' 2")	120	75	36	good	249
48	<i>Platanus occidentalis</i>	Sycamore	91.1 (7' 7")	95	42	30	good	197
49	<i>Platanus occidentalis</i>	Sycamore	100.5 (8' 4.5")	80	47	33	good	192
50	<i>Platanus occidentalis</i>	Sycamore	91.1 (7' 7")	95	50	29.8	good	199
51	<i>Liriodendron tulipifera</i>	Yellow Poplar	131.9 (11')	95	75	45	good	246
52	<i>Quercus acutissima</i>	Sawtooth Oak	116.2 (9' 8")	94	80	NA	good	230
53	<i>Prunus serotina</i> (Two trunks)	Black Cherry	106.8 (8' 10.8"); 50.2 (4' 2")	105	55	71	good	226
54	<i>Acer rubrum</i>	Red Maple	84.8 (7' 1")	85	50	11.2	good	182
55	<i>Quercus acutissima</i>	Sawtooth Oak	119.4 (9' 11.4")	95	75	NA	good	233

*Points = Trunk Circumference in inches @4.5 feet + tree height in feet+ 25% of avg canopy width (Maryland Big Tree Program Formula).

APPENDIX 4a, 4b

**MONTGOMERY COUNTY RESOLUTIONS
LAND USE FOR ROCK CREEK HILLS LOCAL PARK**

Resolution No. 10-1989
Introduced: June 12, 1986
Adopted: June 12, 1986

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

SUBJECT: Approval of Uses for Kensington Junior High School Site

Background

1. Ordinance No. 10-19 establishes zoning procedures for District Council review and approval of public school facility reuse proposals.
2. Ordinance No. 10-19 provides that in order to assure that the proposed private use and/or public reuse of public school buildings will not be detrimental to the use, peaceful enjoyment or future development of surrounding properties, reuse proposals shall be approved by the District Council after review and recommendation by the County Executive and the Planning Board, and subsequent to a public hearing on the report and recommendation of the Montgomery County Planning Board.
3. Resolution No. 10-590, regarding policies for school facility reuse, provides that all other things being equal, County public uses would be given first priority, municipal public uses would be given second priority, quasi-public uses third priority, and private uses would be given fourth priority.
4. On January 7, 1986, the Montgomery County Planning Board transmitted to the Council a report evaluating proposed uses for the Kensington Junior High School site, with recommendations concerning acceptable uses, and conditions necessary to ensure compatibility with surrounding properties.
5. On March 18, 1986, the Council conducted a public hearing on the report and recommendations of the Montgomery County Planning Board pertaining to the use of the Kensington Junior High School site.
6. On May 28, 1986, the Superintendent of Schools transmitted comments regarding the proposed private school use of the Kensington Junior High School site.

7. On June 2, 1986, the Government Structure, Automation and Regulation Committee reviewed the various use proposals for the Kensington Junior High School site, the issues raised at the public hearing, the report and recommendation of the Montgomery County Planning Board, and the comments of Montgomery County Public Schools, and provided recommendations to the Council regarding the use of the Kensington Junior High School site.

8. On June 12, 1986, the Montgomery County Council reviewed the Kensington Junior High School site use proposals and the recommendations of the Government Structure, Automation and Regulation Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The following uses with conditions are approved for the Kensington Junior High School site (within the priority categories, no priority is stated):

Higher Priority:

- Active recreation for the general public and organized team play scheduled through the Department of Parks, Department of Recreation or the Interagency Coordinating Board.

- Moderate Density Housing for the Elderly or Handicapped

Conditions:

- Subject to two-stage review by the Planning Board, including sketch plan review as first stage, and site plan review as second stage. Must meet subdivision and Adequate Public Facilities Ordinance requirements.
- Not to exceed three stories in front and four stories in back.

Lower Priority:

- Eleemosynary Institutions

Conditions:

- Scale and intensity compatible with surrounding community
- Not to exceed two stories

• Religious Worship and Religious Education

Conditions:

- Limited to use of no more than 7 acres of site
- Buildings not to exceed combined total of 32,000 square feet of gross floor area, and no single building to exceed 12,000 square feet.
- Maximum traffic trip generation:
 - 80 daily trips
 - 120 weekend trips
 - 200 special program trips
- Principal automobile access to be provided from Saul Road
- On-site parking not to exceed 50 spaces
- Not to exceed two stories

• Private day school meeting Board of Education guidelines for assessing the impact of leasing closed schools or former school sites to private schools.

Additional Conditions:

- Maximum enrollment at any one time limited to 400 students
- No residential or boarding facilities

• Single-Family Housing

Conditions:

- Must meet subdivision and site plan review requirements for density, lot size, access, and compatibility conformance

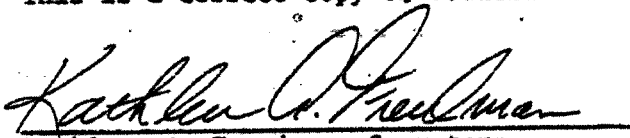
Conditions Applicable to All Uses:

- Any use must give primary consideration to the conservation of the trees and other unique natural features of the site for the continuing enjoyment of the surrounding community. Stormwater runoff and erosion shall be kept to a minimum, and development on other than the flat portions of the site are to be restricted and carefully controlled.

- Any institutional use must be screened with trees, preferably at the perimeter of the site.
- Any shared users of the site must be compatible with each other.
- All uses should be encouraged to have shared parking facilities.
- Traffic generation estimates, parking proposals, site plans, buffering, and access for all uses must be reviewed and approved by the Montgomery County Planning Board prior to execution of any lease.

A combination of public and private land uses on the site is preferred, as long as those uses are compatible with each other, are adequately buffered from each other and from surrounding land uses, can share parking facilities, and can be accommodated on the flat portion of the site.

This is a correct copy of Council action.



