

ATTACHMENT F

Tettelbaum, Emily

From: CHARLES BROWNSTEIN <charles.brownstein@verizon.net>
Sent: Thursday, July 6, 2023 9:55 AM
To: Tettelbaum, Emily; Findley, Steve
Cc: Sandy Budock; Trudy Glassman; Richard Wasserstrom; Brian Dotson
Subject: Re: [External] Fwd: Woodward High School Phase 2

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

Good morning,

This is in response to your June 21 email to Kathy Benderev, about planning of Woodward HS Phase 2, which was forwarded to us (see below). Ms Benderev is no longer a member of the Mains HOA Board, so please instead direct correspondence to me and the addresses in the cc to this email.

We have questions and concerns about the aspects of the Mandatory Referral that directly affect The Mains, which is the development contiguous to the southeastern boundary of the school property. As such we would like to provide written comments to you and also to testify at the Hearing in September.

It is not easy to follow all of the illustrations and commentaries in the Referral and in the interest of accuracy thus should like to meet with you in person or over the phone or computer or discuss them with you at your earliest convenience.

I can be reached a 240 463 5891.

Thank you,

Chuck Brownstein

On Jun 21, 2023, at 1:13 PM, Sandy Budock <sbudock@qpmgmt.com> wrote:



www.qpmgmt.com
*Quality Service is our
Business....Our Primary Business.*

Sandra L. M. Budock, ARM | Regional Property Manager
sbudock@qpmgmt.com

T: 301-941-8040 | F: 301.941.8182
5101 River Road Suite 101
Bethesda, MD 20816

From: Kathy Benderev <kathybende777@gmail.com>
Sent: Wednesday, June 21, 2023 1:10 PM
To: Sandy Budock <sbudock@qpmgmt.com>
Subject: [External] Fwd: Woodward High School Phase 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward to the Board. Thanks

Sent from my iPhone

Begin forwarded message:

From: "Tettelbaum, Emily" <emily.tettelbaum@montgomeryplanning.org>
Date: June 21, 2023 at 11:47:02 AM EDT
To: "Tettelbaum, Emily" <emily.tettelbaum@montgomeryplanning.org>
Cc: "Findley, Steve" <steve.findley@montgomeryplanning.org>
Subject: Woodward High School Phase 2

Good Morning,

You provided your contact information to my colleague Luis Estrada and asked to be informed about the Mandatory Referral application for Woodward High School Phase 2. The Mandatory Referral application (MR2023017) has been accepted and is available [here](#). An associated Forest Conservation Plan (F20230360) has also been accepted for concurrent review and is available [here](#). I am the lead reviewer for the Mandatory Referral, and Steve Findley is the lead for the Forest Conservation Plan.

A tentative Planning Board date has been set for September 7. If you would like written comments included with the staff report for the Planning Board, it would be helpful if you could email them to Steve and I by the end of July. [Here](#) are other ways to provide comments or testimony to the Planning Board.

Best Regards,
Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



Tettelbaum, Emily

From: CHARLES BROWNSTEIN <charles.brownstein@verizon.net>
Sent: Wednesday, July 12, 2023 9:37 AM
To: Findley, Steve
Cc: Tettelbaum, Emily; Shibasaki, Shiho C; Trudy Glassman; Brian Dotson; Richard Wasserstrom; Sandy Budock; Folden, Matthew
Subject: Re: Planning for Woodward HS Phase Two Mandatory Referral

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

Hi,
10 am Friday is good for me. Please call me at 240 463 5891.

Thanks

Chuck

On Jul 12, 2023, at 8:20 AM, Findley, Steve <steve.findley@montgomeryplanning.org> wrote:

Good morning Mr. Brownstein,

I am available on Friday morning from 10 to 11 AM. Would that work for you?

Thanks,

Steve

From: CHARLES BROWNSTEIN <charles.brownstein@verizon.net>
Sent: Tuesday, July 11, 2023 7:10 PM
To: Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Shibasaki, Shiho C <Shiho_C_Shibasaki@mcpsmd.org>; Trudy Glassman <tjglassman@gmail.com>; Brian Dotson <brianscottdotson@gmail.com>; Richard Wasserstrom <wasserstromrich@gmail.com>; Sandy Budock <sbudock@qpmgmt.com>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Re: Planning for Woodward HS Phase Two Mandatory Referral

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

Steve,
Thanks for getting back. Tomorrow afternoon is not a good time for me, I am available Thursday any time and Friday morning up to about noon. Please suggest a time and I'll confirm,

Chuck

On Jul 11, 2023, at 12:48 PM, Findley, Steve <steve.findley@montgomeryplanning.org> wrote:

Mr. Brownstein,

I see that you also sent me an email message last Thursday while I was out of the office. I want to acknowledge that you sent that message, and apologize again for not replying sooner. I am still catching up on my emails from last week. Again, my apologies.

Steve

From: Findley, Steve
Sent: Tuesday, July 11, 2023 12:40 PM
To: CHARLES BROWNSTEIN <charles.brownstein@verizon.net>; Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Shibasaki, Shiho C <Shiho_C_Shibasaki@mcpsmd.org>
Cc: Trudy Glassman <tjglassman@gmail.com>; Brian Dotson <brianscottdotson@gmail.com>; Richard Wasserstrom <wasserstromrich@gmail.com>; Sandy Budock <sbudock@qpmgmt.com>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: RE: Planning for Woodward HS Phase Two Mandatory Referral

Good afternoon, Mr. Brownstein,

I saw that you called and left a voice mail message for me at 10:49 this morning. I apologize that I have been tied up and did not return your call right away. Ms. Tettelbaum is away on vacation this week. I have copied our supervisor, Matthew Folden, on this reply. I can be available to talk with you tomorrow afternoon between 3 and 4 PM, if that works for you.

I also want to clarify that the notification that was sent out regarding the comment period for the Forest Conservation Plan erroneously stated that citizen comments would be received through July 15 and that the FCP would be approved administratively. In fact, comments are welcome through September 6, and the plans will be reviewed for approval at a public hearing of the Montgomery County Planning Board currently scheduled to take place on September 7. Citizen testimony can also be offered at that public hearing either in person or virtually.

I look forward to speaking with you soon.

Sincerely,

Steve Findley

<image001.png>

Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

steve.findley@montgomeryplanning.org

o: 301-495-4727

<image002.png> <image003.png> <image004.png> <image005.png>

From: CHARLES BROWNSTEIN <charles.brownstein@verizon.net>
Sent: Tuesday, July 11, 2023 12:27 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Shibasaki, Shiho C <Shiho_C_Shibasaki@mcpsmd.org>
Cc: Trudy Glassman <tjglassman@gmail.com>; Brian Dotson <brianscottdotson@gmail.com>; Richard Wasserstrom <wasserstromrich@gmail.com>; Sandy Budock <sbudock@qpmgmt.com>
Subject: Planning for Woodward HS Phase Two Mandatory Referral

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

Dear Ms.Tettelbaum, Mr Findley, and Ms. Shibasaki,

I am writing on behalf of The Mains HOA Board of Directors, about the Mandatory Referral Application for Woodward High School (MR2023017) and the associated Forest Conservation Plan (F20230360).

Per Notice of Application by Ms. Shibhaski dated July 3, 2023, we have questions pertaining to the plan and possible submission of comments pertaining to the plan to you and via Testimony.

I have been trying unsuccessfully to reach either lead reviewer by phone or email to seek clarification of the plans pursuant to the following:

- removal of protected trees
- addition of athletic facilities (discus, shot-put “triangles”) to areas immediately adjacent to the Mains
- change of plans for planting of trees along boundary on Woodward property with The Mains homes
- addition of paved path toward locked fence adjoining existing bike path on The Main property.

Please contact me about a time when I can discuss the issues with you. I can be reached at 240-463-5891.

Sincerely for the Mains HOA and Community,

Charles Brownstein

From: [JANE CUNNINGHAM](#)
To: [Findley, Steve](#)
Cc: [Jane Cunningham](#)
Subject: TIMBERLAWN PARK CONNECTION AND WOODWARD -- OPEN MANDATORY REFERRAL PHASE ONE ITEM
Date: Monday, February 27, 2023 9:27:51 AM

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

GM Steve,

Thank you so much for your help. Much Appreciated. It has been crazy here with MCPS and Woodward several new issues. The one that I am most interested actually falls under the Planning Department and concerns the Timberlawn Park Connection.

Do you know who I can talk to in the Planning Depart on the connection? Based on the information that I have on the Mandatory Referral Phase One, the Timberlawn Park connection (I believe to obtain the Planning Department's approval) requires MCPS to build the connection.

However, in a meeting with Seth Adams, many months ago, he conveyed to me that may not build. I reminded him of the agreement which I believed fell under the Tree Conservation Act and was agreed to by MCPS to the Planning Department in writing. The connection was not recommended by the Planning Department but required for approval in the Mandatory Referral Phase One.

I support the connection as well as others our community and I am very concerned that this connection may not fall under any of Mandatory Referral Phase Two information forwarded by MCPS. to the Planning Department. Is Jessica McVary the person that I should contact to discuss? I would like to know the status of this connection, etc. Please advise.

Thank you,

Jane

On Feb 16, 2023, at 2:02 PM, Findley, Steve <steve.findley@montgomeryplanning.org> wrote:

Good afternoon, Jane. I am just following up on this request. I have been working with Marybeth O'Quinn, and it looks like the changes she made have been posted to the mailing list generator database. If you find that anything still needs to be corrected, please let me know. Marybeth has been very responsive to my request for changes.

I also checked in with Jessica McVary, who is the Midcounty Planning Supervisor in charge of Master Plans and Mandatory Referral reviews. She told me that we have not heard anything from MCPS about when they plan to bring in the next phase of the Woodward High School Mandatory Referral. We will try to check back with you when we find out that they are submitting something.

I hope this message finds you well. Thanks.

Steve

<image001.png>

Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902

steve.findley@montgomeryplanning.org

o: 301-495-4727

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[<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Friday, February 10, 2023 3:40 PM
To: Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>
Subject: Re: REQUEST TO UPDATE THE LIST - DEVONSHIRE EAST COND ASSOCIATION

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

Hi Steve,

Just got a phone call from someone in the Planning Office who informed me that Marybeth O Quinn is responsible for the mailing list generator database. He provided me with her phone number (301) 495-1322 and email marybeth.oquiinn@montgomeryplanning.org

Do I need to call her and/or are you working with her already? Please advise.

Thanks,

Jane

On Feb 8, 2023, at 7:58 PM, JANE CUNNINGHAM <janjmcum@aol.com> wrote:

Hi Steve,

Appreciate the email for clarification. The following provides my responses to your questions:

Question 1: Yes. I am requesting to replace Delphine Matthews with Chris Prescott at DH Bader Management, Inc. . His current email address is cprescott@iko.com . Please be advised that IKO has recently merged with DH Bader Management, Inc. I would list as iKO/DH Bader Management, Inc. I have not received a change to his email address. The IKO email address will be used for several months.

Question 2. Bart Gerstenblith is the Devonshire East Homeowners (HOA) President. Marcia Grove is an Administrative Assistant with IKO/DH Bader Management, Inc. Yes, they should remain on the contact list. Not sure why the file states Owner for Bart Gerstenblith.

Question 3. No. I am not a member of the Devonshire East HOA. I am the President of the Devonshire East Condominium Association. My address is 11102 Cedarwood Drive, North Bethesda, MD 20852.

Question 4. May Lu's email is maylu200@gmail.com

Thanks,

Jane

On Feb 8, 2023, at 3:04 PM, Findley, Steve
<steve.findley@montgomeryplanning.org> wrote:

Hi Jane,

I am getting to work on this. I have a couple of questions:

1. You are requesting to replace Delphine Matthews with Chris Prescott at DH Bader Management. Do you have an email address for Chris? If not, I can try to call the number listed and see if they can give me an email address.
2. The contacts listed for the Devonshire East HOA include Bart Gerstenblith, who is listed as an owner, and Marcia Grove, who is listed as an Administrative Agent for IKO Community Management. Should these people remain on the contact list?
3. Do you want to be added to the contact list for the Devonshire East HOA? If so, I obviously have your email address, but could you provide me with your home address to fill in on the contact list?
4. I do not see Debra Sargent on the list any more, so that might have been corrected. But I do not see May Lu on the list. I will be happy to add her. Do you have an email address for May?

Thanks very much!

Steve

<image001.png>

Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
steve.findley@montgomeryplanning.org
o: 301-495-4727

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[<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Wednesday, February 8, 2023 10:31 AM
To: Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>
Subject: REQUEST TO UPDATE THE LIST - DEVONSHIRE EAST COND ASSOCIATION

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

Hi Steve,

As a follow up to our conversation a few minutes ago, the following information is provided below to update the Planning Department's mailing list generator: <https://montgomeryplanning.org/resources/mailling-list-generator>

Please remove from the List: Debra Sargent - No longer on the Condo Association Board. Please change to Secretary: May Lu. Address is 11104 Cedarwood Drive, North Bethesda, MD 20852 - Phone: 240 920 9001.

Please remove Delphie Matthew Property Manager and change to: Chris Prescott at DH Bader Management (formerly IKIO Management)

10480 Little Patuxent Pkwy
10th Floor, Suite 1000
Columbia, MD 21044

Phone Number: (301) 924-4050

Please let me know when the update is made and/or if you need additional information.

Please feel free to contact me via email or call at 240-460-9478.

Appreciate your help.

Thanks,

Jane

From: [JANE CUNNINGHAM](#)
To: [Johnson, Halley](#)
Cc: [Findley, Steve](#); [Estrada, Luis](#); [jane Cunningham](#)
Subject: Fwd: Woodward HS Phase 1 - Forest Conservation Plan Review - MCPS PRELIMINARY PLAN - PHASE 2 - TREES
Date: Friday, April 14, 2023 10:13:29 AM

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

GM Ms. Johnson,

This is a follow up to yesterday's telephone conversation.

I sent the below email to Mr. Estrada yesterday. I advised Mr. Estrada that I am trying to locate the document (design document pdf) that was sent showing the removal of more trees along the southeast side of the Woodward property. I am still trying to locate the design document in my computer. If not located on my computer, I will go back to the MCPS BOE meeting to locate. Will keep you posted.

The removal of the trees along the southeast side in Phase Two is a major issue. Furthermore, the below email excerpt was in response to my review of the diagram provided by MCPS that showed removal of the trees (LOD). The proximity of a stadium to residential communities (Devonshire East and the Mains) and the MCPS request to remove more trees without a concrete plan being required to replace the trees on the southeast side of Woodward is a major issue.

Also please be advised that the MCPS design for the stadium placement on the southeast side (that I have reviewed) does not include noise reducing barriers (these are not retaining walls which are needed for evaluation land purposes). The Devonshire East and Mains communities border Woodward and have NO separation such as streets, trees, etc., between our homes and the school.

Regards,

Jane

Begin forwarded message:

From: JANE CUNNINGHAM <janjmcum@aol.com>
Subject: Re: Woodward HS Phase 1 - Forest Conservation Plan Review - MCPS PRELIMINARY PLAN - PHASE 2 - TREES
Date: April 13, 2023 at 6:02:41 PM EDT
To: "Estrada, Luis" <luis.estrada@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>

Mr. Estrada,

Thank you.

As discussed the below is an excerpt taken from an email sent by MCPS regarding the removal of more trees along the southeast side next to Devonshire East and Mains properties. However, please be advised, that the screenshots referred to in the email may have been a pdf which I cannot immediately locate. Hopefully, I will locate the pdf screenshots and/or will find in the BOE documents referenced below.

Regards,

Jane Cunningham

2. Is it expected that the trees that remain now at the SE edge of the property beyond the LOD, would have to be removed to support the proposed walkway? Or will those trees remain permanently? **It is expected that the trees that remain now will have to be cleared as part of the Phase II project to accommodate the emergency and maintenance access road. Below is a screenshot of the Phase II Preliminary Plan presented to the Board of Education. We will attempt to accommodate to plant trees where possible between the access road and Devonshire East property boundary.**

On Apr 13, 2023, at 4:17 PM, Estrada, Luis <luis.estrada@montgomeryplanning.org> wrote:

Ms. Cunningham,

Good talking to you today. As we discussed, below are links where you can find the forest conservation staff reports for Woodward HS. The FCP application was discussed twice with the Planning Board:

July 23, 2020

<https://montgomeryplanningboard.org/wp-content/uploads/2020/07/Woodward-Preliminary-comments-FINAL-FINAL.pdf>

September 24, 2020

<https://montgomeryplanningboard.org/wp-content/uploads/2020/09/FFCP-Draft-Woodward-FINAL.pdf>

I tried to attach the files but the message was too large for the AOL server, you will have to access them via the links above. As mentioned, I will double check you are notified once a mandatory referral for Phase 2 is submitted and accepted for review. Please call if any questions come up.

