



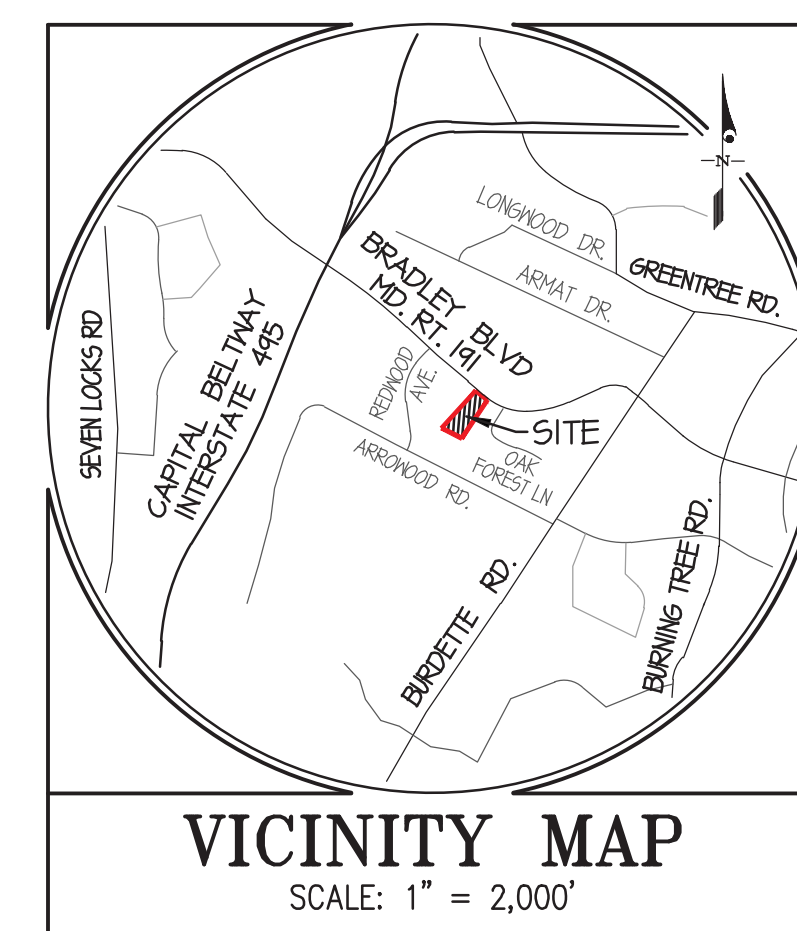
**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 16-Dec-21
TO: Tim Longfellow
Gutschick Little & Weber, PA
FROM: Marie LaBaw
RE: Guidepost Montessori
S-2345-B