Kathleen A. Freedman, Secretary
County Council

Resolution No.: 11-548
Introduced: June 2, 1987
Adopted: November 24, 1987

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Approval of Reuse of Kensington Junior High School

Background

1. Section 4-114 of the Education Article of the Annotated Code of Maryland provides that any land or building not necessary for school purposes shall be transferred by the Board of Education to the County Council and may be used, sold, leased or otherwise disposed of by the County Council; and
2. The Kensington Junior High School site has been determined by the Board of Education not to be needed for school purposes and has transferred it to the County Council; and
3. The County Council conducted a public hearing on the alternatives for reuse of the Kensington Junior High School on March 18, 1986; and
4. The County Council delegated the power to dispose of surplus school property to the County Executive subject to compliance with the School Reuse Text Amendment (Section 59A-6.10 of the Montgomery County Code 1984, as amended); and
5. The County Council conducted a subsequent public hearing on the reuse of the Kensington Junior High School site on June 25, 1987; and
6. The County Council has reviewed the comments of the Superintendent of Schools and the Montgomery County Planning Board pertaining to use of the Kensington Junior High School site; and

APPENDIX 5

**ARCHEOLOGICAL TESTING AND CONSULTING
ROCK CREEK HILLS LOCAL PARK**



ARCHEOLOGICAL TESTING AND CONSULTING, INC.
9600 Hillridge Drive
Kensington, Maryland 20895
Phone:(301) 502-5194 E-mail: phillhillatc@msn.com

July 5, 2011

To Whom It May Concern,

I am writing this letter in response to the proposed middle school to be built within Rock Creek Hills in Kensington, Maryland. I am concerned about the potential for the destruction of archeological resources that may exist in the area of proposed development. I am the President and Principal Investigator of Archeological Testing and Consulting, Inc. (ATC), a Cultural Resource Management firm operating in Maryland. I have a Ph.D. in Anthropology with a concentration in Middle Atlantic Archeology and over 25 years experience in archeological issues in the Washington, D.C. area.

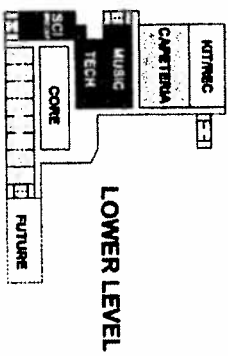
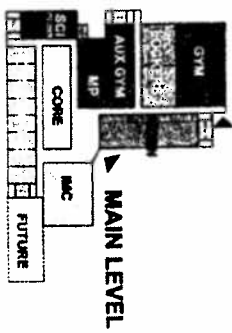
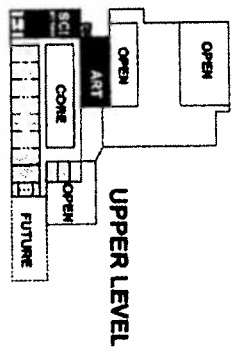
Based on my experience, portions of the proposed school development area have prehistoric archeological potential. The slope or hillside bordering Kensington Parkway may contain intact terrace land forms. The parallel creek, sloped terrain, and several large, old oak and sycamore trees support this assessment. During prehistoric times, i.e., prior to A.D. 1600, such a terrace setting would have been a choice base camp location for short-term stays. If the buried remains of such camps exist on this hillside, I fear that the proposed development plan will destroy them. I therefore request that an archeological survey be conducted prior to any ground-disturbing activities within the proposed impact area. Presumably, if Federal or State funds are involved with this project, such a survey will be required by Section 106 of the National Historic Preservation Act of 1966 (as amended). Thank you for addressing this issue to me and the greater Rock Creek Hills community.

Respectfully,

Phillip J. Hill, Ph.D., President

APPENDIX 6

**NORTH CHEVY CHASE PARK
CO-LOCATION SITE PLAN**



OPTION 3

PER MONTGOMERY COUNTY PUBLIC SCHOOLS
 BETHESDA CHEVY CHASE MIDDLE SCHOOL #2
 PROPOSAL FOR ALTERNATE LOCATION JUNE 2011



RECEIVED
0212
MAR 15 2012

MCP-Chair

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Teddy Springer <tdyspringer@yahoo.com>
Sent: Thursday, March 15, 2012 9:20 AM
To: MCP-Chair
Subject: new middle school in b-cc cluster

Dear Ms. Carrier,

I am writing to you today with the hope that you will see the flaws in the decision made by the Site Selection Advisory Committee (SSAC) and recognize the need for a process that truly examines viable options. It is my feeling that the SSAC was not asked by MCPS to do proper analytical, consistent, methodical research. The eight criteria that MCPS uses to select school sites were not applied objectively or consistently to all the candidate sites (not even to just the most viable sites). Because the sites were not all examined in the same way or held to the same standard, the conclusion it reached, to build the new middle school in the B-CC cluster at Rock Creek Hills Park (RCHP), was not a valid one. Therefore, I ask that you not accept the committee's recommendation, but instead work with MCPS to find a site that meets the needs of the community (a good school on an appropriate site that preserves and improves our existing green space).

RCHP is a small, heavily-wooded and heavily-used park. Its topography makes building there a very expensive and intrusive process. And the site fails to meet most of MCPS's criteria for site selection (size, location, topography, access and cost). Yet it was selected, I think, because of the reclamation right. MCPS may think it can obtain the park more easily, which may or may not be true, but that does not make it a good site for a middle school. The site, when transferred to M-NCPPC, was divided and part of the land was deeded to the Housing Opportunities Commission, which then built a senior facility on the footprint of the former Kensington Junior High School, rendering the remaining site too small for a middle school complex.

Because the first site selection committee also chose RCHP, MCPS has conducted a feasibility study that shows a middle school can be shoehorned onto the small site. But at what cost to the children in our community and to the taxpayers in our county? The site plans done during the feasibility study show a school that is compromised due to the small size of the site. It has been downsized to fit on the site, therefore there is no possible way to grow properly with the projected enrollment increases. The feasibility study actually shows portables on the basketball court. Parking is also compromised due to the small size of the site. The feasibility study shows that the school would be deficient in parking by 25 - 35 parking spaces. This would push staff to park in the street, making the already-narrow streets challenging for traffic (especially bus traffic). The feasibility study shows that the overlaid fields would provide very little field space for the physical education and athletic components at a middle school. A school at RCHP would be the smallest middle school complex in the county. Of the 38 MCPS middle schools, only five are on a smaller site; but all five have an adjacent county or city park, increasing acreage and field use.