Regards,

<image001.png>

Luis R. Estrada Cepero, Assoc. AIA
Planner III | Urban Designer | Mid-County Division

Montgomery County Planning Department
2425 Reedy Drive, 13th Floor, Wheaton, MD 20902
Luis.Estrada@montgomeryplanning.org

From: [JANE CUNNINGHAM](#)
To: [Tettelbaum, Emily](#); [Findley, Steve](#)
Cc: [jane.Cunningham](#)
Subject: Re: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - QUESTIONS
Date: Monday, June 26, 2023 8:23:02 AM

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

GM Emily and Steve,

I received two postcards from the Montgomery County Planning Department on Saturday, June 24th. Maryland Department of Assessments and Taxation shows my address as 11102 Cedarwood Drive #206, Rockville MD 20852. My Mailing address (per post office) is 11102 Cedarwood Drive, North Bethesda, Maryland 20852.

Please be advised that I have not received a letter from MCPS as of this date. The Mandatory Referral Development Application signs (2) were posted on Saturday, June 24th on Old Georgetown Road. The signage states

Development Application for Woodward High School Reopening - Phase 2
Mandatory Referral and Amended Forest Conservation Plan Application
Mandatory Referral MR 2023017
Forest Conservation Plan F20230360

Steve - I have provided my questions on the Forest Plan that you were cc'd on in my email to email. Please be advised that I have additional questions on the application submitted. Under Supplemental Information it states previous or concurrence Plan submittals (enter information, if applicable). No detailed information was provided. However, at the bottom of this section the following was stated "This application is an FFCP amendment for MR2022022. I have the following questions on the submitted drawings:

L.1.4 - 1.58 acres of additional planting requirement is to be met through the purchase of offsite forest banking as part of the Phase 2 if, within same watershed. Please explain what this means in terms of the question below on replanting of trees at Woodward.

L-1.5 - Missing signature and same question as below where is the delegation/notification?

Information submitted by MCPS also states "primarily focused on ballfields in the rear of the property? The tree removal request includes the southeast side of the property. Please note that the Mandatory Referral postcard states "...and athletic fields on the east side of Woodward....However, the reference to the football field with track and bleachers is found in the tree variance request submitted and states the southeast corner. In other drawings, it has list of amendment items and no mention of the football field. Can you clarify what is required on these drawings?

L.1.3 The statement submitted in red in the drawing submitted (May 2023) does not appear to be correct. I believe tht #17 was removed for the connection and was a requirement under the act. Was #17 removed, If the answer is yes, then how does this statement apply to the submitted drawings?

Emily - I would like information on the distance (number of feet) between the Devonshire HOA abutting residences and the fields. The footfall field in particular. Can you provide this information to me? Please advise

Thank you,

Jane

Application:

F20230360 -

<https://eplans.montgomeryplanning.org/UFS/34272/109931/00-APP-F20230360.PDF/00-APP-F20230360.PDF>

The application states that written verification required if not the owner. The Board of Education is the owner. Shiho Shibasaki works for MCPS. The written verification is not provided in the DAIC development website. I spoke to Steve Findley about this yesterday. I also noticed that that in the application that No was checked - Would you like to receive email notifications. Yet, Shiho Shibasaki provided her email which is required if answered yes.

Was written verification provided to the Planning Department? If so, please provide that notification. If no notification was provided, does it result in a resubmission for the Mandatory Referral? Please advise.

Justification Document States:

A robust tree mitigation plan is proposed to provide both canopy coverage and evergreen screening. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

Where is the proposed plan described above found with specifics?

Phase 2 requests more trees to be removed on the southeast side of the Woodward property and we have no commitment by MCPS for the replanting described in the justification provided to the Planning Department.

Note: We have received a written commitment from MCPS on the replanting of trees along Cedarwood Drive up to the tennis area (removed in Phase 1). It is important that this change to Phase 1 be shown in diagrams as well as the proposed plan for Phase 2 be submitted to the Planning Department.

Thank you,

Jane

Why is this an amended Forest Conservation Plan? .

On Jun 23, 2023, at 5:23 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hello Jane,

Both of the excel lists were generated by my colleague in the Planning Department using our [HOA and Civic Association](#) finder tool. The file named HOACA_Contacts... is information submitted by HOA and civic association contacts and includes the relevant organizations within approximately ½ mile of Woodward. My colleague told me that she went a bit beyond the ½ mile area to generate this list. I am fairly certain that the Parcels_in_Poly file pulls data from the Maryland Department of Assessments and Taxation. This list includes all the property owners within

approximately ¼ mile of Woodward. These mailing lists were used for the notices sent out by the Planning Department regarding the Mandatory Referral application. Please note that both of these lists go beyond what is typically required (abutting and confronting property owners and HOAs and Civic Associations within a half mile). My colleague sent these notices out yesterday, so hopefully you will receive a postcard this weekend or early next week.

The applicant is responsible for sending out the Forest conservation Plan notice. The submitted contact list for HOAs and CAs was inaccurate and incomplete and we have asked them to send out new notices. Since the hearing is tentatively scheduled for September 7, MCPS has sufficient time to send out those notices 60 days prior to the hearing.

I have asked MCPS to send us photographs of the application signs and an affidavit of sign posting (which should have been submitted with the FCP application). I will also visit the site, hopefully sometime next week.

I hope I have addressed your noticing concerns. Let me know if you would like to discuss anything on Monday.

Best Regards,
Emily

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Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

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[<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Friday, June 23, 2023 9:13 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Jane Cunningham <janjmcum@aol.com>

Subject: Re: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - EMAIL FOLLOW UP

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

Emily,

The first attachment is correct.

However, the second attachment is not. How was this list developed and used? Please advise.

Thank you,

Jane

On Jun 22, 2023, at 1:42 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Afternoon Jane,

Thank you for writing out your concerns in an email. I am just finishing up with another project so I have more time now to focus on Woodward Phase 2. Before we speak on the phone, it would be most

efficient if I look into your concerns so I can (hopefully) provide you with some answers.

You should be receiving a postcard from the Planning Department regarding the Mandatory Referral application. I believe the postcards were mailed out Tuesday or Wednesday of this week, but I will double check. We created our own notice lists for this mailing (see attached). Would you mind taking a look at the HOA list when you have a chance and letting me know if your contact information is correct? I will be in touch when I have more information about your concerns.

Best Regards,
Emily

<image001.png>

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

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From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Thursday, June 22, 2023 9:24 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: jane Cunningham <janjmcum@aol.com>
Subject: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - EMAIL FOLLOW UP

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

Emily and Steve,

The following provides my email regarding subject:

Noticing:

I checked yesterday (early evening) for signs being posted along Old Georgetown Road, No signs have been posted. Additionally, no letter has been received by MCPS to date. Community members' ability to engage and have concerns addressed, as well as the underlying Mandatory Referral process, are significantly harmed when there is a failure to provide community members with the required notice.

It is over 12 days since the DAIC Development database posted the Mandatory Referral Phase 2. As you know, we were not noticed for the Woodward High School Mandatory Referral Phase 1. I took action both with both the Planning Department and MCPS to ensure that the databases had correct information to ensure that we were noticed. MCPS advised that their database had an error and that they corrected the error. I have since received emails from MCPS regarding construction meetings. The list provided for Devonshire East in the DAIC Mandatory Referral has old points of contact and wrong addresses and, as noted earlier, we have not received the required notice.

I have attached the Planning checklist.

What action will be taken by the Planning Department regarding the lack of noticing? Does this impact the 60 day timeline for planning staff review? Please advise.

Application:

F20230360 -

<https://eplans.montgomeryplanning.org/UFS/34272/109931/00-APP-F20230360.PDF/00-APP-F20230360.PDF>

The application states that written verification required if not the owner. The Board of Education is the owner. Shiho Shibasaki works for MCPS. The written verification is not provided in the DAIC development website. I spoke to Steve Findley about this yesterday. I also noticed that in the application that No was checked - Would you like to receive email notifications. Yet, Shiho Shibasaki provided her email which is required if answered yes.

Was written verification provided to the Planning Department? If so, please provide that notification. If no notification was provided, does it result in a resubmission for the Mandatory Referral? Please advise.

Justification Document States:

A robust tree mitigation plan is proposed to provide both canopy coverage and evergreen screening. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

Where is the proposed plan described above found with specifics?

Phase 2 requests more trees to be removed on the southeast side of the Woodward property and we have no commitment by MCPS for the replanting described in the justification provided to the Planning Department.

Note: We have received a written commitment from MCPS on the replanting of trees along Cedarwood Drive up to the tennis area (removed in Phase 1). It is important that this change to Phase 1 be shown in diagrams as well as the proposed plan for Phase 2 be submitted to the Planning Department.

Thank you,

Jane

On Jun 21, 2023, at 12:11 PM, JANE CUNNINGHAM <janjmcum@aol.com> wrote:

Hi Ms Tettelbaum,

Thank you for the email. I saw what was posted last week but appreciate you sending me

this email. Please be advised that I spoke to Steve Finley today, to discuss the F20230360 submission and the issues that I found with regard to the application submission, etc.

Also, I have issues with the noticing with regard to the Mandatory Referral Phase Two. No signs have been posted nor have I received notification from MCPS on the referral. When you get a change, please give me a call about noticing at 240 450-9478 . I am very concerned.

I am writing an email later today (have an appointment this afternoon) to both you and Steve Finley regarding the issues that I brought forward to him today on F20230360 plan.

Thank you,

Jane Cunningham

On Jun 21, 2023, at 11:46 AM, Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Morning,

You provided your contact information to my colleague Luis Estrada and asked to be informed about the Mandatory Referral application for Woodward High School Phase 2. The Mandatory Referral application (MR2023017) has been accepted and is available [here](#). An associated Forest Conservation Plan (F20230360) has also been accepted for concurrent review and is available [here](#). I am the lead reviewer for the Mandatory Referral, and Steve Findley is the lead for the Forest Conservation Plan.

A tentative Planning Board date has been set for September 7. If you would like written comments included with the staff report for the Planning Board, it would be helpful if you could email them to Steve and I by the end of July. [Here](#) are other ways to provide comments or testimony to the Planning Board.

Best Regards,
Emily

<image001.png>

Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

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<HOACA_Contacts_In_Shape .xlsx><Parcels_In_Poly 2.xlsx>

From: [JANE CUNNINGHAM](#)
To: [Brockmyer, Richard](#)
Cc: [Tettelbaum, Emily](#); [jane.Cunningham](#)
Subject: Re: FOLLOW UP TO YESTERDAY'S CONVERSATION - SENDING MY TRAFFIC EMAILS
Date: Tuesday, June 27, 2023 3:11:36 PM

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

Hello. Mr. Brockmyer,

I just called and left you a message to call me at 240-460-9478. I would like clarification on the previous response that I received below and your response today.

Need Clarification: **“Background traffic is traffic that could eventually be on the network due to projects that have not developed yet. Assumptions for background traffic—in other words, the trips generated by those future projects—are added to a study to get a better sense of the full traffic conditions for an area.**

Also, some of the data contained in the study was not correct. Please refer to the Data Discrepancies that I found below. Please note the **missing** development data.

Information that I found today: This may be some of the missing development data I noted below.

<https://montgomeryplanningboard.org/wp-content/uploads/2021/09/210921-320210120-Rose-Village-Staff-Report-FINAL-2.pdf>

I would appreciate your assistance in helping me understand the traffic study that was conducted and being incorporated in the Mandatory Referral Phase 2.

Thank you,

Jane Cunningham

Discrepancies

a. Pike and Rose

Report: 734 High Rise Apartments
Proposed: 1,600 Total
Difference: 266 (More than in the Study)

b. North Bethesda Market
Recently Amended

Report: 697 Mid Rise Apts
Proposed: 470 Residential Units
Difference: 227 (Less than in the Study)

c. 6111 Executive Blvd

Report: No information - Does not address 6001, 6003, and 6011 and 6010

Proposed: 1,544 Dwelling Units

Difference: Incomplete - (Study Missing Development-stated above) - 6011 referred to in Appendix D.

d. North Bethesda Gateway

Report: 614 Mid Rise Apartments

Approved: 567 Mid Rise Apartments

Difference: 47 (Less than in the Study)

e. Saul Centers

Report: 655 Mid Rise Apartments

Preliminary Approval: 1,000 residences

Difference: 345 (More than in the Study)

*No Information to Compare:

1. Rock Spring Center

(Please note: On page 35, Table 14 shows MD188, Bradley Blvd. Appears to be an error).

Also, do you have a contact name and number at DOT for the Old Georgetown Road bike lanes? I do not think the bike lanes are temporary?

2. The Traffic Study has used previous traffic data collected. For the data that was previously collected, what is the age of that data over 3 years, less than a year? Also, does the LATR specify that the data used must be collected within specific timeframes?

Generally, intersection turning movement counts are acceptable when they are less than one year old at the time a transportation study is submitted. Counts were taken for Woodward in February 2019, and the study was submitted shortly thereafter. So, our office deems these counts acceptable. "Background traffic" is traffic that *could* eventually be on the network due to projects that have not developed yet. Assumptions for background traffic—in other words, the trips generated by those future projects—are added to a study to get a better sense of the full traffic conditions for an area.

On Jun 27, 2023, at 2:23 PM, Brockmyer, Richard
<Richard.Brockmyer@montgomeryplanning.org> wrote:

Jane,

To answer your first question, the traffic study is still acceptable as it assessed the full build out of the Site. Phase 2, which is being reviewed now, was assumed in the TIS so additional analysis is not required.

As for your second question, while the TIS did not include the road diet conditions on Tuckerman Lane and the modifications on Old Georgetown, my understanding is that these are both temporary. The Tuckerman Lane Road Diet is a 1-year pilot project. Typically, temporary conditions are not included in a TIS unless specifically requested to be analyzed by MCDOT or SHA.

Please let me know if you have any further questions.

Thanks,

<image006.png>

Richard Brockmyer, AICP

Transportation Planner III

Montgomery County Planning Department
2425 Reedie Drive, Floor 13, Wheaton, MD 20902
richard.brockmyer@montgomeryplanning.org
o: 301-495-4526

[<image007.png>](#) [<image008.png>](#) [<image009.png>](#)
[<image010.png>](#)

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Sent: Tuesday, June 27, 2023 9:34 AM

To: JANE CUNNINGHAM <janjmcum@aol.com>; Brockmyer, Richard
<Richard.Brockmyer@montgomeryplanning.org>

Subject: RE: FOLLOW UP TO YESTERDAY'S CONVERSATION - SENDING MY TRAFFIC EMAILS

Hi Jane,

By way of this email, I am forwarding your inquiry to Richard Brockmyer, the transportation planner for this project.

Thanks,
Emily

Emily Tettelbaum

Planner III, Midcounty Planning Division

<image011.png>

Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image012.png>](#) [<image013.png>](#) [<image014.png>](#)
[<image015.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Tuesday, June 27, 2023 9:04 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>
Subject: FOLLOW UP TO YESTERDAY'S CONVERSATION - SENDING MY TRAFFIC EMAILS

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

Hi Emily,

As we discussed with regard to my concerns on the traffic, the below emails are provided to you.

Is the traffic study conducted considered outdated and/or can it still be used and accepted given guidelines/policies. Please advise.

Also, changes are expected to be made to Tuckerman (Road Diet) which reduces the number of lanes on Tuckerman. This combined with the changes on Old Georgetown Road appear (to me) have an impact.

Jane

From: "Reed, Patrick"
<patrick.reed@montgomeryplanning.org>
Subject: RE: WOODWARD HIGH SCHOOL PROECT QUESTIONS
Date: February 18, 2020 at 1:09:05 PM EST
To: JANE CUNNINGHAM <janjmcum@aol.com>
Cc: "Shiho_C_Shibasaki@mcpsmd.org"
<Shiho_C_Shibasaki@mcpsmd.org>, "Cross, Dennis F"
<Dennis_F_Cross@mcpsmd.org>, Mike Nalepa
<mnalepa@streettrafficstudies.com>

Hi Ms. Cunningham:

I received your message. It looks like I accidentally missed a couple of your questions. Here are the remaining below. I will call you after sending this message.

6. Under Transit System Adequacy on page 43, it states that “a majority of users would be eligible for free public transit. Impact should be tied to staff levels rather than the total number of trips generated by the site”. It then discusses teacher parking. How many parking spaces are going to be allocated to students? Does the LATR provide any guidance and/or another county entity or is MCPS given latitude to exercise their judgement based their assumption that the students would use free public transit? What is the number of students eligible for free public transit? Any student who attends? Students who do not find parking at the school may use properties close to the school to park their cars. Based on the number of parking spaces available at Woodward High School this may become a significant issue for our neighborhood.