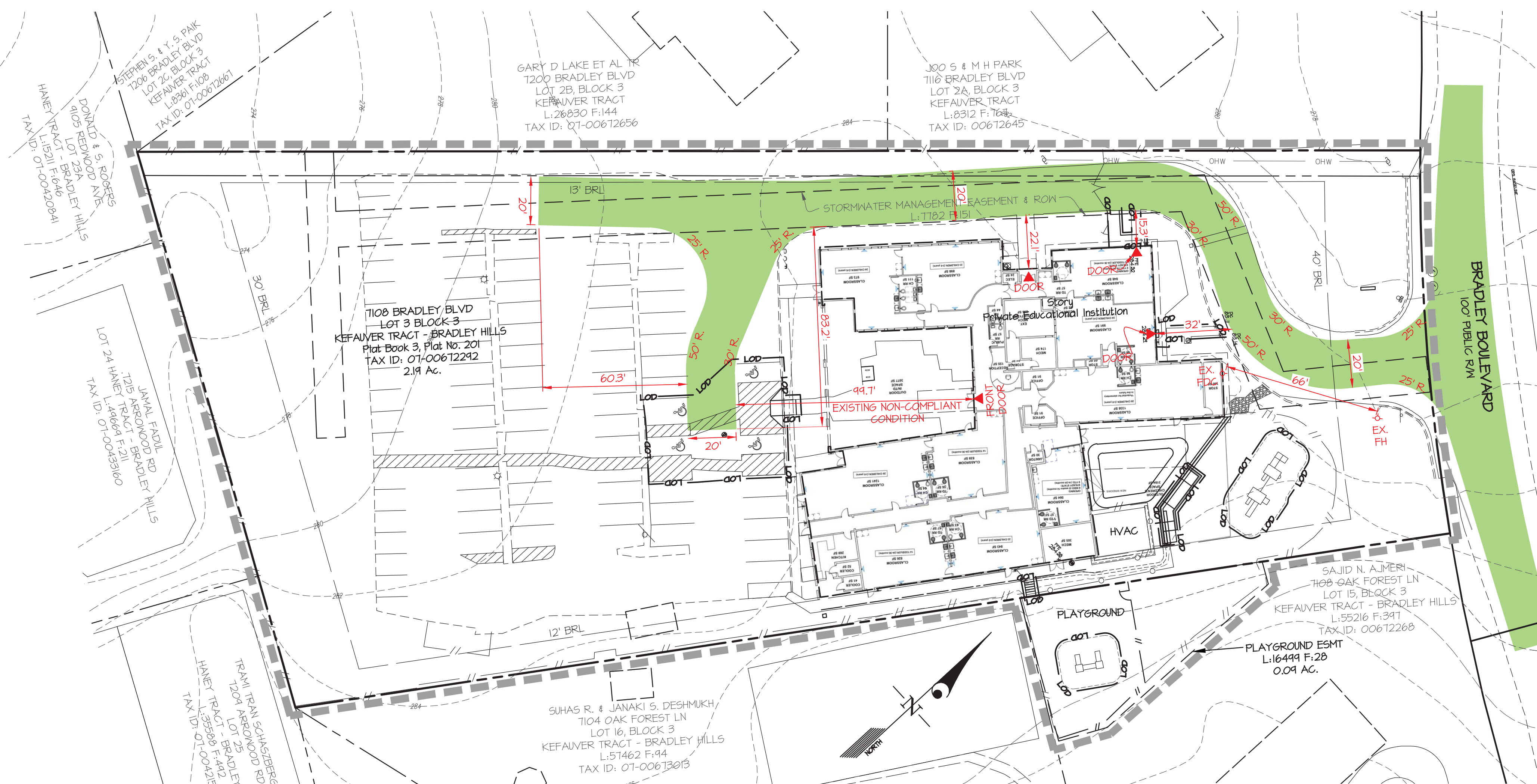
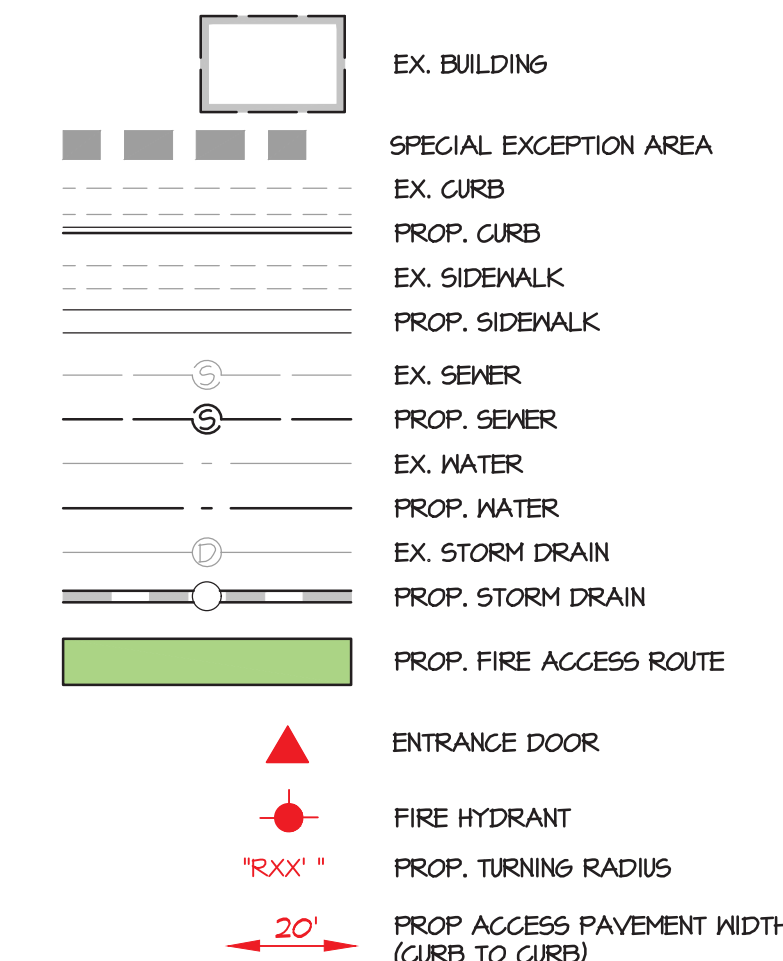
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **16-Dec-21** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Modifications to existing site including reduced occupant load *****