Therefore, I urge you to insist that MCPS work with your agency to provide a middle school that meets our enrollment needs and preserves our green space. The parks in our county are being more and more encroached. Development is all around us, making green space even more valuable. But I do believe that there are viable alternatives that meet our needs as a community. So I ask you to please help the people you serve by forging a partnership with MCPS to find an appropriate middle school site.

Thank you.

Sincerely,
Teddy Springer
3905 Saul Road
Kensington

RECEIVED

MAR 15 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: amber453@aol.com
Sent: Wednesday, March 14, 2012 5:35 PM
To: MCP-Chair
Subject: Urgent appeal to protect North Chevy Chase Park

Dear Ms. Carrier,

We are writing to ask for your support to protect North Chevy Chase Park from development- specifically, the placement of a middle school on that site. It is our understanding that the Montgomery County School Board is planning to revisit the selection process and consider using NCC park space for this purpose.

We are writing to tell you how much the park means to us in our lives. As home owners in the North Chevy Chase Valley community for the last 16 years, we feel fortunate to have this park right next door to our home. When we first moved in, it began as a wonderful space and resource for our young sons to play ball, enjoy the playground, meet neighbors, look for birds, pick up sticks, and generally enjoy nature. Over the years we have treasured the beauty of the park and its trees through the seasons. In spring and summer, we go for daily walks, sometimes a jog around the field, and enjoy the quiet beauty. In winter, our family has hiked into the park through the snow, sometimes gone down the small hills by sled. Fall is one of our favorite times where we sit under the trees and watch the leaves fall like snow. We love the park and would be heartbroken to see it razed over for 'new development'. With Connecticut Avenue on one side, and Jones Bridge Road on the other, North Chevy Chase Park has really been our oasis, and has held a special place in our hearts.

We appreciate all the efforts you have already made on behalf of protecting parks in Montgomery County. Please consider this special urgent appeal to advocate on behalf of North Chevy Chase Park- our community treasure.

Sincerely,

Steven Bernstein, MD, Ph.D
Claire Bernstein, Ph.D
and sons, David and Alex

MCP-Chair

From: Betty Pomarede <bettypomarede@gmail.com>
Sent: Thursday, March 15, 2012 11:02 AM
To: MCP-Chair
Subject: an added comment

RECEIVED
MAR 15 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

This is to add to our last email about the site of the Middle School.

First, We would like to say that we appreciate what the park service does for the residents of this county and we especially appreciate the care that the service gives to the North Chevy Chase Park.

This park means so much to us and our family. It is a bright spot in the maze of roads and development.

Sincerely,

Betty and Jean-Michel Pomarede

MCP-Chair

From: leslieatkin@comcast.net
Sent: Tuesday, March 13, 2012 10:23 PM
To: MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov
ocemail@montgomerycountymd.gov
Subject: Rock Creek Hills Park

RECEIVED
0214
MAR 14 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Leaders:

I humbly ask you to spare Rock Creek Hills Park from being destroyed for a new middle school.

I have been reading the news and attended a few meetings regarding this issue. It has been eye-opening and quite disturbing to see how the process has unfolded and I was pleasantly surprised when Superintendent Starr reopened the site selection process.

One of the things I've learned is to carefully read or listen to the words spoken by the folks in charge of the process. For a long time, they repeated the fallacy that a middle school had existed on the site before so it could do so again. They seemed to ignore that fact that there is an entire community of elderly residents now living on four acres of the parkland! It was not there when Kensington Middle School was there 30 years ago.

Other problems exist. There isn't enough land. Traffic will increase in an area already besieged by added traffic at Naval Medical up the street (as part of the BRAC program). The school will not be up to par with Westland and I don't think that is fair to students in Silver Spring, Kensington and Chevy Chase. Our streets still remain fairly quiet but with a new middle school, all of our cut-through streets from Stoneybrook and Beach Drive will be used as cut-throughs by parents racing their kids to school or picking them up in the early morning, after school and from evening activities. We will not be able to use the school grounds during school hours. Ugly orange security lights will ruin our evening sky. People will park up and down Kensington Parkway on big event days, clogging the roads and turning our neighborhood into a parking lot (because parking will be inadequate).

I'll be honest. I walk my dog in that park. It's pretty. It's special. It's one of the many reasons we bought a house in Kensington 23 years ago. Kensington was a town of parks -- three very good ones -- and gardens we felt privileged to live here.

I'll try to pass on this idea AGAIN since nobody seems interested in it -- one resident told me that someone suggested MCPS build a Sixth Grade Academy on the Westland grounds to handle the influx of that age group for the coming years. What a great short-term solution! Opportunities for students and money saved by the County! Why this is a "non-starter" has never been explained to any of us.

The "hurry up" problem. I can't tell you how maddening it is to hear the people in charge of this issue complain about how they needed a new middle school "yesterday," that they are constrained by a scarcity of land, and that residents will complain no matter what. Yes, but you saw it coming and did nothing. Right? Right? Potential overcrowding was discussed YEARS ago, but no action was taken. Software programs, mountains of data and other tools have been available for urban planning for decades. Why hasn't MCPS availed itself of these tools? What about creative redesign or retrofits of existing buildings?

There is a serious lack of creativity when we really need it in spades!

Please, please don't destroy the park.