MCPS is better equipped to answer these questions. Our office does not have control/input on student/teacher parking. As with all development applications, our agency views controlling parking supply as a driver of transportation demand and we prefer fewer parking spaces where possible. This said, we do not have regulatory authority of MCPS’ parking situation.

7. Are you aware or know if MD 187 will have postings that state that cars are entering a school zone? Residential areas have this signage as well as speed cameras; however, I see no consistency. They also have lower speed limits. Is MCPS responsible for coordinating these types of activities?

These activities are generally coordinated by MCDOT (or SHA where state roads are present); I assume these agencies coordinate with MCPS.

8. I have not received information/briefings from MCPS (other than the survey e-mail) on Woodward High School directly. Will the Mandatory Referral Process information be sent to all residents for comments within a certain geographical boundaries? The project should be noticed per law; however, candidly I’m not too sure of that process as it falls outside of my work functions. Let me ask folks here about the logistics and get back to you.

As an advisory component for MCPS (not approval) authority for the Woodward High School Project, I am appreciative of your willingness to answer my questions. The emails to MCPC are provided below.

From: Reed, Patrick
Sent: Tuesday, February 18, 2020 10:48 AM
To: JANE CUNNINGHAM <janjmcum@aol.com>
Cc: Shiho_C_Shibasaki@mcpsmd.org; Cross, Dennis F <Dennis_F_Cross@mcpsmd.org>; Mike Nalepa <mnalepa@streettrafficstudies.com>
Subject: RE: WOODWARD HIGH SCHOOL PROECT QUESTIONS

Good morning Ms. Cunningham:

Thanks for your note. Let me attempt to answer your questions below. If you need anything else or have follow-up questions, please feel free to respond to this email.

1. Do the Local Area Transportation Review and Transportation (LATR) Policy Area Review Guidelines allow for MCPS and your office to determine the number of intersections studied or do these Guidelines provide specific parameters for public schools?

The Local Area Transportation Review (LATR) Guidelines have specific guidance about how to determine the number of studied intersections. The number studied is based on the magnitude of the subject project's impact on the transportation network, which is determined by assessing how many new trips a project will generate. Generally, the intersections chosen for study extend in each direction from the site; however, if the subject property is on a corridor and access is limited to that corridor, we focus on the corridor as it would be most impacted. You can read the LATR Guidelines here:

<https://montgomeryplanning.org/planning/transportation/latr-guidelines/>

2. The Traffic Study has used previous traffic data collected. For the data that was previously collected, what is the age of that data over 3 years, less than a year? Also, does the LATR specify that the data used must be collected within specific timeframes?

Generally, intersection turning movement counts are acceptable when they are less than one year old at the time a transportation study is submitted. Counts were taken for Woodward in February 2019, and the study was submitted shortly thereafter. So, our office deems these counts acceptable. "Background traffic" is traffic that *could* eventually be on the network due to projects that have not developed yet. Assumptions for background traffic—in other words, the trips generated by those future projects—are added to a study to get a better sense of the full traffic conditions for an area.

3. The Traffic light recommended addresses traffic coming from Trinity Lutheran Church and Woodward High School but does not address Cedarwood Drive. At the first community meeting, a resident raised the question of the impact on Cedarwood Drive and Old Georgetown Road. The answer was that they were studying it. Do you know if this has been studied? No mention in the Traffic Study. Is Cedarwood Drive

traffic taken into consideration with regard to signalized lights?

Per the agreed upon scope, the Applicant studied seven different intersections. Cedarwood Drive and Old Georgetown Road was not studied. We generally focus on major signalized intersections. Because Cedarwood is right-in, right-out, we chose to focus on the site driveways and Tuckerman, which have significantly higher volumes of traffic. This is not to say that Cedarwood Drive isn't important, but more to say that the ability to enter/exit Cedarwood is more directly impacted by the signalized intersections at points north and south. When you say "traffic light recommended" I am not too sure what you mean. Can you clarify? Based on the study, the Applicant is proposing that the existing signal for the Middle School be moved south. The Applicant is also coordinating with SHA and MCDOT on potential changes to the intersection of Tuckerman Road and MD 187 to improve performance. It's important to note that MCPS is generally not responsible for implementing mitigation directly with a project, so any improvements that MCDOT and SHA agree to would likely need to be implemented by those agencies.

4. With the new development and the "planning vision for different parts of Montgomery County" is the "orange" designation used in this report to remain or could the designation be changed to "red" in the future? If changed, are new studies performed?

The "color designation" and "congestion standard" for vehicles are determined with updates to the County's subdivision staging policy (essentially, the County's adequate public facilities provision). This is updated roughly every 2 years, and the Department is actually in the process of reviewing the SSP currently. You can learn more about it here: <https://montgomeryplanning.org/planning/functional-planning/subdivision-staging-policy/>. Once a study is performed and is approved through the Planning Board's regulatory process, a development does not have to make updates to its study.

5. New Development Seminars (which accessed county data) provided different information than what was used in the Study. Do some or all of the discrepancies below change any of the calculations? I am concerned by the missing data on Executive Blvd as well as the square footage calculations. I do not understand the formulas used to calculate results but I wish to have the correct data used in the calculations.

I can look into this. It would be helpful to know what "New Development Seminars" is. I am not familiar with this term. I

recall requesting the Applicant update its background information during one of my preliminary reviews.

I am CCing MCPS and their consultant so they are aware of your inquiry. I appreciate their assistance if they would like to provide any further comment on your questions.

Thank you,
Patrick

Patrick Reed, AICP | Transportation Planner Coordinator
Montgomery County Planning Department | Planning Area 2
301.495.4538 | patrick.reed@montgomeryplanning.org

From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Friday, February 14, 2020 4:34 PM
To: Reed, Patrick <patrick.reed@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>
Subject: WOODWARD HIGH SCHOOL PROECT QUESTIONS

Hi Patrick,

As discussed on Monday, February 10, I am providing you with my questions on the Woodward High School Project by COB Friday.

First, I would like to provide some context to my questions. I attended a briefing in October 2019 on the Woodward High School Design. After the meeting I attended, I received an email from MCPS regarding taking a survey. I did not participate in the survey. However, I did attend two briefings at Tilden High School on Woodward High School Project provided by MCPS.

My concern is with understanding what is provided in the Traffic Study regarding safety and other issues based on the local News reporting of the death of a teenager and the hospitalization of another teenager (currently in a coma) that occurred on Old Georgetown Road as a result of being hit by a vehicle.

Additionally, a Montgomery County councilperson has referred to Old Georgetown Road as the most dangerous road in Montgomery County. Although, these accidents were not in front of the current Tilden

School or Walter Johnson High School, the projected development projects (Housing, Retail and Office Buildings) in this area are of significant concern.

I contacted MCPS to obtain the Traffic Study. (See below emails). I was then referred to your office by MCPS. Based on our telephone conversation on Monday, I am forwarding my questions for you to respond to my questions.

Questions:

1. Do the Local Area Transportation Review and Transportation (LATR) Policy Area Review Guidelines allow for MCPS and your office to determine the number of intersections studied or do these Guidelines provide specific parameters for public schools?

2. The Traffic Study has used previous traffic data collected. For the data that was previously collected, what is the age of that data over 3 years, less than a year? Also, does the LATR specify that the data used must be collected within specific timeframes?

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formulas used to calculate results but I wish to have the correct data used in the calculations.

Discrepancies

a. Pike and Rose

Report: 734 High Rise Apartments

Proposed: 1,600 Total

Difference: 266 (More than in the Study)

b. North Bethesda Market

Recently Amended

Report: 697 Mid Rise Apts

Proposed: 470 Residential Units

Difference: 227 (Less than in the Study)

c. 6111 Executive Blvd

Report: No information - Does not address 6001, 6003, and 6011 and 6010

Proposed: 1,544 Dwelling Units

Difference: Incomplete - (Study Missing Development-stated above) - 6011 referred to in Appendix D.

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Report: 614 Mid Rise Apartments

Approved: 567 Mid Rise Apartments

Difference: 47 (Less than in the Study)

e. Saul Centers

Report: 655 Mid Rise Apartments

Preliminary Approval: 1,000 residences

Difference: 345 (More than in the Study)

*No Information to Compare:

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8. I have not received information/briefings from MCPS (other than the survey e-mail) on Woodward High School directly. Will the Mandatory Referral Process information be sent to all residents for comments within a certain geographical boundaries?

As an advisory component for MCPS (not approval) authority for the Woodward High School Project, I am appreciative of your willingness to answer my questions. The emails to MCPC are provided below.

Thank you,

Jane. Cunningham

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Tuesday, January 28, 2020 4:32 PM

To: Shibasaki, Shiho C

<Shiho_C_Shibasaki@mcpsmd.org>

Cc: Hill, Veronica <Veronica_Hill@mcpsmd.org>; Cross, Dennis F <Dennis_F_Cross@mcpsmd.org>; Jane Cunningham <janjmcum@aol.com>

Subject: [EXTERNAL] Re: Charles W. Woodward HS - Phone Conversation Follow UP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shiho,

Nice speaking with you, as well. I have some more questions for you based on the below information provided:

How is the community made aware of the Mandatory Referral public comment period? Has a date been decided for public comments?

Based on the below response, was the traffic study performed by the consultant given specifications and parameters set by M-NCPPC? As we discussed, on Old Georgetown Road the speed limit is 40. Speed limits around schools in this area are reduced to 25. Also, they have speed cameras, etc.

Are you stating in the below response that the Traffic Study is final but will be included in the Mandatory Referral process as documentation that the study was performed and here are the findings?

If public comments, regarding the Traffic Study are provided by residents will they be addressed and, if appropriate, enable a change to the Traffic Study recommendations?

How can a copy of the Traffic Study be obtained by residents of this area?

Also, has the traffic study been accepted and approved. If approved, who provided that approval?

If you are not the right person to address my questions, please refer this email to the appropriate person(s). Please include me on the referral request.

.

Thank you,

Jane

Hi Jane,

It was very nice talking to you last week, and thank you

for addressing your concerns about a traffic study. As I mentioned on the phone, the traffic study completed in January 7, 2016 was for new Tilden MS/Rock Terrace, which is different project from Woodward High School project. The traffic engineer consultant prepared a traffic study report for Woodward High School, and it was reviewed and commented by the Maryland-National Capital Park and Planning Commission (M-NCPPC), Montgomery County Department of Transportation, and the State Highway Administration. The parameters for the extent of traffic study is set by the M-NCPPC, and per their requirement, the traffic engineer conducts survey and generate a report.

The traffic study report review process is through the M-NCPPC, and we, including the traffic engineer are not aware of any public comments period for the traffic study report. The traffic study report will be included and be part of the Mandatory Referral (which is another project review process by M-NCPPC), and during the Mandatory Referral process, the M-NCPPC will have a public comments period.

Best Regards,
Shiho

Shiho Shibasaki, AIA, LEED AP BD+C
School Facilities Project Manager
Division of Construction
Montgomery County Public Schools
240-314-10949

On Jan 27, 2020, at 3:56 PM, Shibasaki,
Shiho C
<Shiho_C_Shibasaki@mcpsmd.org>

Hi Jane,
It was very nice talking to you last week, and thank you for addressing your concerns about a traffic study. As I mentioned on the phone, the traffic study completed in January 7, 2016 was for new Tilden MS/Rock Terrace, which is different project from Woodward High School project. The traffic engineer consultant prepared a traffic study report for Woodward High School, and it was reviewed and commented by the Maryland-National Capital Park and Planning Commission (M-NCPPC),

Montgomery County Department of Transportation, and the State Highway Administration. The parameters for the extent of traffic study is set by the M-NCPPC, and per their requirement, the traffic engineer conducts survey and generate a report.

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Best Regards,
Shiho

Shiho Shibasaki, AIA, LEED AP BD+C
School Facilities Project Manager
Division of Construction
Montgomery County Public Schools
240-314-1094

From: JANE CUNNINGHAM
To: Tettelbaum, Emily
Cc: Findley, Steve; Jane Cunningham
Subject: Re: WOODWARD PHASE 2 - NUMBER OF FEET QUESTION
Date: Thursday, June 29, 2023 3:58:21 PM

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

Hi Emily,

Thank you for sending me the below information.

Best,

Jane

On Jun 28, 2023, at 2:40 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Jane,

I created the graphic below to provide some additional clarity. Distances are measured from the corner of the building footprint to three different points on the school property: 1) to the retaining wall in your photograph 2) to the proposed sidewalk around the track, and 3) to the proposed football field. For context, I have also provided a screenshot of mcatlas showing that the distance from your building footprint to the shared property line with the school is approximately 25 feet. I hope this is helpful.

Best Regards,
Emily

<image009.jpg>

<image011.png>

<image001.png>

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

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<image005.png>

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Wednesday, June 28, 2023 7:52 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

Cc: Jane Cunningham <janjmcum@aol.com>

Subject: WOODWARD PHASE 2 - NUMBER OF FEET QUESTION

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

GM Emily and Steve,

Please be advised that I think the stadium is closer. I have provided the link from the DAIC Development website. I am hoping this will help with my question.

<https://eplans.montgomeryplanning.org/UF5/34233/109663/05-CIRC-MR2023017-001.pdf/05-CIRC-MR2023017->

[001.pdf_V2/05-CIRC-MR2023017-001.pdf](#)

Also, I have provided two pictures taken from my front porch this a.m. The second picture shows the start of the trees requested to be removed. It appears to me that the stadium will be closer. My address is 11102 Cedarwood Drive. Can you recheck? If not, please let me know.

Thank you,

Jane

<image006.png><image007.png>

On Jun 26, 2023, at 3:50 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Jane,

The football field is approximately 130 feet from the closest Devonshire East Condominium building (outlined in red below). Hopefully that is the right HOA.

Best Regards,
Emily

<image006.png>

<image001.png>

Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)
[<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Monday, June 26, 2023 8:22 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

Cc: jane Cunningham <janjmcum@aol.com>

Subject: Re: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - QUESTIONS

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

GM Emily and Steve,

I received two postcards from the Montgomery County Planning Department on Saturday, June 24th. Maryland Department of Assessments and Taxation shows my address as 11102 Cedarwood Drive #206, Rockville MD 20852. My Mailing address (per post office) is 11102 Cedarwood Drive, North Bethesda, Maryland 20852.

Please be advised that I have not received a letter from MCPS as of this date. The Mandatory Referral Development Application signs (2) were posted on Saturday, June 24th on Old Georgetown Road. The signage states

Development Application for Woodward High School Reopening - Phase 2
Mandatory Referral and Amended Forest Conservation Plan Application
Mandatory Referral MR 2023017
Forest Conservation Plan F20230360

Steve - I have provided my questions on the Forest Plan that you were cc'd on in my email to email. Please be advised that I have additional questions on the application submitted. Under Supplemental Information it states previous or concurrence Plan submittals (enter information, if applicable). No detailed information was provided. However, at the bottom of this section the following was stated "This application is an FFCP amendment for MR2022022. I have the following questions on the submitted drawings:

L.1.4 - 1.58 acres of additional planting requirement is to be met through the purchase of offsite forest banking as part of the Phase 2 if, within same watershed. Please explain what this means in terms of the question below on replanting of trees at Woodward.

L-1.5 - Missing signature and same question as below where is the delegation/notification?

Information submitted by MCPS also states "primarily focused on ballfields in the rear of the property? The tree removal request includes the southeast side of the property. Please note that the Mandatory Referral postcard statesand athletic fields on the east side of Woodward....However, the reference to the football field with track and bleachers is found in the tree variance request submitted and states the southeast corner. In other drawings, it has list of amendment items and no mention of the football field. Can you clarify what is required on these drawings?

L.1.3 The statement submitted in red in the drawing submitted (May 2023) does not appear to be correct. I believe tht #17 was removed for the connection and was a requirement under the act. Was #17 removed, If the answer is yes, then how does this statement apply to the submitted drawings?

Emily - I would like information on the distance (number of feet) between the Devonshire HOA abutting residences and the fields. The footfall field in particular. Can you provide this information to me? Please advise

Thank you,

Jane

=====

Application:

F20230360 -

<https://eplans.montgomeryplanning.org/UFS/34272/109931/00-APP-F20230360.PDF/00-APP-F20230360.PDF>

The application states that written verification required if not the owner. The Board of Education is the owner. Shiho Shibasaki works for MCPS. The written verification is not provided in the DAIC development website. I spoke to Steve Findley about this yesterday. I also noticed that that in the application that No was checked - Would you like to receive email

notifications. Yet, Shiho Shibasaki provided her email which is required if answered yes.