LEGEND



September 30, 2021

Mrs. Marie LaBaw PhD., P.E.
Montgomery County
Department of Permitting Services
Fire Department Access and Water Supply
2425 Reedie Drive, 7th Floor
Wheaton, Maryland 20902

RE: Guidopost Montessori - Bethesda
7108 Bradley Boulevard
Fire Access Analysis

Dear Mrs. LaBaw:

On behalf of our client, Guidopost Montessori, we respectfully request your approval of our Fire Access Plan. This property, located at 7108 Bradley Boulevard, was previously used as The French International School which was in operation from the late 1990's. The school had an enrollment of up to 200 students. The current conditions on site provide for adequate fire and rescue access to the site and to the area closest to the main side hinge door. However, the distance from the access point to the main side hinge door is approximately 100' which exceeds the 50' requirement.

Guidopost Montessori is proposing to occupy the existing building with no changes to the current fire and rescue access elements. The school is however, improving the existing conditions through a student enrollment reduction. The new student enrollment will be reduced to 180 students.

In light of this improvement to the existing conditions, we respectfully request your approval of the Fire Access Plan. If you have any questions or comments, please feel free to reach out to me at (301) 421-4024. Thank you in advance for your consideration of this request.

Sincerely,

Tim Longfellow, P.E.
Principal

TML/admin
21LETMDX21030.R05

3909 National Drive, Suite 250 Burtonsville, MD 20866 | 301.421.4024 | 410.880.1820 | GLWPA.COM

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout, resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SMC PM: 43 DATE: 12/16/2021

*** Modifications to existing site including reduced occupant load ***

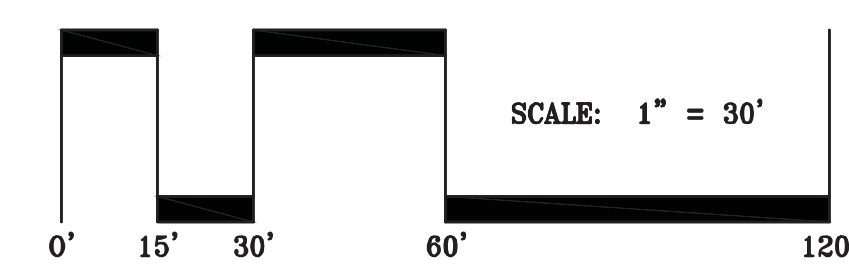
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20814, EXPIRATION DATE: JANUARY 20, 2022.