Thank you,

Leslie Atkin
E. Bexhill Drive
Kensington, MD

MCP-Chair

From: John Robinson <jmarkrobinson@verizon.net>
Sent: Tuesday, March 13, 2012 6:34 PM
To: MCP-Chair
Subject: Appearance at Thursday meeting - Item 2

RECEIVED
MAR 15 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Chair Carrier:

My name is John Robinson and I would like to appear before the Board on Thursday March 15 regarding item #2 in my capacity as President of the Rock Creek Hills Citizens Association (RCHCA). The essence of my testimony is reflected in my e-mail to Chair Carrier and the Commission's dated Sunday March 11 at 4:22. It has already been entered into the record. That e-mail and the attached **MINORITY REPORT OF THE ROCK CREEK HILLS CITIZENS ASSOCIATION 2012 SITE SELECTION FOR BCC MIDDLE SCHOOL #2** states our concerns regarding selection of Rock Creek Hills Local Park as the preferred site for the proposed new middle school. The Minority Report places emphasis on the failure to analyze adequately either the preferred or the alternative park sites recommended by the Report of the Site Selection Advisory Committee for Bethesda-Chevy Chase Middle School #2 dated March 12, 2012.

If the Commission wishes only to address the process involved at this time I will of course limit any additional remarks to that matter.

Sincerely yours,

John Robinson

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02/8
MAR 19 2012

MCP-Chair

CHIEF OF STAFF
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: gstewner <gstewner@verizon.net>
Sent: Saturday, March 17, 2012 9:55 AM
To: MCP-Chair
Subject: Rock Creek Hills Park use

Dear Planning Commissioners,

My family is truly saddened by the news that our park, Rock Creek Hills Park, is going to be obliterated by a middle school. We have lived with this fear for over a year now... We use the park daily...I walk my dog there...my children play there, and in better weather we play tennis there. This is a vital place for us to enjoy the outdoors. **How is the Planning Commission planning to give us a substitute area if this site is used for a school?**

There are many reasons NOT to have a school there: the site is too small. And what will the Residence for the Elderly do when the entire site is covered by a school?

This is a quiet residential area...the relative peace will be destroyed by 30 buses going through here. Not to mention the retaining walls and destruction of the trees involved in placing a three to four story building on the site.

All this is happening very fast...just when I thought we had finally established a great neighborhood park...we FINALLY got the playground put in, the picnic pavilion put in, a water fountain that actually works...with a dog dish...and doggy bags....WOW ...it's a great place now.

But now we live under that sword of Damocles!

Please keep these thoughts in mind when planning!

Thank you for your consideration.

Gloria Stewner
Kensington Parkway, Kensington, MD 20895

KENSINGTON PEDIATRICS

10400 Connecticut Avenue, Suite 215
Kensington, Maryland 20895

RECEIVED
0219
MAR 19 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Tel: 301-949-8860
Fax: 301-949-4356

June E. Fusner, M.D.
Nancy Hoover, C.R.N.P.

March 16, 2012

Francoise Carrier
Planning Board Chair
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3716

Dear Chair Carrier:

As a very close neighbor of the Rock Creek Hills Park for almost 30 years and as a pediatrician in Kensington, I am very concerned that the Park is slated to become a middle school site with elimination of the community soccer fields and other recreational facilities.

My understanding is that Rock Creek Hills Park was established in the early 1980's because the Park and Planning Commission determined that there was no other available land for down-county soccer fields for children and adults. The Park is used sunrise to sunset seven days a week year-round, mostly by people who live outside the Rock Creek Hills neighborhood.

There is an epidemic of overweight, obesity, and morbid obesity in our country in children and adults, portending a tsunami of chronic disease and early mortality, with huge economic implications. Exercise is crucial for achieving and maintaining normal weights, as well as preventing and treating many health problems. In my office, I routinely see better sleep, focus, and mood when children start exercising more.

Although I am a proponent for excellent public education and I am not against a new school in our neighborhood, I believe Rock Creek Hills Park is not the right site, given it is an established, safe place for many forms of exercise for all people, the environmental issues with the stream, the traffic (much of it "cut through" to and from Beach Drive), and the retirement center already occupying what used to be the Kensington Junior High School site.

Rock Creek Hills Park is a precious piece of down-county land. Please consider what is the best use of it for children and adult residents of Montgomery County.

Sincerely,



June E. Fusner, M.D.

MCP-Chair

From: Jill Gallagher <gators4@verizon.net>
Sent: Tuesday, March 20, 2012 3:23 PM
To: MCP-Chair
Subject: Rock Creek Hills Park

RECEIVED
0221
MAR 20 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

I have serious concerns with the potential transfer of Rock Creek Hills Park to MCPS for construction of a middle school. As you know, the Rock Creek Hills neighborhood regards the park as a valued asset, one that is shared with thousands of county residents -- both young and old -- who come to the park each year to run, bike, walk, and play soccer, lacrosse, tennis, basketball and roller hockey. Building a school at this park would remove most of the park's current amenities, including two highly valued regulation-sized soccer fields.

Proof of the desperate need for soccer fields is the recent much-publicized effort by Montgomery Soccer Inc. (MSI) to secure fields for its soccer league at the Brickyard site in Potomac. MSI has spent several years and tens of thousands of dollars on lobbying efforts to lease public school land for private soccer fields because in its words, "The Montgomery County Department of Parks has documented huge needs for soccer fields in Montgomery County, especially in areas that range from Bethesda to North Potomac. There are limited opportunities to satisfy these needs, especially in terms of sites that can support more than one new field. As important as anything is the fact that these fields, and many more, need to be built somewhere, and need to be convenient to the families and children who will use them." And, "There is no mistaking the fact that Montgomery County needs to increase and enhance their infrastructure of parks and athletic facilities for a growing population... Already, this infrastructure has failed to keep pace." However, even MSI's Brickyard deal goes through, it will not satisfy the public's need for soccer fields.

I do not think it makes sense in this ever-growing and commercially developing area to completely replace a well-used and well-maintained park with a school. Both serve vital community needs, and replacing one with the other actually sets us back in terms of public use of land.

In a June 2, 2011, letter to Christopher Barclay, Ms. Carrier, you wrote of your desire to discuss "park-school co-locations which can favorably meet multiple public needs, provided the available acreage is sufficient," adding that "substantive policy discussions" need to take place concerning the use of park property to fill the school system's unanticipated and urgent need for land. Are you still committed to this idea?