Was written verification provided to the Planning Department? If so, please provide that notification. If no notification was provided, does it result in a resubmission for the Mandatory Referral? Please advise.

Justification Document States:

A robust tree mitigation plan is proposed to provide both canopy coverage and evergreen screening. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

Where is the proposed plan described above found with specifics?

Phase 2 requests more trees to be removed on the southeast side of the Woodward property and we have no commitment by MCPS for the replanting described in the justification provided to the Planning Department.

Note: We have received a written commitment from MCPS on the replanting of trees along Cedarwood Drive up to the tennis area (removed in Phase 1). It is important that this change to Phase 1 be shown in diagrams as well as the proposed plan for Phase 2 be submitted to the Planning Department.

Thank you,

Jane

Why is this an amended Forest Conservation Plan? .

On Jun 23, 2023, at 5:23 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hello Jane,

Both of the excel lists were generated by my colleague in the Planning Department using our [HOA and Civic Association](#) finder tool. The file named HOACA_Contacts... is information submitted by HOA and civic association contacts and includes the relevant organizations within approximately ½ mile of Woodward. My colleague told me that she went a bit beyond the ½ mile area to generate this list. I am fairly certain that the Parcels_in_Poly file pulls data from the Maryland Department of Assessments and Taxation. This list includes all the property owners within approximately ¼ mile of Woodward. These mailing lists were used for the notices sent out by the Planning Department regarding the Mandatory Referral application. Please note that both of these lists go beyond what is typically required (abutting and confronting property owners and HOAs and Civic Associations within a half mile). My colleague sent these notices out yesterday, so hopefully you will receive a postcard this weekend or early next week.

The applicant is responsible for sending out the Forest conservation Plan notice. The submitted contact list for HOAs and CAs was inaccurate and incomplete and we have asked them to send out new notices. Since the hearing is tentatively scheduled for September 7, MCPS has sufficient time to send out those notices 60 days prior to the hearing.

I have asked MCPS to send us photographs of the application signs and an affidavit of sign posting (which should have been submitted with the FCP application). I will also visit the site, hopefully sometime next week.

I hope I have addressed your noticing concerns. Let me know if you would like to discuss anything on Monday.

Best Regards,
Emily

<image001.png>

Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)
[<image005.png>](#)

From: JANE CUNNINGHAM <janjcum@aol.com>
Sent: Friday, June 23, 2023 9:13 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Jane Cunningham <janjcum@aol.com>
Subject: Re: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - EMAIL FOLLOW UP

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

Emily,

The first attachment is correct.

However, the second attachment is not. How was this list developed and used? Please advise.

Thank you,

Jane

On Jun 22, 2023, at 1:42 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Afternoon Jane,

Thank you for writing out your concerns in an email. I am just finishing up with another project so I have more time now to focus on Woodward Phase 2. Before we speak on the phone, it would be most efficient if I look into your concerns so I can (hopefully) provide you with some answers.

You should be receiving a postcard from the Planning Department regarding the Mandatory Referral application. I believe the postcards were mailed out Tuesday or Wednesday of this week, but I will double check. We created our own notice lists for this mailing (see attached). Would you mind taking a look at the HOA list when you have a chance and letting me know if your contact information is correct? I will be in touch when I have more information about your concerns.

Best Regards,
Emily

Emily Tettelbaum
Planner III, Midcounty Planning Division

<image001.png>

Montgomery County Planning Department
2425 Reedy Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)
[<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Thursday, June 22, 2023 9:24 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

Cc: jane Cunningham <janjmcum@aol.com>

Subject: WOODWARD HIGH SCHOOL PHASE 2 - MR2023017 AND F20230360 - EMAIL FOLLOW UP

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

Emily and Steve,

The following provides my email regarding subject:

Noticing:

I checked yesterday (early evening) for signs being posted along Old Georgetown Road, No signs have been posted. Additionally, no letter has been received by MCPS to date. Community members' ability to engage and have concerns addressed, as well as the underlying Mandatory Referral process, are significantly harmed when there is a failure to provide community members with the required notice.

It is over 12 days since the DAIC Development database posted the Mandatory Referral Phase 2. As you know, we were not noticed for the Woodward High School Mandatory Referral Phase 1. I took action both with the Planning Department and MCPS to ensure that the databases had correct information to ensure that we were noticed. MCPS advised that their database had an error and that they corrected the error. I have since received emails from MCPS regarding construction meetings. The list provided for Devonshire East in the DAIC Mandatory Referral has old points of contact and wrong addresses and, as noted earlier, we have not received the required notice.

I have attached the Planning checklist.

What action will be taken by the Planning Department regarding the lack of noticing? Does this impact the 60 day timeline for planning staff review? Please advise.

Application:

F20230360 -

<https://eplans.montgomeryplanning.org/UFS/34272/109931/00-APP-F20230360.PDF/00-APP-F20230360.PDF>

The application states that written verification required if not the owner. The Board of Education is the owner. Shiho Shibasaki works for MCPS. The written verification is not provided in the DAIC development website. I spoke to Steve Findley about this yesterday. I also noticed that that in the application that No was checked - Would you like to receive email notifications. Yet, Shiho Shibasaki provided her email which is required if answered yes.

Was written verification provided to the Planning Department? If so, please provide that notification. If no notification was provided, does it result in a resubmission for the Mandatory Referral? Please advise.

Justification Document States:

A robust tree mitigation plan is proposed to provide both canopy coverage and evergreen

screening. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

Where is the proposed plan described above found with specifics?

Phase 2 requests more trees to be removed on the southeast side of the Woodward property and we have no commitment by MCPS for the replanting described in the justification provided to the Planning Department.

Note: We have received a written commitment from MCPS on the replanting of trees along Cedarwood Drive up to the tennis area (removed in Phase 1). It is important that this change to Phase 1 be shown in diagrams as well as the proposed plan for Phase 2 be submitted to the Planning Department.

Thank you,

Jane

On Jun 21, 2023, at 12:11 PM, JANE CUNNINGHAM <janjmcum@aol.com> wrote:

Hi Ms Tettelbaum,

Thank you for the email. I saw what was posted last week but appreciate you sending me this email. Please be advised that I spoke to Steve Finley today, to discuss the F20230360 submission and the issues that I found with regard to the application submission, etc.

Also, I have issues with the noticing with regard to the Mandatory Referral Phase Two. No signs have been posted nor have I received notification from MCPS on the referral. When you get a change, please give me a call about noticing at 240 450-9478 . I am very concerned.

I am writing an email later today (have an appointment this afternoon) to both you and Steve Finley regarding the issues that I brought forward to him today on F20230360 plan.

Thank you,

Jane Cunningham

On Jun 21, 2023, at 11:46 AM, Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Morning,

You provided your contact information to my colleague Luis Estrada and asked to be informed about the Mandatory Referral application for Woodward High School Phase 2. The Mandatory Referral application (MR2023017) has been accepted and is available [here](#). An associated Forest Conservation Plan (F20230360) has also been accepted for concurrent review and is available [here](#). I am the lead reviewer for the Mandatory Referral, and Steve Findley is the lead for the Forest Conservation Plan.

A tentative Planning Board date has been set for September 7. If you would like written comments included with the staff report for the Planning Board, it would be helpful if you could email them to Steve and I by the end of July. [Here](#) are other ways to provide comments or testimony to the Planning Board.

Best Regards,
Emily

<image001.png>

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

<HOACA_Contacts_In_Shape .xlsx><Parcels_In_Poly 2.xlsx>

<HOACA_Contacts_In_Shape .xlsx><Parcels_In_Poly 2.xlsx>

From: [JANE CUNNINGHAM](#)
To: [Lindsey, Amy](#)
Cc: [Jane Cunningham](#); [Folden, Matthew](#); [Tettelbaum, Emily](#); [Findley, Steve](#)
Subject: NOTICE OF APPLICATION - MANDATORY REFERRAL AND AMENDED FOREST CONSERVATION PLAN - WOODWARD HIGH SCHOOL
Date: Monday, July 3, 2023 1:31:23 PM
Attachments: [PastedGraphic-2.tiff](#)

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

Hello Ms Lindsey,

This is a follow up to our telephone conversation held at around 1:00 p.m. today.

Please be advised that I have not received the email from you on the deadline for submitting comments for subject that we discussed. Also, this email provides my email address.

As promised, the below provides a picture of the letter that I received today from MCPS. The letter states that the deadline to submit comments is July 15, 2023, 2023, 15 days after the mailing notice.

Based on my telephone conversation with you, this is not correct and you will be sending me the correct information for submitting comments, etc.



Thank you,

Jane Cunningham
240 460 9478

From: [Tettelbaum, Emily](#)
To: [JANE CUNNINGHAM](#)
Cc: [Findley, Steve](#); [Folden, Matthew](#)
Subject: RE: ACCESS ROAD UPDATE AND FOLLOW UP TO TEAMS MEETING
Date: Thursday, July 20, 2023 3:34:00 PM

Good Afternoon Jane,

The trail between Woodward and Timberlawn Park is still under discussion and construction of the trail is a condition of the Forest Conservation Plan approval.

We spoke with Mike Norton and a representative from MCPS this morning and they indicated that the landscape planting along Cedarwood Drive is part of the Phase 1 plan and is shown on [this sheet](#) of the Phase 2 Mandatory Referral plan set. I have included a screenshot of the landscape sheet below with the planting area outlined in red. We also inquired about the status of the telecommunications tower. The previous tower has been removed and MCPS has no plans construct a new one.

Best Regards,

Emily

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569

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

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Wednesday, July 19, 2023 5:08 PM

To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

Cc: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Jane Cunningham <janjmcum@aol.com>

Subject: ACCESS ROAD UPDATE AND FOLLOW UP TO TEAMS MEETING

JANE CUNNINGHAM <janjmcum@aol.com>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>

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

Hi Steve and Matt,

Please be advised that I have not heard back from Ms. LaBaw. I have not put my questions in writing to Ms. LaBaw because I wish to speak to her about the access road(s) and the fire and rescue requirements. Hopefully, I will hear from her tomorrow. Is the placement for the Timberlawn Park Connection to Woodward High School still being discussed with the Planning Department, Parks and MCPS, etc.? Please advise.

Matt - Just left you a voice mail message. I am trying to follow up on the TEAMS meeting. I discussed with Steve yesterday, landscaping drawings from Mr. Norton on the landscaping replanting along Cedarwood Drive up to the Tennis Court retaining wall. MCPS agreed (in writing to us) to the landscaping replanting for the trees removed in Phase 1 along Cedarwood Drive. This design change I believe should be in the design drawings sent by MCPS during the Mandatory Referral Phase 2.

Also, at the TEAMS meeting, I had requested information on the generator that was found in the design document that we reviewed together. I believe you were going to find out more about the generator. I specifically asked about a telecommunications tower and you were going to go back and get more information about the generator from MCPS.

Thank you,

Jane

> On Jul 19, 2023, at 11:26 AM, JANE CUNNINGHAM <janjmcum@aol.com> wrote:

>

> Hi Steve,

>

> As discussed, I am sending you what was sent by MCPS in general community meetings (first picture). No specific details but shows the access road and parking need the football field,

>

> The second sketch/drawing I took out of the DAiC Development website. Please provide specifics on the southeast side with regard to the thick black curved circled item. I still have questions on the emergency vehicle access that we have discussed.

>

> As I understand, you did send an email to Ms LaBaw asking about the access road. (i do not have a copy of the email) and got confirmation that it is a requirement. I conveyed to you that I wanted to know more specifics on the Fire and Rescue requirements.

>

> As discussed today, Ms LaBaw does not accept phone calls so I have sent her an email but I have not been contacted by her yet. It would be appreciated if you would send me the specifics on the thick black curved circle item. It appears that i will need to put my request in writing to Ms. LaBaw.

>

> I plan to ask her the following:

>

> Is the thick black curved item a Fire and Rescue requirement?

>

> If the thick black curved item is for emergency vehicles, please explain the regulation requirement? What requirement?

>

> Access roads exist at Woodward, why are they not sufficient? (also parking).

>

> If it is required to be placed as shown in the drawing, then where is the requirement meet for the baseball fields?

>

> I will take notes and/or forward email responses to you,, Emily Tettelbaum and Matthew Folden

> -----

> Note: I have been to BCC, chain link fences exists that allow for openings to the football field and the baseball field (approximately 8 feet wide openings) which would allow for an emergency vehicle to enter. Bethesda Fire and Rescue stated that they enter where they are directed by BCC security staff.

>

> Also, I have taken videos at BCC should you wish to review. Please let me know. Please be advised that the BCC videos will lock up my computer for awhile so I don't want to send unless you are going to review them.

>

> Also, have you and/or others had an opportunity to find out what happened to the Edson Lane pedestrian and bicycle connection?

>

> If you have any questions, please feel to call me.

>

> Thank you so much for your assistance.

>

> Jane

> 240-460-9478

>

From: [JANE CUNNINGHAM](#)
To: [Tettelbaum, Emily](#)
Cc: [Findley, Steve](#); [Bart Gerstenblith](#); [Jane Cunningham](#)
Subject: Re: DATE FOR WOODWARD HIGH SCHOOL SUBMISSION ACCEPTANCE - QUESTION
Date: Friday, July 21, 2023 12:09:59 PM

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

Hi Emily,

i have a question for you. Will you be posting the delegation when received in the DAIC Development Website? Please advise.

Thank you,

Jane

> On Jul 20, 2023, at 4:05 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

>

> Good Afternoon Jane,

>

> Both applications were accepted on 6/16/23 and the acceptance date will not change. As previously discussed, we acknowledge that some required elements of these applications were missing and should not have been accepted at the time. We are working with MCPS to obtain the necessary materials so the applications are complete before Planning Board hearing, tentatively scheduled for September 7.

>

> Best Regards,

> Emily

>

> Emily Tettelbaum

> Planner III, Midcounty Planning Division

> Montgomery County Planning Department

> 2425 Reedie Drive, Floor 14, Wheaton, MD 20902

> emily.tettelbaum@montgomeryplanning.org

> o: 301-495-4569

>

>

> -----Original Message-----

> From: JANE CUNNINGHAM <janjmcum@aol.com>

> Sent: Thursday, July 13, 2023 3:24 PM

> To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

> Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Bart Gerstenblith <bgerstenblith@hotmail.com>; Jane Cunningham <janjmcum@aol.com>

> Subject: Re: DATE FOR WOODWARD HIGH SCHOOL SUBMISSION ACCEPTANCE - QUESTION

>

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

>

> Emily,

>

> Thank you for taking my call. I called to clarify your below response to me regarding the acceptance date for Woodward - Phase 2.

>

> I advised that yesterday the Planning Department Information Center stated that the acceptance date was June 16, 2023 to me. You stated that is correct and that the Mandatory Referral Phase 2 is being worked by the Planning

Department.

>

> Also, you advised that the dates in your Information system for Woodward - Phase 2 used by the Planning Information Center maybe changed.

>

> If you have any questions, please feel free to reach out to me.

>

> Thank you,

>

> Jane

> 240 460. 9478

>

>

>

>

>> On Jul 13, 2023, at 1:44 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

>>

>> Hi Jane,

>>

>> I hope you are doing well. We are still working through a couple of issues with MCPS, and the official date of acceptance (for both applications) has not been determined yet. I can follow up with you when I have more information.

>>

>> Best Regards,

>> Emily

>>

>> Emily Tettelbaum

>> Planner III, Midcounty Planning Division

>>

>> Montgomery County Planning Department

>> 2425 Reedie Drive, Floor 14, Wheaton, MD 20902

>> emily.tettelbaum@montgomeryplanning.org

>> o: 301-495-4569

>>

>>

>>

>> -----Original Message-----

>> From: JANE CUNNINGHAM <janjmcum@aol.com>

>> Sent: Wednesday, July 12, 2023 8:28 AM

>> To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>;

>> Findley, Steve <steve.findley@montgomeryplanning.org>

>> Cc: jane Cunningham <janjmcum@aol.com>

>> Subject: DATE FOR WOODWARD HIGH SCHOOL SUBMISSION ACCEPTANCE -
>> QUESTION

>>

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

>>

>> GM Emily and Steve,

>>

>> Is June 9, 2023 the date of acceptance for the Mandatory Referral for Woodward? If not, what was the date.

>>

>> Would this be the same date for the Forest Conservation Plan, as well? If not, what is was the date.

>>

>> Please advise.