S-2345-B



DESIGNED BY	KAB				
DRAWN BY	KAB				
CHECKED BY	TML				
DATE		REVISION	BY	APP'R	



PREPARED FOR:
Guidopost A LLC
c/o Higher Ground Education
10 Orchard Road, Suite 200
Lake Forest, California 92630
Attn: Matt Knopf
949-339-1957

SCALE	1"=30	ZONING	R-200
DATE	SEPT 2021	TAX MAP - GRID	GP-341

FIRE ACCESS PLAN		G. L. W. FILE NO.	21030
GUIDEPOST MONTESSORI		SHEET	1 OF 1
Lot 3 & p/o Lot 15, Block 3 Plat Book 3, Plat No. 201 7108 BRADLEY BOULEVARD		BETHESDA ELECTION DISTRICT No. 07	MONTGOMERY COUNTY, MARYLAND

December 6, 2021

Ms. Nancy Randall, AICP
Wells + Associates, Inc.
1110 Bonifant Street, Suite 210
Silver Spring, MD 20910

Dear Ms. Randall:

Thank you for the opportunity to review your second (2nd) submittal of the **Traffic Impact Study (TIS)** prepared by **Wells + Associates, Inc.**, dated **July 23, 2021 (and received on November 22, 2021)** for the proposed **Higher Ground Daycare** (formally known as Bright Horizons daycare) development – **21APMO040XX** located on **MD 191 – Bradley Blvd** (Mile Point: **2.29**) in **Montgomery County**, Maryland. The Maryland Department of Transportation State Highway Administration's (MDOT SHA) review of the submittal and the point-by-point response is complete and we are pleased to respond.

- The proposed Higher Ground Daycare development will occupy the property currently occupied by the Rochambeau French International School with restrictions on hours of operation during the AM and PM Peak periods.
- The development will retain the private educational institution use within the existing facilities with modified hours of operation, from the current hours of 9:00 AM to 3:20 PM to 7:00 AM to 7:00 PM with a capacity of up to 180 children/students.
- The site's vehicular access is currently via a single curb cut along Bradley Boulevard (MD 191), and no changes to access are proposed within this application. The existing school building and parking lot will be used without any proposed increases to the building or parking lot footprint.

Based on the information provided, please address the following comments in a point-by-point response:

Travel Forecasting and Analysis Division (TFAD) Comments by (Mr. Scott Holcomb):

1. The TFAD has reviewed the responses provided to their comments offered earlier and found these responses to be acceptable.

Ms. Nancy Randall, AICP
 SHA Tracking No.: 21APMO040XX
 Page 2 of 3
 December 6, 2021.

2. Response to TDSD comment #3 provided on page 2 in the November 17, 2021 letter states that the north side shared path is no longer a MNCPPC recommendation for the LATR mitigation, whereas the TIS mentions installation of shared path along north side of MD 191 between Redwood Avenue and Oak Forest Lane as a mitigation strategy to meet Pedestrian and Bicycle System Adequacy Tests. Please clarify if other mitigation is needed to replace this.
3. The appendix of the original report does not include the HCM analysis for the Bradley Boulevard / Seven Locks Road intersection. Please provide that information to confirm the results in the report.

Traffic Development & Support Division (TDSD) Comments by (Ms. Obianuju Ani):

1. We have completed our review of additional documentation submitted for subject project, in addition to TFAD's comments, explore the other three Es of the four Es of transportation safety — Enforcement, Engineering, Education, and Emergency Medical Services and propose speed management mitigation in the vicinity of the school.

District 3 Traffic Comments by (Ms. Natasha Aidoo):

District 3 Traffic have no further comments.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Ms. Nancy Randall, AICP
SHA Tracking No.: 21APMO040XX
Page 3 of 3
December 6, 2021.

Sincerely,

A handwritten signature in black ink, appearing to be 'Erica Rigby', with a stylized, cursive script.

for Erica Rigby, P.E.
District Engineer, District 3, SHA

ER/eui

cc: Ms. Natasha Aidoo, SHA District 3 Traffic
Ms. Obianuju Ani, SHA – TDSD
Ms. Rola Daher, SHA – TFAD
Mr. Derek Gunn, SHA District 3 Acting Deputy District Engineer
Mr. Scott Holcomb, SHA – TFAD
Ms. Katherine Mencarini, Montgomery Planning
Mr. William Stroud, SHA – TDSD
Ms. Rebecca Torma, Montgomery County Department of Transportation
Mr. Kwesi Woodroffe, SHA District 3 Regional Engineer

From: silberstacy@gmail.com
To: [Mencarini, Katherine](#); [Nancy com](#)>; [Elizabeth Rogers](#)
Subject: Fwd: 7108 Bradley Boulevard
Date: Monday, December 13, 2021 8:13:44 AM
Attachments: [Outlook-Facebook_3.png](#)
[Outlook-twitter_32.png](#)
[Outlook-Pinterest.png](#)
[Outlook-32youtube.png](#)
[Outlook-32rss.png](#)
[Outlook-Flickr.png](#)
[Outlook-cid_image0.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Katie. Please see below. Do you need anything else from State Highway Administration?