Rock Creek Hills does not meet the standard of "park-school co-location." Instead, the park will be lost completely. In January, MCPS said that 10.1 FLAT acres is the absolute minimum for building a middle school. At 11 buildable acres, with steep slopes, there is no margin for error and little room for growth at Rock Creek Hills Park. The costs associated with building a school for the minimum number of students also make it an expensive gamble for taxpayers.

The small site also means more impact on the surrounding neighborhood, which must bear the burden of insufficient on-site parking for cars and buses, and suffer the loss of most of the trees that provide buffer and environmental benefits.

Rock Creek Hills Park is currently co-located with Kensington Park Retirement Home, which sits on much of the former Kensington Junior High School site. Thirty years ago, MCPS chose to close Kensington Junior High School and transfer a large portion of the KJH site to the county to use to fulfill a community need for elderly housing, which is in short supply in our area. I believe the park is an appropriate joint land use with this facility, as opposed to a middle school.

I hope that our county will implement a sound land use policy in this case and in the future that would attempt to balance the need for both schools and parks, and choose sites that serve the community's multiple needs and do not completely remove a well-used, well-loved park.

Sincerely,

Jill Gallagher

9819 Haverhill Drive

Kensington, Md.

RECEIVED
0226
MAR 21 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-Chair

From: Mary Ann Chandler <jwcmac@aol.com>
Sent: Wednesday, March 21, 2012 11:36 AM
To: MCP-Chair
Subject: BCC Cluster Middle School #2 Site Selection

I have just completed reading the BCC Cluster Middle School #2 Site Selection Committee's report and the dissenting reports filed by some committee members. I've concluded that the procees used to recommend the Rock Creek Hills Local Park was deeply flawed and results in a site which will competely destroy a local park, build a school which fronn the day it opens its doors will be inferior to other middle schools, and will be more costly to the county as a whole than other likely sites.

I therefore urge you can the other members of the Commission to strongly voice objections to this recommended site and to offer the MCPS Superintendent alternatives to his bureaucracy's myopic views.

Mary Ann Chandler
jwcmac@aol.com

RECEIVED
0229
MAR 22 2012

MCP-Chair

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Pugliese, Pat (NBCUniversal, CNBC) <Pat.Pugliese@nbcuni.com>
Sent: Thursday, March 22, 2012 1:12 PM
To: MCP-Chair
Subject: Rock Creek Hills Park and BCCMS2

Madam Chairwoman,

I would like to express my concern over the BOE reclaiming Rock Creek Hills Park for a new middle school. First of all I'm not sure that they have a claim to the property since the original property does not exist. It has a large retirement home on it that fits very well in our community. The BOE has spent many years mismanaging its properties and selling off valuable land as well as leasing out sites to private schools. Now Rock Creek Hills is being asked to have a middle school jammed in the center of our neighborhood because of their bad judgment. A neighborhood that utilizes the park every single day of the week. My kids learned to ride their bikes there and I take my dog there as well as many other neighbors twice a day. When I am there I see kids practicing Lacrosse and Soccer many times from our own cluster of schools because they don't have proper fields at the current schools in the cluster. As well as the kids practicing you will see a roller hockey game going on and a Tennis match or two being played. All this while a very nice elderly person is taking a couple of walking laps from Kensington Park Retirement home. On weekends hundreds of people of all ages from all over the county show up to play soccer. I don't have to tell you that these are the only two regulation sized fields left in the down county. This is a serene and happy place where I take my family at night to watch space station fly over's. ALL be lost if a school is built there. The current plans for the school will take up every bit of green space and cut down all the trees and the community will no longer have this valuable asset to use. Some say we will benefit from a school being there. I'm not sure how that would be the case since we would have very limited access to the site.

I was very encouraged by your comments at the planning board hearing last week. You seemed to be very displeased with the decision to use our small park for a middle school as well as questioning the process and wondering why other sites were so easily dismissed. I am hoping that you will continue along this path and help us fight to keep our very special park. I'm sure that your very experienced staff has many ideas on how a school can be placed on another site that the BOE already owns. Or maybe the answer is to use a much larger park where a school would be able to coexist while not destroying every last inch of green space. I personally would rather not see any park be used. Our school cluster is unique in many ways and one thing that may be a hard truth to those in the planning world is that there really isn't any place to put another school. Maybe the answer is to just add on to Westland Middle school and be done with the notion of a second middle school. Westland is located next to a shopping center with a large parking lot. From what I understand the owners were willing to sell some of that land and the site missed being part of the final site selection by 1 vote. Of course having 19 MCPS people voting in a community forum seems a bit slanted to me but that's another issue all together.

Madam Chairwoman I am begging you to not give up Rock Creek Hills Park to the BOE. The site is too small and will produce a middle school that will be overcrowded from day one thus turning it into another Montgomery County School trailer park. It will also be a huge waste of taxpayer money since cost per student will be higher than building a larger school somewhere else. Please please please stand up for our park and help keep our valuable community asset. All you have to do is say to the BOE is no. So Madam Chairwoman JUST SAY NO!

I appreciate your time

Pat Pugliese
Kensington MD

RECEIVED
0230
MAR 23 2012

MCP-Chair

From: ldennis99@comcast.net
Sent: Thursday, March 22, 2012 10:28 PM
To: MCP-Chair
Cc: Laura Dennis
Subject: Rock Creek Hills Park

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Montgomery County Planning Board Chair and Planning Board Commissioners,

We are writing to express our concerns about the potential loss of the public park and open green space at Rock Creek Hills Park and to ask you to not allow the loss of this park. We have been residents and taxpayers of Montgomery County for more than 25 years. The presence of green spaces and the importance that the county has placed on the Park system is one of the main reasons we purchased our home in Montgomery County. We are regular users of Rock Creek Hills Park as part of our family routine.