>>

>> Thank you,

>>

From: [Findley, Steve](#)
To: [JANE CUNNINGHAM](#)
Cc: [Folden, Matthew](#); [Tettelbaum, Emily](#)
Subject: RE: FOLLOW UP TO OUR TELECON TODAY - REQUESTING INFORMATION - ACCESS ROAD AND EDSON LANE
Date: Thursday, July 20, 2023 5:21:05 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jane,

I hope you are well. The dark curving line in the circled area is an access road to allow vehicles to reach the underground stormwater management vault for necessary periodic cleanout and maintenance of the stormwater facility. Thanks.

Steve

From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Wednesday, July 19, 2023 11:26 AM
To: Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Jane Cunningham <janjmcum@aol.com>
Subject: FOLLOW UP TO OUR TELECON TODAY - REQUESTING INFORMATION - ACCESS ROAD AND EDSON LANE

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

Hi Steve,

As discussed, I am sending you what was sent by MCPS in general community meetings (first picture). No specific details but shows the access road and parking need the football field,

The second sketch/drawing I took out of the DAiC Development website. Please provide specifics on the southeast side with regard to the thick black curved circled item. I still have questions on the emergency vehicle access that we have discussed.

As I understand, you did send an email to Ms LaBaw asking about the access road. (i do not have a copy of the email) and got confirmation that it is a requirement. I conveyed to you that I wanted to know more specifics on the Fire and Rescue requirements.

As discussed today, Ms LaBaw does not accept phone calls so I have sent her an email but I have not been contacted by her yet. It would be appreciated if you would send me the specifics on the thick black curved circle item. It appears that i will need to put my request in writing to Ms. LaBaw.

I plan to ask her the following:

Is the thick black curved item a Fire and Rescue requirement?

If the thick black curved item is for emergency vehicles, please explain the regulation requirement?
What requirement?

Access roads exist at Woodward, why are they not sufficient? (also parking).

If it is required to be placed as shown in the drawing, then where is the requirement met for the baseball fields?

I will take notes and/or forward email responses to you,, Emily Tettelbaum and Matthew Folden

Note: I have been to BCC, chain link fences exists that allow for openings to the football field and the baseball field (approximately 8 feet wide openings) which would allow for an emergency vehicle to enter. Bethesda Fire and Rescue stated that they enter where they are directed by BCC security staff.

Also, I have taken videos at BCC should you wish to review. Please let me know. Please be advised that the BCC videos will lock up my computer for awhile so I don't want to send unless you are going to review them.

Also, have you and/or others had an opportunity to find out what happened to the Edson Lane pedestrian and bicycle connection?

If you have any questions, please feel to call me.

Thank you so much for your assistance.

Jane
240-460-9478



From: [Tettelbaum, Emily](#)
To: [JANE CUNNINGHAM](#)
Subject: RE: EMILY BECKMAN - EDSON LANE ACCESS - FOLLOW UP TO TELECON YESTERDAY
Date: Thursday, July 27, 2023 5:00:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Jane,

Thanks for sending along the information about the Edison Lane connection. I do not have Emily Beckham's contact information.

Best Regards,
Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Wednesday, July 26, 2023 8:58 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Jane Cunningham <janjmcum@aol.com>
Subject: EMILY BECKMAN - EDSON LANE ACCESS - FOLLOW UP TO TELECON YESTERDAY

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

Good Morning Emily,

The below link provides the Planning Department presentation for Woodward dated 7/23/20 Agenda Item 11A to the Board. Please refer to page 14

https://eplans.montgomeryplanning.org/UFS/31703/90007/16-StaffExhibit_PowerPoint_Combined-MR2020022.pdf/16-StaffExhibit_PowerPoint_Combined-MR2020022.pdf

Also, please refer to the Mandatory Referral on page 20 regarding Edson Lane access.

I am trying to contact Emily Beckman, WJ cluster representative. Please be advised that I believe that you may have an email for her. I do not. At a cluster meeting held in January 2023, she stated that the WJ cluster wants the Edson Lane access and did not drop this as an issue for Woodward High School.

If appropriate, please provide an email for Emily Beckman. I can reach out to her to reconfirm the clusters position on the Edson access and notify her that it is not included in the Woodward High School Mandatory Referral for Phase 2.

Thank you,

Jane

From: [JANE CUNNINGHAM](#)
To: [Tettelbaum, Emily](#)
Cc: [Lindsey, Amy](#); [Jane Cunningham](#)
Subject: HEDGES
Date: Tuesday, August 1, 2023 4:01:11 PM

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

Hi Emily,

As discussed yesterday, i am sending the link below for review as a possible alternative to planting trees on the Devonshire Eat property. Perhaps, the Planning Department' s discussion with MCPS regarding placement of trees on the Devonshire East property could be expanded to include a discussion of large hedges.

<https://images.app.goo.gl/TankZNFbLXLchwzEA>

Thank you,

Jane

From: [JANE CUNNINGHAM](#)
To: [Tettelbaum, Emily](#)
Cc: [Jane Cunningham](#)
Subject: WOODWARD - PHASE 2 - MANDATORY REFERRAL - QUESTION AND COMMENT
Date: Thursday, August 3, 2023 3:11:43 PM

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

Hi Emily,

Please be advised that I have the following question and concern:

What is the requirement for the document submitted by MCPS under Supporting Documents, the fourth document (see link)? It is marked **confidential** and was sent to the Montgomery County BOE. (Note: My experience - confidential is **not** generally intended for public disclosure). Please advise on the requirement.

<https://eplans.montgomeryplanning.org/UFS/34233/109664/16-BOEPPP-MR2023017.pdf/16-BOEPPP-MR2023017.pdf>

Since I do not know if the document linked above meets a Mandatory Referral Phase 2 requirement, I have an additional concern with regard to the participant list. It appears to be a list for Phase I and not Phase II. May Lu did not attend and/or participate in any MCPS Phase 2 meetings, etc. She is a Devonshire East Condominium Association board member and I briefed her on Phase 2

Thank you,

Jane

From: [JANE CUNNINGHAM](#)
To: [Tettelbaum, Emily](#)
Cc: [Lindsey, Amy](#); [Jane Cunningham](#)
Subject: Re: Woodward High School Forest Conservation Plan Issues
Date: Thursday, August 3, 2023 1:11:26 PM

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

Hi Emily,

I would like some clarification on the below response. Phase II - Woodward High School - Mandatory Referral and Forest Conservation - from you.

Replanting along Cedarwood Drive (Phase 1) for the replanting of trees removed (replacing approximately 61 - we have this in writing from MCPS). Is this going to be placed in both Mandatory Referral and the Forest Conservation Plan - Phase II?

The below excerpt email that I provided from Steve Findley was in response to the removal of trees requested in Phase 2. I was inquiring about the use of the term on site. I believe that I have received confirmation that on site means Woodward High School. Also, it would be along the southeast side - along Cedarwood Drive (across from my condo unit 11102) and would be in the Forest Conservation Plan. Please advise.

Just want to make sure that we are on the same page.

Thank you,

Jane

On Jul 27, 2023, at 5:11 PM, Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Again Jane,

My understanding is that the trees in the landscape buffer along Cedarwood Drive can be included on the Forest Conservation Plan. I will let you know when the Forest Conservation Plan is resubmitted to the Planning Department.

Thanks,
Emily

<image006.png>

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image007.png>](#) [<image008.png>](#) [<image009.png>](#)
[<image010.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Tuesday, July 25, 2023 10:03 AM

To: Findley, Steve <steve.findley@montgomeryplanning.org>; Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Jane Cunningham <janjmcum@aol.com>

Subject: Fwd: Woodward High School Forest Conservation Plan Issues

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

Hi Steve and Emily,

Question: In paragraph 4 you wrote: on site. Would like clarification. Does on site mean: In the site where the trees are requested to be removed at Woodward High School? Also, can you provide the vegetated buffer shown on the landscape plans with the Mandatory Referral now shown on the Forest Conservation Plan with the required on-site mitigation?

I have provided an Excerpt from an email sent to me from Steve below to help with my request.

Excerpt:

I will require that the on-site mitigation plantings will be used to plant as many trees and as much screening vegetation as possible along the property boundaries adjacent to the existing residential areas. As part of this, I intend to require that the vegetated buffer shown on the landscape plans with the Mandatory Referral will be shown on the Forest Conservation Plan and will form a part of the required on-site mitigation. This will move the status of those plantings from recommended to required under the forest conservation plan.

Please advise.

Thank you,

Jane

Begin forwarded message:

From: "Findley, Steve" <steve.findley@montgomeryplanning.org>
Subject: Woodward High School Forest Conservation Plan Issues
Date: June 30, 2023 at 1:53:19 PM EDT
To: JANE CUNNINGHAM <janjmcum@aol.com>
Cc: "Kronenberg, Robert" <robert.kronenberg@montgomeryplanning.org>, "Sanders, Carrie" <carrie.sanders@montgomeryplanning.org>, "Folden, Matthew" <matthew.folden@montgomeryplanning.org>, "Tettelbaum, Emily" <Emily.Tettelbaum@montgomeryplanning.org>

Hi Jane,

I was able to meet this morning with Deputy Director Robert Kronenberg and Midcounty Division Chief Carrie Sanders. We agreed that we will require MCPS to submit a corrected Forest Conservation Plan application indicating that the signer of the application is not the Sole Owner, but a person legally authorized to represent the owner, and to provide written documentation of that authorization from the Montgomery County Board of Education. We are also requiring additional information, including photographs of the posted signs noticing the project and the affidavit of sign posting. We are instructing MCPS that these materials must be submitted by July 7 in order to hold the scheduled Planning Board hearing date of September 7.

I will check back with you when I return from vacation to make certain that you have received the required notice of the Forest Conservation Plan application by mail, as required.

We also discussed the required trail connection to the trail in Timberlawn Local Park. Because of the planned football stadium and emergency vehicle access in Phase 2, we believe that the trail connection should be made during that construction. We will carry forward the requirement to complete this connection in the conditions of approval for F20230360. We will update the language in the condition of approval to include a timing trigger to ensure timely completion of the trail connection.

My comments on the Forest Conservation Plan application will require that the first priority for providing the required 1.58 acres of additional planting is to accommodate the mitigation on site to the extent possible, as well as the planting of the required variance mitigation trees. I will require that the on-site mitigation plantings will be used to plant as many trees and as much screening vegetation as possible along the property boundaries adjacent to the existing residential areas. As part of this, I intend to require that the vegetated buffer shown on the landscape plans with the Mandatory Referral will be shown on the Forest Conservation Plan and will form a part of the required on-site mitigation. This will move the status of those plantings from recommended to required under the forest conservation plan.

I hope this addresses a number of your questions. I will follow up with you when I return from my vacation. If you have additional questions next week while I am away, my supervisor, Matt Folden, will be in the office next week, and I know he will try to help you in any way he can. He is copied on this email.

<image011.png>

Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902

steve.findley@montgomeryplanning.org

o: 301-495-4727

[<image012.png>](#) [<image013.png>](#) [<image014.png>](#) [<image015.png>](#)

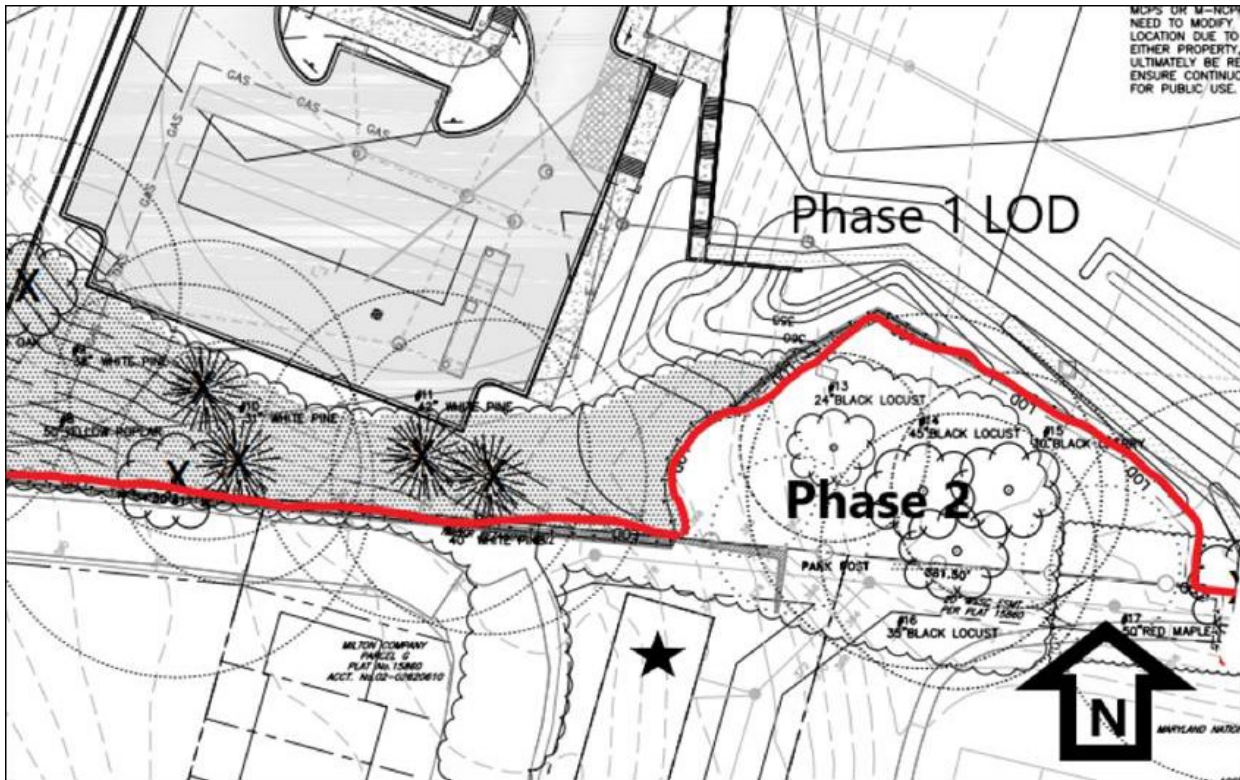
From: [Tettelbaum, Emily](#)
To: [JANE CUNNINGHAM](#)
Cc: [Lindsey, Amy](#)
Subject: RE: WOODWARD - PHASE II?
Date: Tuesday, August 8, 2023 9:17:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Jane,

Site work is allowed within the Phase 1 LOD. I have marked up a screenshot of the Phase 1 forest conservation plan below, MR2020022, to show the approved LOD in red. I put a star on your house. Digging, grading, etc is allowed on the Woodward property north of the LOD. There should be tree protection fencing around the north side of the trees near your house which are labeled as Phase 2. Site work has not been approved within the Phase 2 area.

I hope this answers your question.

Thanks,
Emily



Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: JANE CUNNINGHAM <janjmcum@aol.com>
Sent: Monday, August 7, 2023 9:35 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Jane Cunningham <janjmcum@aol.com>

Subject: Re: WOODWARD - PHASE II?

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

GM Emily,

I reviewed MR20200022 this a.m.. I looked at the last submission for the cell tower 10/22 in the plan. I saw a few trees marked with a X.

The below picture is taken from my video. Unfortunately, I uploaded my iphone video to my apple computer. When I sent the video out via my computer it does not play so you can review..

I have provided the below picture (taken from my video) which shows the tracker trailer in what appeared to me to be under the Phase II removal of trees. Can you please verify that the grading and other site work is allowed under the Phase I approval?

Thank you,

Jane



On Aug 4, 2023, at 2:05 PM, Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Jane,

I cannot view your video and I do not know the status of the construction, but grading and other site work is allowed within the limit of disturbance (LOD) approved with the Phase 1 Forest Conservation Plan. Unfortunately, our development viewer website seems to be down at the moment, but I quickly looked at the Phase 1 LOD, and it encompasses most of the Property. Later this afternoon or tomorrow, try visiting <https://montgomeryplanning.org/development/> and typing in MR2020022 to view the Phase 1 FCP.

Have a nice weekend.

Emily

<image001.png>

Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

From: JANE CUNNINGHAM <janjmcum@aol.com>

Sent: Friday, August 4, 2023 11:58 AM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Jane Cunningham <janjmcum@aol.com>

Subject: WOODWARD - PHASE II?

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

Attachment available until Sep 3, 2023

[Click to Download](#)

IMG_1513.MOV
33.1 MB

Hi Emily,

I have taken a video of a tractor digging on the Woodward Property just a few minutes ago. Is this digging part of Phase II or Phase I? Please advise.