Begin forwarded message:

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Date: December 13, 2021 at 7:47:03 AM EST
To: silberstacy@gmail.com, "Nancy com">
<amrandall@wellsandassociates.com>
Subject: Re: 7108 Bradley Boulevard

Hi Stacy.

The frontage improvements are acceptable on the condition that detailed engineering drawings and supporting documents are submitted to SHA for a comprehensive review.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>





From: silberstacy@gmail.com <silberstacy@gmail.com>

Sent: Monday, December 13, 2021 7:41 AM

To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Nancy com <amrandall@wellsandassociates.com>

Subject: 7108 Bradley Boulevard

Hi Kwesi. I hope you are well.

We are working on a special exception amendment for Higher Ground/Guidepost - a Montessori school to be located in the existing school building located at 7108 Bradley Boulevard.

Do you have any comments for SHA regarding this project? We are almost there. Looks like SHA is the remaining agency. Katie Mencarini is the park and planning reviewer.

Thanks so much Kwesi!
Stacy



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

December 13, 2021

Ms. Katherine Mencarini, Planner Coordinator
DownCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Higher Ground Education, Inc.
Traffic Impact Study Review

Dear Ms. Mencarini:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review (TIS) report for the proposed Higher Ground Education, Inc. This study, dated July 23, 2021, was prepared by Wells + Associates in support of the Special Exception Modification. The subject property is currently occupied by the Rochambeau French International School with restrictions on hours of operation during the AM and PM peak periods. The Special Exception Modification proposes to modify the current hours of operation.

The Applicant will retain the private educational institution use within the existing facilities with modified hours of operation, from the current hours of 9:00 AM to 3:20 PM to 7:00 AM to 7:00 PM with a capacity of up to 180 children/students. The existing school building and parking lot will be used without any proposed increases to the building or parking lot footprint.

Vehicular access is currently provided via a single curb cut along Bradley Boulevard (MD 191), and no changes to access are proposed within this application. Since Bradley Boulevard (MD 191) is maintained by Maryland State Highway Administration (MDSHA), MCDOT does not have any jurisdiction other than the maintenance and operation of traffic signal on state-maintained roadways. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendation about the subject property for the attention of the concerned agencies.

We offer the following comments:

Office of the Director

101 Monroe Street, 10th Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax
www.montgomerycountymd.gov/mcdot

General Comment

1. The traffic counts taken on May 6, 2021 are in accordance with the Maryland-National Capital Park and Planning Commission (M-NCPPC)-Memorandum dated September 17, 2020- "Briefing on Temporary Policy for Traffic Counts Collection and Transportation Impact Study Submission During COVID-19 Pandemic".

Adequacy Determination

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) the following adequacy tests are required for the subject site:
 - a. The study (page-2) indicates that the subject development will generate more than 50 total weekday peak hour vehicular trips; therefore, the Motor Vehicle Adequacy test is required.
 - b. The study indicates that the analysis for pedestrian, vision zero, transit and bicycle system adequacy are required since the proposed development does generate more than 50 trips for all tests.

Motor Vehicles System Adequacy

1. The TIS indicates this study was prepared in accordance with the Fall 2021 Local Area Transportation Review (LATR) guidelines.
2. The subject site and three out of four studied intersections are located within the Bethesda/Chevy Chase (Orange) Policy Area and consequently the Highway Capacity Manual procedure was used by the applicant to evaluate intersection levels of service. The congestion threshold in the Orange Policy area is established at a maximum overall average delay of 80 seconds per vehicle.
3. The remaining studied intersection is located within the Potomac (Yellow) Policy Area where post-development Critical Lane Volumes for the studied intersection should not exceed the congestion level threshold of 1,350 CLV.
4. All studied intersections will operate within the congestion standards of the Bethesda/Chevy Chase or Potomac Policy Areas.
5. We defer to the Maryland State Highway Administration (MDSHA) for comments regarding intersections maintained by MDSHA.