Our daughter learned how to ride her bike and scooter in the park. She has attended soccer games and played ball games in the field. She made new friends in the playground. I myself have used the space to exercise and have lost 20 pounds and maintained my weight by taking advantage of the park. We taught our daughter an appreciation of and respect for nature and trees by spending time at the park, a habitat for many animals and birds. Indeed, last Spring our daughter watched a bird as it nested in a tree at the park.

Rock Creek Hills Park is a space for community gatherings, and is used not only by the immediate community, but by surrounding communities. Any given weekend or evening you will find a diversity of people using the park: teenagers on the basketball courts, families playing ball on the fields and picnicking in the gazebo, grandparents playing hide and seek with their grandchildren, and elderly citizens who regularly use the park as a safe place to exercise and get fresh air. In addition, many schools that do not have adequate sports facilities use this park. It is a vibrant center of the community.

Losing Rock Creek Hills park will be a great loss. It will disrupt community and family life, and force the community to disperse to seek out other spaces in the county. Although we understand and support the public school system's need to build a new school, we also know that destroying public green space to accommodate a facility that is too large for the site will only compound the present problems. Building a school in this space will simply eliminate the availability of adequate sports facilities needed by the entire community (including the new school). We have learned that building a school on this property will require the destruction of the trees in the park, many of which took years to mature. Not only will removing the park displace people, but it will displace countless animals and birds. What does this action teach our next generations about respect for nature and the value of "progress?"

Please stand by the Planning Board's mission to "maintain and improve quality of life in our community" by opposing the proposal to eliminate Rock Creek Hills Park. As residents and taxpayers, we implore you not to set a precedent with the loss of yet another green space in Montgomery County. Thank you.

Sincerely Yours,
Laura M. Dennis

9411 Hale Place
Silver Spring, MD 20910

RECEIVED
2012-0243
MAR 27 2012

MCP-Chair

From: Andy Hughes <ahughes584@gmail.com>
Sent: Monday, March 26, 2012 2:26 PM
To: MCP-Chair
Subject: Comments regarding the new proposed middle school for the BCC Cluster

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARKS AND PLANNING COMMISSION

Chair Carrier,

I remain very concerned about the selection process for the new middle school in the BCC cluster. The process had a pre-determined feel to it as if it was always going to arrive at Rock Creek Hills and the discussions that took place at the meetings did nothing to dispel that feeling. Issues that were considered reason enough for other sites to be dismissed (ie. street width or access roads) were not considered for Rock Creek Hills. These other sites were too often dismissed out of hand without undergoing any type of rigorous examination and surely without the use of any type of real data and fair analysis. But that is just one of many concerns I have that I wish to share before we move forward with what I am sure is a terrible, costly mistake.

I worry that we are losing such a valuable and well-used park, and that we will too easily do away with athletic fields when we already have too few. My daughter played field hockey and lacrosse at BCC and I fully understand how rare and valuable athletic fields are in this area. Currently there are not enough--and this process will take away 2 more with no plans to replace them. Is this really the best we can do? I share the concerns detailed in the minority reports from Parks and Planning, as well the BCC HS NAACP Parents Council I would hope that you give the issues they raised a fair hearing. This sense that parks are there for the taking seems misguided at best.

I remain very concerned that we will spend many tens of millions of dollars for a school that we already know will be too small the day it opens. The one field that will be available will be too small and over-promised for too many purposes. The basketball courts will be used for bus parking--that should be a tell-tale sign that something is wrong. We already know, before the school even opens, that there is not enough parking and there are no plans to deal with that. Where will everyone park? Where will guests park? What happens when there are special events? What happens when the school needs to expand? Where will the expansion go, where will the portables go? What will then happen to the basketball courts/bus parking? To spend \$50 million dollars for a school that we know before the first shovel has even turned dirt is too small defies common sense and surely is a poor use of taxpayer money--and it will leave with us a deficient middle school for the kids attending the school.

In addition, the meetings always had a rushed feel to them, as if we needed to make a decision right now or else. This of course is not true and it is unfortunate this was used as a bludgeon to force through the pre-determined conclusion. But even if it was true, is that really the best way to spend so much money and to build a school for the county kids? There are countless issues with this location--would it not make more sense to set aside the stampede we witnessed to come up with a solution that both spent our money more wisely and created a needed school that was not deficient before the doors even opened?

My hope is that a better solution can be found before we rush headlong into a \$50 million mistake that would ill-serve both our students and the taxpayers, all so we can get something done quickly.

Best Regards,
Andy Hughes
Kensington, MD 20895

Tacconelli, Gail

From: Gonzalo Palacios <gpgpalacios@gmail.com>
Sent: Tuesday, March 27, 2012 3:11 PM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov;
ocemail@montgomerycountymd.gov
Subject: SAVE ROCKCREEK HILLS PARK

RECEIVED
2012-0244
MAR 28 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Francoise Carrier, Planning Board Chair
Maryland-National Capital Park and Planning Commission

Roger Berliner, President
Montgomery County Council

Ike Leggett, Montgomery County Executive

cc. Rep. Chris Van Hollen, U.S. Congress
51 Monroe Street, Rockville, MD 20850

March 27th, 2012-03-27

This is to express my concern relative to the fate of Rock Creek Hills Park.

County leaders need to find a better way to build a new middle school than to

eliminate one of our much needed parks. There are innumerable other sites

which could be destined to such a need; I'll be glad to participate in the selection

process. PLEASE SAVE ROCK CREEK HILLS PARK,

Thank you, Gonzalo T. Palacios, Ph.D.