Thank you,

Jane

Comments and Concerns Regarding the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360) for the New Woodward High School

Submitted by the Board of Directors,
Devonshire East Homeowners Association

SUMMARY

The Board of Directors of the Devonshire East Homeowners Association, Inc. represents 134 homes in a neighborhood directly adjacent to the south side of Woodward High School, with no separation between the school property and our community. We recognize the systemic overcrowding that MCPS has to address and support the construction of new schools, such as Woodward, and we want to contribute to a welcoming environment for the new school, its students, and staff.

The Phase II design, however, does not account for the limitations of the school's acreage or lack of separation from nearby residences. We have met with MCPS's facilities staff several times to discuss our concerns, but our careful review of the Phase II Mandatory Referral (MR2023017) and the Forest Conservation Plan (F20230360) submissions indicate that the concerns we raised are not addressed by the proposed designs and plans. In light of MCPS's failure to adequately consider and address the impact of their plans on the surrounding communities, we seek the help of the Planning Department and request that the staff report provide specific, actionable changes before the submissions are considered by the Planning Board.

Many of the issues discussed herein are the direct result of the constrained acreage of the school campus and the complete failure of the proposed design to recognize and accommodate the close proximity of neighboring homes and communities and the environmental impacts of the design. Additionally, the Phase II design is not compatible with the community landscape and will have an overwhelmingly negative impact on our quality of life. In particular, the plans

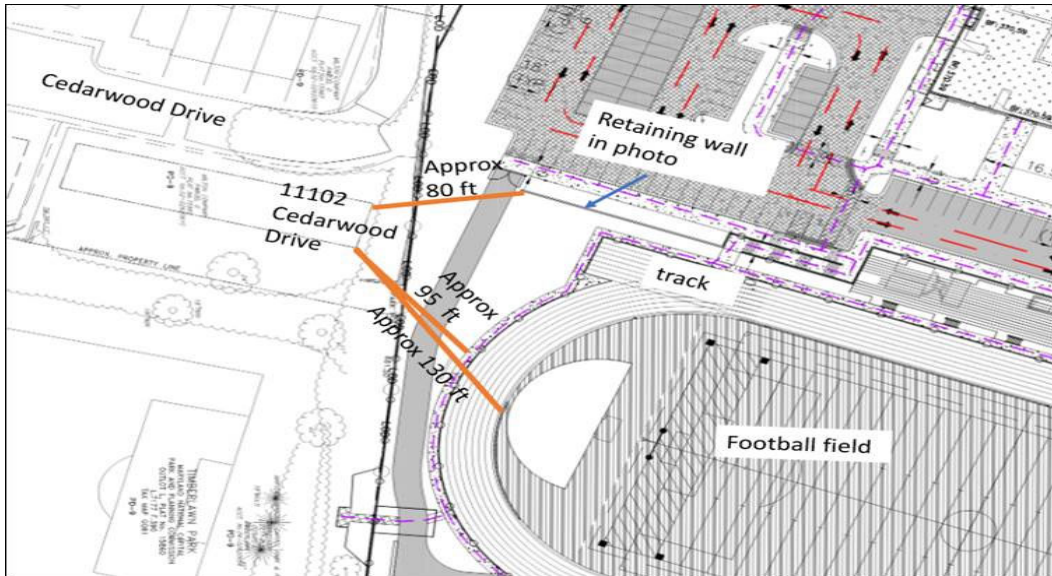
(1) omit any discussion or implementation of noise reducing barriers, (2) fail to address lighting nuisance conditions with regard to the stadium lighting, and (3) fail to address other environmental issues, each of which has been brought to the attention of MCPS facilities staff for several years. The Phase II design ignores concerns that if not addressed will be pushed down the line, requiring other Montgomery County agencies to devote their county resources to address. We request that the Planning Department's expertise be leveraged to address the issues and deficiencies noted by our community.

THE ISSUES

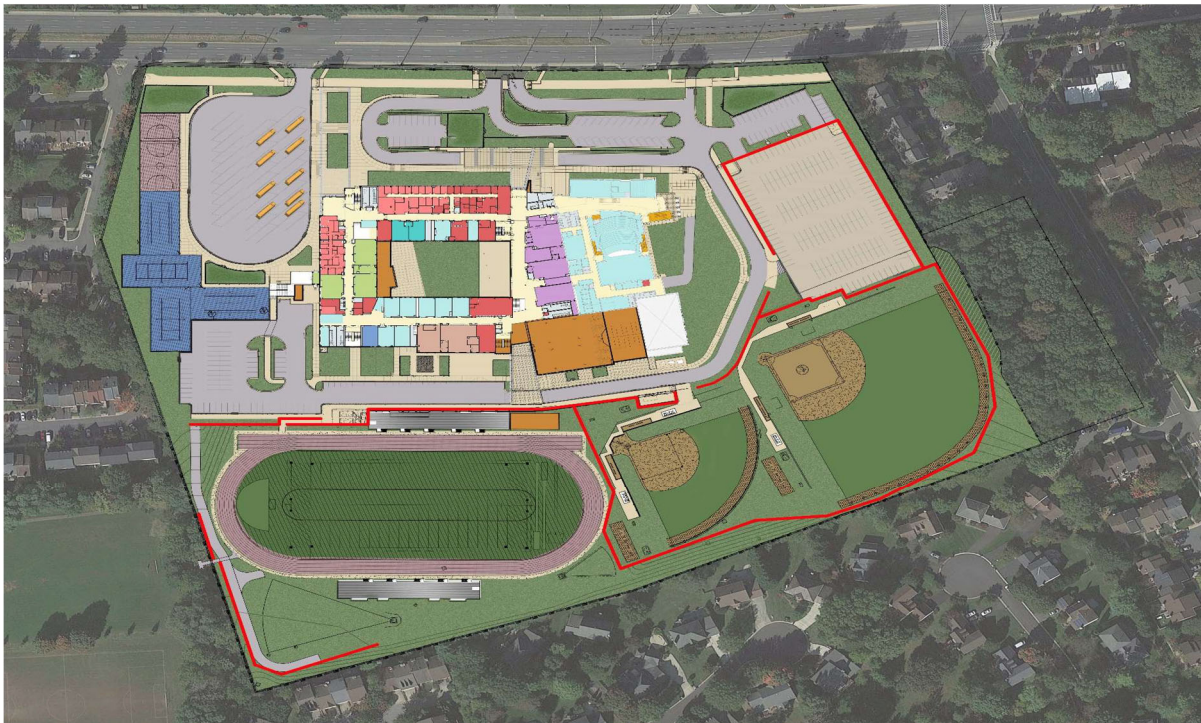
The Stadium and Crowding the Site

The proposed football stadium is very close to densely populated townhouses and condominiums, making its location unlike any other high school stadium in the County. Although other MCPS high school stadiums are located in or near residential neighborhoods, the stadiums are almost always separated by a significant natural barrier or public road. In contrast, the proposed stadium at Woodward will be located within 100 feet of the homes in our community and it does not appear that any reduction in the size of the stadium or bleachers was considered. We understand that options exist that could address some of these issues, yet MCPS's design fails to propose any. Minimizing the stadium and its impact, while maintaining the requirements for MCPS's physical education department, must be considered.

Below are diagrams that illustrate just how close the stadium is to the surrounding communities and particularly Devonshire East. The first illustration, prepared by Planning Department staff, shows that the proposed stadium will be less than 100 feet from the first group of homes in Devonshire East.



The second illustration, taken from MCPS’s submission, shows that almost every inch of the site is taken up by features of the school, leaving little empty space.



Forest Conservation and Protecting the Environment

As clearly reflected in the illustration above, the designers of the site packed many elements into this constrained space. The previous use of this land had far more open space, which contributed to the general environment of the neighborhood. The proposed plans degrade the environment and violate the County's commitment to forest preservation. In particular, the proposed design for Phase II unnecessarily and significantly results in the loss of an important tree canopy by removing mature trees that exist today.

Although MCPS removed most of the mature tree canopy dividing Woodward from our community, some of the mature tree canopy remains. The submitted plans, however, would remove these remaining trees, eliminating the climate protection provided by the mature tree canopy and the last natural separation of Woodward from our community. Removing the trees is antithetical to the plans adopted by the Montgomery County Council. If approved, MCPS will destroy the remaining mature canopy trees and replace them with 5-foot saplings that will not provide any of the benefits offered by the mature tree canopy. The Forest Conservation law supports minimizing the removal of trees, not increasing the removal in communities that are directly impacted by development. Consequently, the Planning Board should recommend steps to mitigate the impact of filling the whole space.

Additionally, while the available space for development is constrained, the athletic design for the Phase II appears unconstrained. In particular, the design for the athletic fields does not acknowledge the impact of climate change, such as the heat island effect, or consider air and possible water pollution. The precepts and tenets that are addressed in the Thrive 2050 and the Montgomery County Climate Plan have been landscaped away by MCPS in its plans.

Furthermore, we do not support the use of artificial turf on the Woodward High School fields. We applaud the leadership and direction taken by Director Riley regarding the decision to use natural grass and not artificial turf for fields on Park property. This is a timely decision given the sustainment policies to reduce greenhouse gases by both MCPS and the Montgomery County Council. The many benefits of using natural grass on fields include improved stormwater management, absorption of sound, and reduction of noise pollution. Each of these environmental benefits could be provided through the use of natural grass and assist in reducing the negative impact to our community.

Mitigation

In view of the negative impacts on our community, we ask the Planning Board to recommend the following steps that will address these negative impacts to the surrounding communities while maintaining the benefits for students. We discuss several of these in more detail below.

1. Reduce the stadium's footprint so that there is more space between the stadium and neighboring homes.
2. Require that sound reducing barriers and materials be used in the construction of the stadium to reduce the sound impact on the neighboring communities.
3. Require that lighting pollution be minimized and that the lighting should be constructed to minimize the light dispersed to neighboring communities.
4. Request that MCPS and the Interagency Coordinating Board meet with the community to discuss limiting the hours of community use for outdoor activities.

5. Limit the use of the stadium to events for which the spectators can be accommodated in the proposed parking structure.

Reducing the Stadium's Footprint

Considering the location of the stadium and the packing of the space, we urge the Planning Board to recommend adopting measures specifically to limit the size of the stadium, modify its location, and assure that its use takes account of the inherent limitations of placing and operating a stadium so close to where so many people live. This approach appears to be consistent with the approach taken at other MCPS high schools. One potential modification is to reduce the number of seats (we understand that over 3,000 seats are being proposed) and, correspondingly, the size of the stadium such that the number of seats is consistent with the available parking on site. Larger events can be moved to Walter Johnson HS where there is plenty of nearby parking at the school, at the mall, and at the Davis Library. Walter Johnson's stadium is very close by and offers the benefits of being separated from its neighbors by a multi-lane roadway and bordering commercial and office buildings rather than homes. The Woodward stadium should be designed only for school use rather than for all interschool events or outside groups.

Preserving the Forest Canopy

The plans currently proposed remove all the mature trees from the site on the south side and provide mitigation plantings. Many of the mature trees have already been removed and we oppose removal of the remaining trees. We ask the Planning Board to require substantial on-site plantings as a mandatory condition of the approval of the Forest Conservation Plan. We also advocate for the preservation of the existing mature trees. A balance should be struck between the

need for sporting venues and the need to preserve some level of open space and conserve the fully mature existing trees.

Sound Reducing Barriers and Construction Materials

MCPS has stated that the noise level will comply with county laws, but this is an inadequate limitation because the noise ordinance enforcement is limited to the noise made by artificial amplification. The limitation does not apply to noise created by sporting events or those in attendance. Sound reducing barriers, sound reducing construction materials, and noise abatement are necessary to address the substantial changes being proposed to the Woodward property and the impact on the surrounding communities. Despite our raising these issues to MCPS over the past several years, MCPS has failed to include any plans intended to reduce the dramatic increase in sound exposure to the surrounding communities that is expected from the new stadium. The current placement of the stadium should mandate that, at a minimum, noise reduction designs be implemented (and, as discussed further below, limitations imposed on school-use and community use of the athletic fields). Options to reduce noise do exist. These may include noise reducing barriers, sound blankets, and other concepts such as roofs for bleacher seats. Noise limitations must be incorporated by MCPS in the design of the stadium.

Minimizing Light Pollution and Impact

The Phase II plan shows that the proposed stadium will include 50 light poles and that some of the lights will be mounted at 80 or 90 feet over the area. In the stadium, there will be one light every 30 feet. Many of these will be very close to our homes. To avoid being problematic for nearby residents, the lights in the stadium should be mounted much closer to the ground and none of them should be higher than 20 feet. Stadium lights should also have the lowest illumination

possible. To the maximum extent possible the Planning Department should review the lighting plan and require “night sky” limitations.

Limiting Community Use

The Planning Board should recommend that MCPS and the Interagency Coordinating Board discuss in an open meeting not to include Woodward’s outdoor sporting venues among those available to community groups for any kind of events. Use beyond the students does not support MCPS’s educational mission. Given how close the planned stadium is to our homes, we believe it would not be an appropriate venue for non-school related activities. MCPS has many venues close to Woodward High School that can be used for these other purposes.

Imposing reasonable limitations on the use of the athletic fields and stadium addresses some of our concerns. Should the use of the stadium for non-school related activities be permitted, the use should be limited to sunrise to sunset, following the same restrictions used in Timberlawn Park, which neighbors our community to the East. Additionally, if non-school related activities occur on the fields or stadium those activities should not include the loud speakers or stadium lighting.

Parking

The Planning Board should recommend that MCPS and the Interagency Coordinating Board not approve any event at Woodward High School’s outdoor facilities or in its buildings that is expected to have more participants arriving by car and parking than can be accommodated in the school’s parking structure. This should include both MCPS events and community events.

The planned parking structure provides the only parking within reach of Woodward. MCPS administrators should assure there is sufficient parking or other transportation for any event held at Woodward. This includes MCPS-sponsored

events as well as community use. People coming to the school should be told that parking in the adjacent community roads is prohibited and be encouraged to use school buses, public transportation, or other methods that do not require parking.

Policies to Promote Neighborhood Support

We appreciate this opportunity to provide comments on the proposed design and plans for the development of Woodward High School and hope that the Planning Department will consider the discussion above when determining how to proceed regarding the Mandatory Referral Phase II and Forest Conservation Plan.

Tettelbaum, Emily

From: Bart Gerstenblith <bgerstenblith@hotmail.com>
Sent: Monday, July 10, 2023 12:15 PM
To: Tettelbaum, Emily
Cc: Lindsey, Amy; Folden, Matthew
Subject: Re: Seeking clarification of deadline for comments.. Fw: MR2023017 - Woodward High School Reopening, Phase 2

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

Emily,

Thank you so much for your prompt email response. I really do appreciate it and knowing that we have more time to provide comments.

I hope you enjoy the rest of your vacation.

Best,
Bart

PS - Amy, thank you for forwarding my email to Emily. I hope you enjoy the rest of your vacation as well.

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Monday, July 10, 2023 11:36 AM
To: Bart Gerstenblith <bgerstenblith@hotmail.com>
Cc: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Re: Seeking clarification of deadline for comments.. Fw: MR2023017 - Woodward High School Reopening, Phase 2

Good Morning Mr. Gerstenblith,

I am the lead reviewer for the Woodward High School Mandatory Referral. I am still on vacation, but I want to confirm the information contained in Amy Lindsey's email dated July 3, 2023. The Planning Board will accept comments about the Mandatory Referral and associated Forest Conservation Plan until noon the day before the public hearing, which is tentatively scheduled for September 7. I apologize for the confusion caused by the MCPS mailing.

If you have any further questions, or you would like to discuss anything, I will be back to work on Wednesday July 12.

Kind regards,
Emily

[Outlook for iOS](#)

From: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Sent: Monday, July 10, 2023 9:46 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Fwd: Seeking clarification of deadline for comments.. Fw: MR2023017 - Woodward High School Reopening, Phase 2

Begin forwarded message:

From: Bart Gerstenblith <bgerstenblith@hotmail.com>
Date: July 10, 2023 at 8:29:21 AM CDT
To: "Lindsey, Amy" <amy.lindsey@montgomeryplanning.org>
Cc: "11102 Cedarwood Drive (janjmcum@aol.com)" <janjmcum@aol.com>
Subject: Seeking clarification of deadline for comments.. Fw: MR2023017 - Woodward High School Reopening, Phase 2

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

Dear Ms. Lindsey,

I am the President of the Devonshire East Homeowners Association. Our community borders the Woodward HS property to its south. I received the email below from Jane Cunningham, forwarding a message from you regarding the subject discussed below.

In particular, I received a postal mailing, a PDF of which is attached, that indicates July 15th as the deadline to submit comments. I read your email below as indicating that the attached letter, which MCPS sent, is incorrect.