Pedestrian System Adequacy

1. Pedestrian Level of Comfort (PLOC): We concur with the applicant's rate of "undesirable" for the studied section of Bradley Boulevard (MD 191) as no pedestrian pathway is provided.
2. The applicant is proposing to construct a sidewalk starting along their frontage moving eastward towards Oak Forest Lane. This sidewalk will connect to the proposed Bus shelter on Bradley Boulevard (MD 191).

Ms. Mencarini
Higher Ground Education, Inc.
December 13, 2021
Page 3

3. Street Lighting: A field verified inventory of streetlights along Bradley Boulevard (MD 191), within the 750' study area boundary was provided, and the streetlight functionality was field verified as operational.
4. ADA Compliance: The applicant has stated that there are no ADA ramps or sidewalks located within the ADA (375-feet) study area along Bradley Boulevard (MD 191).

Bicycle System Adequacy

1. There are no existing bicycle facilities within the study area. However, the Bicycle Master Plan calls for a striped (south) and separated bikeway (north) on Bradley Boulevard (MD 191) between Seven Locks Road and Fernwood Road.
2. The consultant recommends a shared use path, for both bicyclists and pedestrians for the north side of Bradley Boulevard (MD 191) from the bus stop at Redwood Avenue to the bus stop at Oak Forest Lane, approximately 1,000' in length. The applicant has negotiated the required mitigation with Planning, MCDOT, and MDOT SHA staff. After reaching consensus it was determined that a sidewalk will be installed by the Applicant along Bradley Boulevard (MD 191) towards Oak Forest Lane, and the applicant will not be required to implement the sidepath master planned on Bradley Boulevard.

Transit System Adequacy

1. We concur with the consultant's recommendation that the applicant will pay for one bus shelter that will be constructed on Bradley Boulevard (MD 191), about 250-feet from Oak Forest Lane. The payment for the shelter will need to be made prior to the release of the SHA bond. All the work should be completed prior to the final use and occupancy permit. Please contact Mr. Wayne Miller of our Division of Transit Services at 240-777-5836 or at Wayne.Miller2@montgomerycountymd.gov.

Vision Zero Statement

1. An evaluation of vision zero standards included a review of accidents and speed studies. The subject study area does not include any segments identified as High Injury Network segments. We concur with consultant's findings in the report.

SUMMARY

1. We concur with the consultant's conclusion that the motor vehicle delay will not exceed the Bethesda/Chevy Chase and Potomac Policy Areas threshold.
2. We concur with the consultant's conclusions regarding the pedestrian, vision zero, transit and bicycle system adequacy as long as the applicant continues to coordinate improvements with MDSHA and MNCPPC. The applicant will be:

Ms. Mencarini
Higher Ground Education, Inc.
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Page 4

- a. Installing a sidewalk along their street frontage to the bus stop located at Bradley Boulevard (MD 191), about 250-feet from Oak Forest Lane.
 - b. Making a payment for one bus shelter to be installed at Bradley Boulevard (MD 191).
3. We defer to the Maryland State Highway Administration (MDSHA) for comments regarding intersections maintained by MDSHA jurisdiction with the exception the maintenance and operation of traffic signal on state-maintained roadways.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact me for this project, at Brenda.Pardo@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Traffic Impact Study \(TIS\)\ 7108 Bradley Blvd\Bradley Blvd-TIS Letter_12.13.21](#)

cc:e: Correspondence folder FY 2021

Nancy Randall
Atiq Panjshiri
Sam Farhadi
Mark Terry
Kutty Menon
Rebecca Torma

Wells + Associates, Inc.
MCDPS RWPR
MCDPS RWPR
MCDOT DTEO
MCDOT DTEO
MCDOT OTP