Tacconelli, Gail

From: Allison Delfin <allison_delfin@hotmail.com>
Sent: Tuesday, March 27, 2012 10:30 PM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov;
ocemail@montgomerycountymd.gov
Cc: boe@mcpsmd.org; karen.jacob@comcast.net; rafe.petersen@hklaw.com
Subject: In favor of Rock Creek Hills

Dear Mr. Leggett, Mr. Berliner and Ms. Carrier,

I am writing to lend my strong support for building the second B-CC middle school at Rock Creek Hills Park. I am the parent of a current 1st grader at Rosemary Hills, an incoming kindergartner and 2 year old twins whom I hope will also matriculate through B-CC. I am also the co-president of Rosemary Hills Primary School PTA. I live in Kensington within walking distance of Rock Creek Hills (just across Connecticut Avenue next to the Rock Creek Hills neighborhood) and have been involved with this issue since the beginning of the school year. I've supported the Board of Education testimony presented by a fellow PTA member who also supports this location, coordinated a survey of the Rosemary Hills School community with overwhelming results in support of the Rock Creek Hills location and have sat through several site selection meetings regarding the location in which the final vote confounded the other options.

While my family and I use and very much enjoy this park for its playground, running path, bike path and soccer fields, we know that a new middle school presents a greater need. I understand there has been heated rhetoric on this issue, I hope our County Council will recognize the fact that a new B-CC middle school is absolutely essential and this is the only viable site.

As part of a PTA, I know not everyone can be pleased with the decisions you make and I understand the difficult position this puts you in. Should there be a way I can help with this process, I would be pleased and honored.

Best,

Allison Delfin

Tacconelli, Gail

From: Patricia Stockton, PhD <pstock01@georgetown.edu>
Sent: Wednesday, March 28, 2012 11:40 AM
To: MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov;
ocemail@montgomerycountymd.gov
Subject: Rock Creek Hills Park

As 24 year residents of Saul Road, Kensington, we strongly oppose any plan to destroy our neighborhood, and remove access to its recreational facilities for many people from surrounding areas, by replacing Rock Creek Hills Park with a Middle School.

Rock Creek Hills Park provides outdoor activities for all ages: a children's playground; tennis courts; a hockey rink; a paved walking and running track used by many elderly residents and dog walkers of all ages, and very importantly, soccer pitches which are used by the local schools as well as many teams at weekends, notably from the Latino community with their families.

The idea that this lovely area with it beautiful trees and creek would be destroyed is almost inconceivable. Not only would it destroy the configuration of the neighborhood, but there would be traffic congestion, additional to that which is already being experienced from the expansion of the campus of the Naval Medical Center campus to accommodate Walter Reed.

Surely there must be other sites more suitable for providing a large Middle School with the best facilities without destroying Rock Creek Hills Park.

Patricia Stockton Plaskett
Roger John Plaskett
4013 Saul Road, Kensington, MD 20895

Tacconelli, Gail

From: herbirdroth@gmail.com on behalf of Herbert Roth <herbirdroth@ieee.org>
Sent: Wednesday, March 28, 2012 1:03 PM
To: MCP-Chair
Subject: Middle School
Attachments: PlanningBoard0512.docx

Please read the attached file

March 28, 2012

Ms. Francoise Carrier
Planning Board Chair

Dear Ms. Carrier:

As a resident of the seniors home adjoining Chevy Chase Hills Park, I wish to comment about the proposed Middle School for this area.

I have seen the architect's plans and have drawn the conclusion that is an attempt to fit a school into a totally inadequate space. According to school authorities, the property is only half as large as school needs normally require. It is obvious that this school will be quickly filled to capacity; a much larger school building is required, and there is little space for growth. And students living nearby will need to negotiate a busy Connecticut Avenue during rush hours.

There are other associated problems. Nearby streets are narrow, and with a shortage of on-site parking spaces, the county will likely need to spent funds for road widening.

Therefore, I urge you to look seriously before approving the school plans.

Your,

Herbert Roth
3620 Littledale Road Apt.305
Kensington, MD 20895

Boyd, Fred

From: Patricia M McDermott <pmcdermott@cgsh.com>
Sent: Friday, March 16, 2012 7:05
To: Farquhar, Brooke; Boyd, Fred
Cc: Bradford, Mary
Subject: Fw: BCC Middle School No. 2

Dear Ms. Farquhar, Mr. Boyd and Director Bradford:

As the parent of an NCC third grader, a RHPS kindergartener and a rising four year old, I am both very interested in our schools and our parks. I would like to express my deep appreciation for your work to support parks and recreation in our county and the time it took to participate in the new middle school site selection process. I wanted to address some of the issues you raised in the two minority reports submitted and ask some questions to see if there are not some more cooperative solutions that could be found between the parks department and the board of education to solve both dire needs in this county for a new middle school and more soccer fields/recreational space.

First, I do not think building a middle school at RCHP or NCCLP is "taking a park." A school guarantees both outdoor and indoor recreational space and therefore expands the recreational opportunities for the community. In fact, we regularly frequent school playgrounds when looking for a park to visit on the weekends with our kids. I commend you to go and take a look at the Murch Elementary School playground in DC, which is absolutely beautiful, has state of the art equipment, a turf field, is packed on the weekends, and should be viewed as a model for Montgomery County parks in this Bethesda/Chevy Chase area. The RCHP and NCCLP parks pail in comparison in their recreational value and usage even though Murch is a much smaller space. From my observations as a regular user of the parks in this area, NCCLP and RCHP are not highly utilized (more so NCCLP than RCHP it seems). In fact, NCCLP is actually quite run down with old equipment, and for those reasons extremely under utilized for its size and potential.

As the mother of three soccer players and wife of a coach who always has difficulty getting a permit for practice space, I couldn't agree more that we need more usable soccer fields. But I don't see why we can't have both. Instead of opposing a school at RCHP (which was originally a school location with a right to call back by Board of Education if I understand correctly), why not figure out ways to support both. For example, I live near Candy Cane and Ray's Meadow Parks which have lots of soccer field space that is highly under utilized--I assume because of their drainage issues. I would ask the Parks Department to expend its energy and resources to fix these fields and remediate the drainage issues rather than opposing the middle school at RCHP. Another possibility would be to build at RCHP and add one or more large rectangular soccer fields at NCCLP to make up for the smaller--not lost--field at RCHP. From what the report said about the size of NCCLP, it would seem that two or three soccer fields could easily be added to this park and still leave lots of forested space. Make this extremely under utilized space, the gold standard of parks in this area with several fields (including one turf field like Murch!) I know there is a general aversion to cutting down trees, but if you only take 2-4 acres, it seems to be justified given the dire needs of this area right now for the new school and more soccer field space. I have had conversations with many in this area that support this idea--what do we need to do to make this an official proposal? The soccer field problem exists with or without the new middle school being built. What plan is in place to alleviate the soccer field problems separate and apart from the new middle school issue? I believe there would be great support in this community in an effort, just go to Julius West on any given Saturday or Sunday and we can get the petitions going!