But, can you please confirm or please direct me to whomever has the authority to confirm, the true and correct deadline for submitting comments in response to the mandatory referral?

As you can imagine, we are in a bit of a state of confusion and appreciate your prompt response given the potentially tight deadline.

Thank you in advance,
Bart Gerstenblith

President, Board of Directors
Devonshire East Homeowners Association, Inc.
(443) 802-5568

Begin forwarded message:

From: "Lindsey, Amy" <amy.lindsey@montgomeryplanning.org>

Subject: MR2023017 - Woodward High School Reopening, Phase 2

Date: July 3, 2023 at 1:53:25 PM EDT

To: JANE CUNNINGHAM <janjmcum@aol.com>

Mrs. Cunningham,

Thank you so much for your call this afternoon. I saw the notice letter that MCPS sent out and it is the incorrect notice letter. I would like to confirm for you that this Mandatory Referral and Forest Conservation Plan are not being approved administratively but will go to the Planning Board. There is a tentative Planning Board date of September 7, 2023 but this is just a tentative date. The Planning Department will notice the hearing date a minimum of 10 days in advance of the hearing. Comments on the Application (by mail or email) must be received by noon of the day prior to the Planning Board hearing. This allows us to distribute the correspondence to all Planning Board members. Please send your comments to MCP-chair@mncppc-mc.org and make sure you include your mailing address, so we can include you as a party of record and make sure you receive all materials mailed out in conjunction with this application.

Please let me know if you have any further questions and I will be happy to assist.

Amy

Amy Lindsey
Planner III, Midcounty Planning

Montgomery County Planning Department
2425 Reddie Drive, Floor 14, Wheaton, MD 20902
amy.lindsey@montgomeryplanning.org
o: 301-495-2189

From: [Bart Gerstenblith](#)
To: [Tettelbaum, Emily](#)
Cc: [Daniel Melnick](#); [11102 Cedarwood Drive \(janjmcum@aol.com\)](#)
Subject: Re: Devonshire East HOA Comments on the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360)
Date: Wednesday, August 2, 2023 12:19:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Thanks so much, Emily!

Best,
Bart

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Wednesday, August 2, 2023 8:33 AM
To: Bart Gerstenblith <bgerstenblith@hotmail.com>
Cc: Daniel Melnick <danmelnick1008@gmail.com>; 11102 Cedarwood Drive (janjmcum@aol.com) <janjmcum@aol.com>
Subject: RE: Devonshire East HOA Comments on the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360)

Good Morning Bart,

I sent your fence comment to the MCPS team, including the engineer, so hopefully they will respond to me and/or make the change on the plans.

Best,
Emily



Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Bart Gerstenblith <bgerstenblith@hotmail.com>
Sent: Tuesday, August 1, 2023 11:01 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Daniel Melnick <danmelnick1008@gmail.com>; 11102 Cedarwood Drive (janjmcum@aol.com) <janjmcum@aol.com>

Subject: Re: Devonshire East HOA Comments on the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360)

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

Thanks so much, Emily. Also, thank you for letting me know about the likely revised plans regarding trees.

On a slightly different note, we have also received assurances from MCPS's facilities management group (Seth Adams and Chris Deraleau) that they would modify the mandatory referral to remove a fence that is shown being placed along the property line between our community and Woodward, running from Old Georgetown Road to the east. We were promised this in a meeting back on July 7th and I have followed up, unsuccessfully, since then. I just wanted to let you know about this additional change.

Thank you again,
Bart

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Sent: Tuesday, August 1, 2023 9:39 AM

To: Bart Gerstenblith <bgerstenblith@hotmail.com>

Cc: Daniel Melnick <danmelnick1008@gmail.com>; 11102 Cedarwood Drive (janjmcum@aol.com) <janjmcum@aol.com>

Subject: RE: Devonshire East HOA Comments on the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360)

Good Morning Bart,

I am in receipt of your comment letter and I will include it with my staff report for the Planning Board. I will contact you if the Planning Board hearing shifts from September 7. Please note that we are expecting a revised submission of the Mandatory Referral and the Forest Conservation. I will let you know when it is available. I am not anticipating any significant changes in the revised plans, but we are hoping to see at least a few additional trees along southern and eastern lot lines of the Woodward property.

Best Regards,
Emily

Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902



emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Bart Gerstenblith <bgerstenblith@hotmail.com>

Sent: Monday, July 31, 2023 2:38 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Daniel Melnick <danmelnick1008@gmail.com>; 11102 Cedarwood Drive (janjmcum@aol.com) <janjmcum@aol.com>

Subject: Devonshire East HOA Comments on the Phase II Mandatory Referral (MR2023017) and Forest Conservation Plan (F20230360)

Importance: High

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

Dear Ms. Tettelbaum,

I apologize that it has taken us some time to get these initial comments to you. I have been out of state for the past week and there was a lot of information for us to process and discuss.

We greatly appreciate your willingness to accept these comments and consider them in the review process. We understand that the most current information is that the Planning Board will likely meet on September 7th to consider MCPS's submissions. To the extent that there are any updates about the meeting and plans, we respectfully ask that you keep us in the loop.

Also, if you have any questions about our comments in the attachment, we are happy to discuss at your convenience.

Thank you,
Bart

Bart Gerstenblith
President, Board of Directors
Devonshire East Homeowners Association, Inc.
(443) 802-5568

Tettelbaum, Emily

From: Daniel Melnick <danmelnick1008@gmail.com>
Sent: Wednesday, August 16, 2023 10:16 AM
To: Tettelbaum, Emily
Subject: Re: question for you about Woodward phase II plan

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

thank you for the clarification

Dan Melnick, Ph.D.
danmelnick1008@gmail.com
301-468-7335 phone and cell
202-330-5858 fax
240-505-4284 txt msgs here

On Wed, Aug 16, 2023 at 9:11 AM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Morning Dan,

I passed your question along to MCPS and this was the response I received:

I suspect a clerical error on the old documentation as it clearly states 2000 home/750 visitor which would correlate to 2750 capacity.

We're still working through the final numbers, but in typical situations, we have capacity in the home bleachers to seat the entire anticipated capacity of students for large school events and some smaller portion for the visitor bench.

Thanks,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Daniel Melnick <danmelnick1008@gmail.com>
Sent: Tuesday, August 15, 2023 3:15 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: question for you about Woodward phase II plan

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

Dear Emily:

Thank you once again for your help. Looking back at the information provided when the phase II specs were briefed to the community, we found that the number of seats in the stadium was specified at 2000 not 3200. So, we were wondering how the number of seats has increased.

Your email was the first indication we had of the increase. Obviously, we are concerned about it.

I am attaching the briefing document. If you look at slide 9 you will see that it clearly indicates that there would be 2000 seats out of which 750 is contemplated for use by "visitors".

I would appreciate your checking on this and letting me know how this happened.

Thank you very much.

best

Dan

Dan Melnick, Ph.D.

danmelnick1008@gmail.com

301-468-7335 phone and cell

202-330-5858 fax

240-505-4284 txt msgs here

On Thu, Jul 20, 2023 at 12:12 PM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hello Mr. Melnick,

I met with a MCPS representative this morning who indicated that the stadium capacity will be approximately 3000-3200 people.

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Daniel Melnick <danmelnick1008@gmail.com>
Sent: Monday, July 17, 2023 10:10 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: question for you about Woodward phase II plan

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

Hi Emily

Thank you very much. I appreciate your help in finding this information.

Best

Dan

Dan Melnick, Ph.D.

danmelnick1008@gmail.com

301-468-7335 phone and cell

202-330-5858 fax

240-505-4284 txt msgs here

On Mon, Jul 17, 2023 at 9:05 AM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Morning Mr. Melnick,

I do not have any information about the stadium seating capacity, but I will try to find out from the MCPS design team.

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Daniel Melnick <danmelnick1008@gmail.com>

Sent: Friday, July 14, 2023 6:31 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Bart Gerstenblith <bgerstenblith@hotmail.com>

Subject: question for you about Woodward phase II plan

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

Hi Emily

I am working on our views which as I said we hope to have for you next week.

Here is a question that I can't answer from the documents.

Q. What is the expected seating capacity of the stadium that is proposed for the high school?

Could you please let me know.

Thank you very much

Dan Melnick

Dan Melnick, Ph.D.

danmelnick1008@gmail.com

301-468-7335 phone and cell

202-330-5858 fax

240-505-4284 txt msgs here

From: [HARRY PALMIER](#)
To: [Tettelbaum, Emily](#)
Cc: [Brigitte Kerby Palmier](#); [Findley, Steve](#)
Subject: Re: Woodward High School reopening- phase 2
Date: Wednesday, July 12, 2023 1:12:39 PM

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

Thank you Emily,

I'll have a look at the links you provided for regarding the application for Woodward High School Phase 2 and the associated forest conservation plan, and come back to you for eventual additional questions or clarifications.

Best regards

Hp

On Jul 12, 2023, at 12:49 PM, Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Afternoon Mr. Palmier,

Thank you for your patience as I am just returning from vacation. You can view the Mandatory Referral application for Woodward High School Phase 2 at [this link](#). The associated forest conservation plan application is available at [this link](#). My colleague Steve Findley, cc'ed on this email, is reviewing the forest conservation plan and should be able to answer your question about the Edson Lane forest. Feel free to contact us if you have any other questions or comments about these applications.

A tentative Planning Board hearing to review these applications is scheduled for September 7. Information about providing written or oral testimony to the Planning Board is available here: <https://montgomeryplanningboard.org/meetings/signup-to-testify/>.

Kind Regards,
Emily

Emily Tettelbaum
Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569

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

From: HARRY PALMIER <htpalmisland@aol.com>

Sent: Friday, June 30, 2023 4:30 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Brigitte Kerby Palmier <kerby.brigitte@gmail.com>

Subject: Woodward High School reopening- phase 2

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

Hello Emily,

Could you share with us the plans for this now intended school building addition north of the Phase 1 building, and athletic fields on the east side of the Woodward High School property?

Am I wrong, or residents had strongly opposed for years a proposal of this magnitude which would have infringed upon their will to preserve the nearby Edson Lane forest which -in our time of increasing negative impact of Climate Change- is an essential environmental asset for our community ?

Best Regards

Harry Palmier

Sent from my iPad

(please excuse the brevity of-and/or typo(s) in this message sent from a Handled device)



May 23, 2022

TO: Carrie Sanders, Chief, Mid-County Planning Division
Jessica McVary, Master Plan Team Supervisor
Luis Estrada, Master Plan Team, Planner/Lead Reviewer for the
Charles W. Woodward High School Mandatory Referral No. MR2020022
Steve Findley, Regulatory Team, Environmental/Regulatory Planner

FROM: The Mains HOA Board of Directors, via Michele Rosenfeld, Esq.

RE: The Mains HOA Comments – Woodward High School Expansion Project

As requested in our meeting on May 11, 2022,¹ and on behalf of The Mains HOA Board of Directors, we are providing you with a written summary of the concerns raised during the meeting regarding the Phase II expansion of the Woodward High School (relating to new athletic fields and stadium).

It is our hope that we will be able to work with Planning staff, DPS staff and MCPS representatives to proactively address a number of design and operational issues in an effort to mitigate specific adverse stormwater-related issues resulting from the Phase I construction, in order to avoid similar issues in connection with Phase II construction, as well as to discuss future design considerations and operational concerns in connection with the proposed outdoor athletic facilities and appurtenant uses (e.g., concession stand and lighting).

The Mains has the following primary concerns affecting our homeowners as a result of Phase II of the Woodward High School Project

1. Stormwater management and drainage from the School and Timberlawn Park properties into The Mains is an existing problem that arose with the Phase I construction, and will require a joint effort to address in a manner that ensures it does not repeat in Phase II. We would like to meet with staff from the Planning Department, the Parks Department, Montgomery County DPS and MCPS to discuss a long-term design solution. In our view this will require a formal stormwater management plan approved by the County before Phase II is finalized, and we think it is imperative that an engineer representing The Mains have input into both the initial design, as well as an opportunity to review and comment on the concept plan as well as final design plans so that all three property interests (The Mains, MCPS and Parks) can coordinate efforts to minimize water damage.
2. Noise from the School and during future athletic events poses a significant concern. The proposed stadium and fields will be extremely close to homes within The Mains. Based on our research, they will be closer than at any other school in the County. We request a significant landscaped buffer to include a large number of fast-growing trees to serve as a sound barrier (e.g., Green Giant Arborvitae), and would like to see this landscape buffer planted as soon as possible. Trees take time to grow and planting soon is optimal. Parks and Planning and MCPS should support immediate planting of a sightline barrier along both sides of the chain link fence bordering the Mains, and long-range planting of a dense stand

¹ The meeting was attended by Kathy Benderev, The Mains HOA President, and Board members Charles Brownstein, Paula Shuster, Trudy Glassman (virtually), Brian Dotson (virtually) and The Mains' legal counsel Michele Rosenfeld, Esq.

of replacement trees between the athletic stadium and the Mains property.

3. Multiple Grandstands (height and appearance) will adversely affect homeowners' privacy. The rear of the closest grandstand will be extremely close to the nearest homes presenting unsightly views, given such close proximity to our homes. Our first preference would be to remove the visitor grandstand as it is closest to The Mains. If this is not possible, our second preference is to provide aesthetic design and heavy landscaping.
4. Lights from the athletic fields will disrupt community privacy and pose the potential for intrusive and disruptive light shining into rear yards and homes. We ask for lighting design that minimizes lights shining into our homes. We also request operational limitations on how late the lights are allowed to remain on in the evening.
5. Retaining Walls, proposed in connection with Phase II, can be unsightly. We are looking for sensitive design of the retaining walls themselves, and appropriate landscaping to visually buffer the significant massing of the proposed walls. The tree barrier can also be helpful in this regard.
6. The new path from the School property to the Timberlawn Park was created with no input from the affected bordering communities. We believe it will have major detrimental effects on The Mains community that must be mitigated jointly by Park and Planning and MCPS. This path changes the nature of the Park from a community enhancement to an appendage of the school. It will bring large numbers of users from outside of the community and affect the availability of the facilities to the adjacent communities. Access to the school from park adjacent roads will increase foot traffic through The Mains, and through the Park quite near our homes, increasing security risks. It will increase potential car traffic on the Mains private roads and present enforcement problems in the limited parking areas in the Mains. We must secure operationally feasible legally enforceable protocols and rules on the part of the Parks Department and the MCPS to regulate access to the Park from the School, especially after dark and soon after athletic events. This will minimize the opportunity for trespassing through our community.

Finally, also as discussed at the meeting, we would ask that Planning staff arrange two follow-up meetings:

1. A meeting with representatives from the Planning Department, the Parks Department, MCPS and Montgomery County DPS specifically to discuss stormwater runoff and design concerns.
2. A meeting with the same representatives to discuss the Phase II expansion, including the design issues raised in this memorandum.

If MCPS representatives are unwilling to attend either/both of these meetings, we still would ask that we meet with the other agencies as input from MNCPPC and DPS both are critical to all of these issues.

Finally, we sincerely thank staff for taking the time to meet with us and to hear the concerns that we raised. We have found it difficult if not impossible to meet with and discuss these issues with MCPS, and we very much appreciate that you were open to a meeting and open to discussing these issues with us in a proactive manner.

CC: The Mains HOA Board of Directors

From: [Michele Rosenfeld](#)
To: [Sanders, Carrie](#)
Cc: [McVary, Jessica](#); [Findley, Steve](#); [Estrada, Luis](#)
Subject: Re: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting
Date: Thursday, June 9, 2022 2:06:37 PM

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

Carrie: Thank you for this information. I'll follow up with my client regarding your update.

Best, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913



From: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Sent: Wednesday, June 8, 2022 3:57 PM
To: Michele Rosenfeld <michele@marylandpropertylaw.com>
Cc: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>
Subject: RE: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

Michelle,

Thank you for your note. I have shared your letter from May 23 with MCPS, MCDPS, and Parks contacts, explaining that you would like to meet with them. Each of the contacts for each Department are listed below. I also offered to have Planning (Luis Estrada) at the meeting if the Departments would like to do that.