Finally, I wanted to share my thoughts on why we need to build this middle school now and why it is unacceptable to wait and delay further, a question posed by Mr. Boyd's opposition. The ship has sailed already for my third grader, who will go to NCCES for sixth grade and not have parity in the curriculum offerings available to her peers who attend Westland for 6th grade. Because of going to 6th grade at an elementary school while the other rising seventh graders that she will ultimately be joining at an overcrowded Westland who will have had many course offerings not available to her, she will be playing catch up. This difference in the curriculum offerings has become an issue in the last two years due to budget cuts that dropped teaching positions at NCCES and CCES, which previously had been filling those curriculum gaps. But I have a kindergartener who on the current schedule could be in the first class to attend the new school. What this means for her and every other student coming in the classes behind her in addition to curriculum parity: not attending class in portable classrooms, not being in a facility that is bursting at the seams, not spending an

hour to an hour and a half on the bus each day to and from Westland, when she could be doing her homework or getting exercise and fresh air in one of your parks, and facilitating greater parent and local community involvement in her school! Every year that we delay, is another 500 kids that have to go to a middle school on the opposite side of the county that is unacceptably overcrowded.

I respect that there are many legitimate and divergent views and no one perfect solution on this very contentious issue. Having read your minority reports, I wanted to share my views with you as I am both a consumer of the schools and the soccer fields and have an interest in seeing both problems fixed. Again, I very much appreciate your time and clear dedication to our recreational needs in this area.

Best regards,
Patty McDermott

Patricia M. McDermott
Cleary Gottlieb Steen & Hamilton LLP
2000 Pennsylvania Avenue, NW
Washington, DC 20006
t: +1 202 974 1546 | f: +1 202 974 1999

www.clearygottlieb.com | pmcdermott@cgsh.com

----- Forwarded by Patricia M McDermott/DC/Cgsh on 03/16/2012 06:08 AM -----

From: Patricia M McDermott/DC/Cgsh
To: Bruce_Crispell@mcpsmd.org, Janice_Turpin@mcpsmd.org, Joshua_Starr@mcpsmd.org, Christopher_S_Garran@mcpsmd.org, Councilmember.Berliner@montgomerycountymd.gov, boe@mcpsmd.org
Date: 03/16/2012 12:43 AM
Subject: BCC Middle School No. 2

Dear Mr. Crispell, Ms. Turpin, Mr. Starr, Mr. Garran, Councilmember Berliner and Members of the Board of Education:

First, I would like to express my gratitude to Mr. Crispell for his laudable efforts in conducting the Site Selection Advisory Committee meetings and preparing the Committee report. This undoubtedly is a thankless task given the complexity of the problem and the many divergent views of the community. It is apparent that there is no one perfect and obvious solution but I would like to express my complete support for the conclusions arrived at in the SSAC report as well as the thorough and inclusive process that lead to those conclusions.

Second, as the mother of an NCCES third grader, an RHPS kindergartener, and a four year old future RHPS/NCC student, I fully support building a new middle school on our side of the cluster and building it now. I view both Rock Creek Hills Park and North Chevy Chase Park as viable and acceptable options. I simply do not understand those who oppose building schools on these sites as "taking our parks." A school guarantees both outdoor and indoor recreational space and therefore expands the recreational opportunities for the community. In fact, we regularly frequent school playgrounds when looking for a park to visit on the weekends with our kids. (The parks department should go and take a look at the Murch Elementary School playground in DC, which is absolutely beautiful, has state of the art equipment, a turf field, is packed on the weekends, and frankly is putting Montgomery County to shame. This should be the model for the new middle school's playground--the RCHP and NCCLP parks pail in comparison in their recreational value and usage even though Murch is a much smaller space.)

I understand that a minority report was submitted in support of investigating the expansion of Westland as an option. This report does not represent my views as an NCC parent and the NCCES community neither was notified of the intent to file such a report nor given the opportunity to provide input, either or pro or con, on its content. I think that expanding Westland is the least desirable of all the possible options considered by the SSAC for a number of reasons:

- I would rather see our 6th to 8th graders attend a medium sized-school as opposed to what sounds like it would be one of the largest middle schools in the county. In particular, I think this age group is better served in a smaller environment as opposed to a mega-middle school or what almost sounds like a college type campus as described by the minority report.
- I would think that a second school would increase the sports and extracurricular activity opportunities available to our students. With two schools, you can have two basketball teams, two chess teams, etc. and expand the number of children who get those invaluable opportunities to participate.
- I would rather have a school located on our side of the cluster to avoid my children riding the bus an hour to an hour and a half per day to and from Westland rather than having that extra time to do homework, read a book, or get some exercise.
- I also believe locating the school on our side of the cluster will facilitate more parent participation in school activities and from all demographics.

Finally, I implore Superintendent Starr and the Board to stick to the 2017 opening date targeted for this project. Every year that this process is delayed is another 500 kids that are forced to attempt to learn at schools that are bursting at the seams. I would love to see my kindergartener be in the first class to attend a brand new state of the art school (in all respects) at either RCHP or NCCLP!

Thank you for your time and commitment to our children.

Sincerely,
Patty McDermott

Patricia M. McDermott
Cleary Gottlieb Steen & Hamilton LLP
2000 Pennsylvania Avenue, NW
Washington, DC 20006
t: +1 202 974 1546 | f: +1 202 974 1999
www.clearygottlieb.com | pmcdermott@cgsh.com

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