Thank you,
Carrie

MCPS

Gary Mosesman, (gary_d_mosesman@mcpsmd.org)
Gary Mosesman, AIA LEED AP
Director
MCPS Division of Design and Construction

45 W. Gude Drive, Suite 4300
Rockville, Maryland 20850
Main (240) 314-1000
Direct (240) 314-1019

Montgomery Parks

Darren Flusche

Division Chief, Park Planning & Stewardship Division

Montgomery Parks | The Maryland-National Capital Park and Planning Commission

Office: 301.495.2475

Mark C. Etheridge

Manager

Water Resources Section | Montgomery Co. Department of Permitting Services

2425 Reddie Drive, 7th Floor

Wheaton, MD 20902

240-777-6338

From: Michele Rosenfeld <michele@marylandpropertylaw.com>

Sent: Monday, May 23, 2022 10:02 AM

To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Cc: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>

Subject: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

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

Carrie: As discussed in our meeting, attached please find a summary of the concerns raised at our recent meeting in connection with the Phase II expansion of the Woodward High School.

Thank you again for the time that everyone on staff spent discussing these issues with us, and we look forward to hearing from you regarding the follow-up meetings that we also discussed.

Best regards, Michele.

Michele Rosenfeld

The Law Office of Michele Rosenfeld LLC

1 Research Court, Suite 450

Rockville MD 20850

michele@marylandpropertylaw.com

301-204-0913



From: [Michele Rosenfeld](#)
To: [McVary, Jessica](#); [Sanders, Carrie](#)
Cc: [Findley, Steve](#); [Estrada, Luis](#)
Subject: Re: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting
Date: Thursday, July 14, 2022 8:04:35 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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

Jessica: Thank you so much for the update - I appreciate it.

Best regards, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913



From: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>
Sent: Wednesday, July 13, 2022 4:22 PM
To: Michele Rosenfeld <michele@marylandpropertylaw.com>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>
Subject: RE: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

Hi, Michele:

I hope that you are well and enjoying your summer. I am responding on behalf of Ms. Sanders, as she is out of the office this week. Montgomery Planning has not received the Mandatory Referral application for Phase II, and has also not received any materials related to the Forest Conservation Plan for review. When we spoke with MCPS this spring, they were anticipating submittal of the Mandatory Referral and associated Forest Conservation Plan in August.

Thank you for including Montgomery Planning on your correspondence with MCPS, DPS, and Montgomery Parks earlier today. We look forward to participating in the discussion.

Thank you,
Jessica



Jessica McVary, AICP
Planning Supervisor, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
e: jessica.mcvary@montgomeryplanning.org
p: 301.495.4723



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Wednesday, July 13, 2022 10:34 AM
To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Cc: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>
Subject: Re: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

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

Hi Carrie:

I'm checking in on the status of two items:

1. Has a mandatory referral application been filed yet for Phase II?
2. What is the status of review of any forest conservation plan for Phase II?

Many thanks, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913



From: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Sent: Wednesday, June 8, 2022 3:57 PM
To: Michele Rosenfeld <michele@marylandpropertylaw.com>
Cc: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>

Subject: RE: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

Michelle,

Thank you for your note. I have shared your letter from May 23 with MCPS, MCDPS, and Parks contacts, explaining that you would like to meet with them. Each of the contacts for each Department are listed below. I also offered to have Planning (Luis Estrada) at the meeting if the Departments would like to do that.

Thank you,
Carrie

MCPS

Gary Mosesman, (gary_d_mosesman@mcpsmd.org)
Gary Mosesman, AIA LEED AP
Director
MCPS Division of Design and Construction
45 W. Gude Drive, Suite 4300
Rockville, Maryland 20850
Main (240) 314-1000
Direct (240) 314-1019

Montgomery Parks

Darren Flusche
Division Chief, Park Planning & Stewardship Division
Montgomery Parks | The Maryland-National Capital Park and Planning Commission
Office: 301.495.2475
Mark C. Etheridge
Manager
Water Resources Section | Montgomery Co. Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, MD 20902
240-777-6338

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Monday, May 23, 2022 10:02 AM
To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Cc: McVary, Jessica <Jessica.McVary@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>
Subject: Woodward High School: Phase II Expansion (athletic fields) - follow up to meeting

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

Carrie: As discussed in our meeting, attached please find a summary of the concerns raised at our recent meeting in connection with the Phase II expansion of the Woodward High School.

Thank you again for the time that everyone on staff spent discussing these issues with us, and we look forward to hearing from you regarding the follow-up meetings that we also discussed.

Best regards, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913



From: ben.sandler@yahoo.com
To: [Tettelbaum, Emily](#)
Cc: [Michaela Reich](#); [Lindsey, Amy](#); [Findley, Steve](#)
Subject: Re: Woodward HS building addition plan
Date: Wednesday, August 16, 2023 8:19:01 PM
Attachments: [image005.png](#)
[image004.png](#)
[image007.png](#)
[image006.png](#)
[image001.png](#)
[image003.png](#)
[image002.png](#)
[image008.png](#)
[image012.png](#)
[image009.png](#)
[image010.png](#)

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

Hi Emily. Many thanks for the detailed explanation, and for the updated drawing! This is super helpful!

We might submit some comments to the effect just noting the desire for continued attention to the need to maintain residential privacy and security. But if we do submit comments, it will be closer to the end of this month.

Best,
Ben

Best,
Ben

On Wednesday, August 16, 2023 at 06:47:12 PM GMT-3, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hi Ben,

The Planning Board will consider two applications at the hearing:

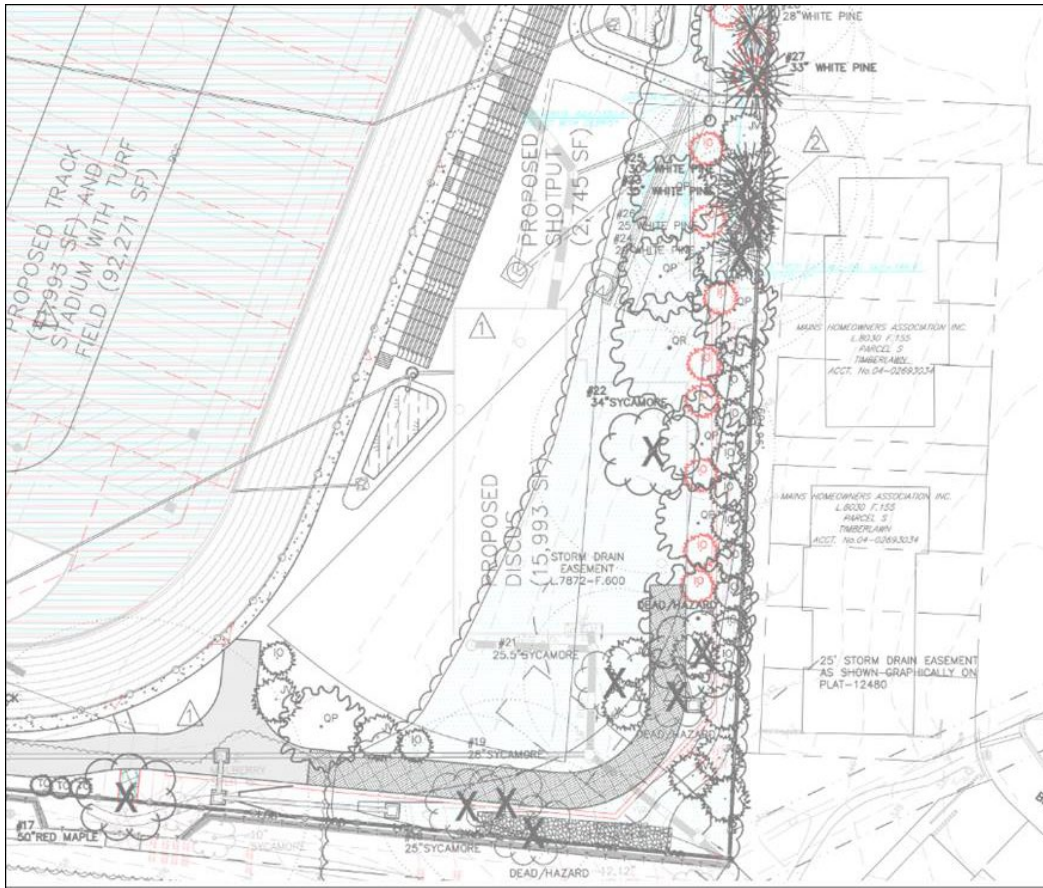
1. Mandatory Referral MR2023017. Mandatory Referrals are plans submitted by government entities at all levels for any type of land acquisition, sale, use, or development activity. The Mandatory Referral covers the entire Phase 2 proposal including the athletic facilities and the addition to the school building. The Planning Board reviews the Mandatory Referral applications on an advisory basis.
2. Forest Conservation Plan No. F20230360. A Forest Conservation Plan (FCP) is a document that outlines the specific strategies for retaining, protecting, and reforesting or afforesting areas on a site, pursuant to the 1991 Maryland Forest Conservation Act. The Planning Board's approval of the forest conservation plan is regulatory and binding.

For this project, the buffer trees proposed along the Mains HOA are part of the the FCP, and MCPS will be required to plant them. Please note that the FCP has been resubmitted to the Planning Department and includes some additional trees that are shown in red in the screenshot below. Given the school's proposed athletic facilities and underground stormwater mangement vault, we have maximized the amount of tree planting that is possible in this area.

You are welcome to submit comments about the proposed tree buffer or any other aspect of the Phase 2 proposal, but please note the Planning Board only has approval authority over the FCP. I realize that this is a complicated anwer, so feel free to give me a call if that would be helpful.

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>

Sent: Monday, August 14, 2023 9:19 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Michaela Reich <micureich@gmail.com>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>

Subject: Re: Woodward HS building addition plan

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

Hi Emily. Thank you for the information about how to submit comments for the hearing. I still am not sure that I understand the topic of the hearing though... Is the hearing about the landscape plan?

Also, we still have a question... Does the new forest conservation plan amendment that was mailed significantly alter the landscape plan with the evergreen and shade trees that you had previously sent us the electronic copy of?

Best,

Ben

On Monday, August 14, 2023 at 10:17:37 AM GMT-3, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hi Ben,

Happy Friday to you as well.

The latest notification you received was a correction of the initial notice mailed by MCPS about a month ago. Both notices refer to the same applications, but the initial notice had some incorrect information and did not include the tentative September 7 hearing date.

You are welcome to submit written comments for the Planning Board to consider until noon the day before the hearing. You can submit comments directly to me by email (probably easiest) or you can send a letter. You can also testify at the hearing if you wish. Here is a link to more information about testifying in front of the Planning Board:

<https://montgomeryplanningboard.org/meetings/signup-to-testify/>

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>

Sent: Friday, August 11, 2023 2:32 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Michaela Reich <micureich@gmail.com>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>

Subject: Re: Woodward HS building addition plan

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

Hi Emily. Good afternoon and happy Friday.

Recently, we received a hard-copy notification in our postal mailbox about a forest conservation plan amendment and associated application.

Previously, you had shared with us a link to the landscape plan that showed evergreen and shade trees to be planted along the property line adjacent to the townhouses in the Mains HOA.

https://eplans.montgomeryplanning.org/UFS/34233/109662/10-LL-MR2023017-003.pdf/10-LL-MR2023017-003.pdf_V2/10-LL-MR2023017-003.pdf

The notification was a little difficult to understand in context of the plan you had already shared with us. Does this new forest conservation plan amendment significantly alter the landscape plan that you had already sent us the electronic copy of?

Also, in the notification we received, the document states that the Montgomery County Planning Board will hold a public hearing on the application on September 7th; and it states that written comments can be provided. If we believe we need to send in any written comments-- would those be emailed to you, to somebody else, or would we need to send them via postal mail.

Best,

Ben

On Friday, July 28, 2023 at 12:52:41 PM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hi Ben,

My hope is that the revised plans include additional trees beyond what was shown in the landscape plan that I previously sent to you, but I will not know for sure until we receive the revised drawings from the MCPS consultant.

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD
20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Friday, July 28, 2023 12:15 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: Re: Woodward HS building addition plan

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

Hi Emily.

Good afternoon and happy Friday.

I am sorry to hear about Steve; I hope all is well with him and his family.

That is great news that you worked with MCPS to include some additional tree plantings along the perimeter of the property, including along the perimeter of our HOA. Would those additional tree plantings be in addition to the evergreen and shade trees that are reflected on the drawing-plan that you had shared with me, or are those the same tree plantings?

Best,

Ben

On Friday, July 28, 2023 at 11:53:10 AM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hello Ben,

Steve is unexpectedly out of the office for a while, but my colleague Amy Lindsey is stepping in to handle the forest conservation plan for this project.

We have worked with MCPS to include some additional tree planting along the perimeter of the property, including along the Mains HOA property. MCPS consultants are currently revising the Mandatory Referral and Forest Conservation Plans, and I can let you know once the revised drawings are resubmitted to the Planning Department.

Best Regards,

Emily

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department



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emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Thursday, July 27, 2023 12:01 PM
To: Findley, Steve <steve.findley@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>; Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Woodward HS building addition plan

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

Hi Steve. Good afternoon.

Last week you had mentioned that you would be meeting with a forest conservation plan preparer to identify areas where you could save existing trees and other areas to plant new ones. I was just wondering if you have any additional information to share about that?

Also, previously Emily had shared with us a copy of the landscape plan which includes specific planning for evergreen and shade trees along the property line adjacent to our "Mains HOA" townhouse. This is the link to the plan that Emily previously shared, https://eplans.montgomeryplanning.org/UFS/34233/109662/10-LL-MR2023017-003.pdf/10-LL-MR2023017-003.pdf_V2/10-LL-MR2023017-003.pdf

Based on your meetings, will this plan be abided by to help maintain residential privacy at our HOA or are there any adjustments being made that significantly alter plans for a row of various trees?

Best,

Ben

On Wednesday, July 19, 2023 at 01:12:15 PM EDT, Findley, Steve <steve.findley@montgomeryplanning.org> wrote:

Good afternoon, Mr. Sandler,

There are a number of factors associated with the school construction on this site that make retention of the forested area difficult. The first issue is the constraints of the site itself, including the size of the property which is smaller than a typical high school site, and the topography including slopes that have to be cut and filled in order to provide level surfaces for the playing fields. Changes in the topography from the construction process results in new slopes that cannot be greater than 2:1 in order to minimize erosion.

Another critical factor is that the site drains to the southeast. Since that is the direction of water flow, the southeast portion of the site is the place where the major stormwater management facilities must be placed in order to control runoff from the property. The proposed

stormwater management system includes two large underground storage vaults east of the football field and track. They are being sized to help control runoff from the site. Since they must be placed underground, this requires excavation and grading for installation of the vaults, pushing the limits of disturbance to the edge of the property. This causes an unfortunate trade-off, which is that trees must be removed to make way for construction of the stormwater facilities that help manage runoff that flows toward adjacent properties. These stormwater facilities must be maintained after construction, because if sediment that accumulates in the stormwater structures is not removed periodically, the structures will lose their capacity to detain runoff. This means that access to the facilities must be provided for maintenance activities, and the access must be kept free of trees.

Having listed the factors that make forest retention a problem, I want you to know that we are still working through the details of the site design to make sure that we do not miss any opportunities to save trees where possible. We are meeting with our colleagues from Montgomery County's Department of Permitting Services and Department of Environmental Protection to fully understand the stormwater facility and maintenance requirements. I met and spoke with the DPS stormwater plan reviewer this morning to go over these issues. Next, we plan to meet with the civil engineer and forest conservation plan preparer to discuss any opportunities for saving trees, as well as identifying areas where new trees can be planted to create a buffer between the school and the adjacent neighborhood wherever possible. We will do whatever we can within the constraints of the construction and the stormwater management and grading requirements.

Sincerely,

Steve



Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning
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2425 Reedy Drive, Floor 14, Wheaton,
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steve.findley@montgomeryplanning.org

o: 301-495-4727



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Wednesday, July 19, 2023 11:05 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>; Findley, Steve <steve.findley@montgomeryplanning.org>
Subject: Re: Woodward HS building addition plan

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

Hi Emily. Good morning.

Ok, looking forward to any information Steve might be able to provide about the plans to remove the forested area adjacent to the Mains Townhome HOA.

Best,

Ben

On Wednesday, July 19, 2023 at 08:57:20 AM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hello Ben,

As far as I know, MCPS is not including a fence or special barrier along the property line with the Mains HOA. Your question about removing the forest is best answered by my colleague Steve Findley, cc'ed on this email, who is reviewing the forest conservation plan.

Best Regards,

Emily



Emily Tettelbaum

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20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Thursday, July 13, 2023 10:02 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>
Subject: Re: Woodward HS building addition plan

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

Hi Emily. Thanks once again for sending us these details. As we were looking at it this evening we had two additional questions:

-Why is MCPS planning to remove the forested area along the school's eastern property line (adjacent to the Mains HOA)?

-Are there any plans for a special fencing and/or special barrier beyond the standard chain link fence that is currently in-place?

Best,

Ben

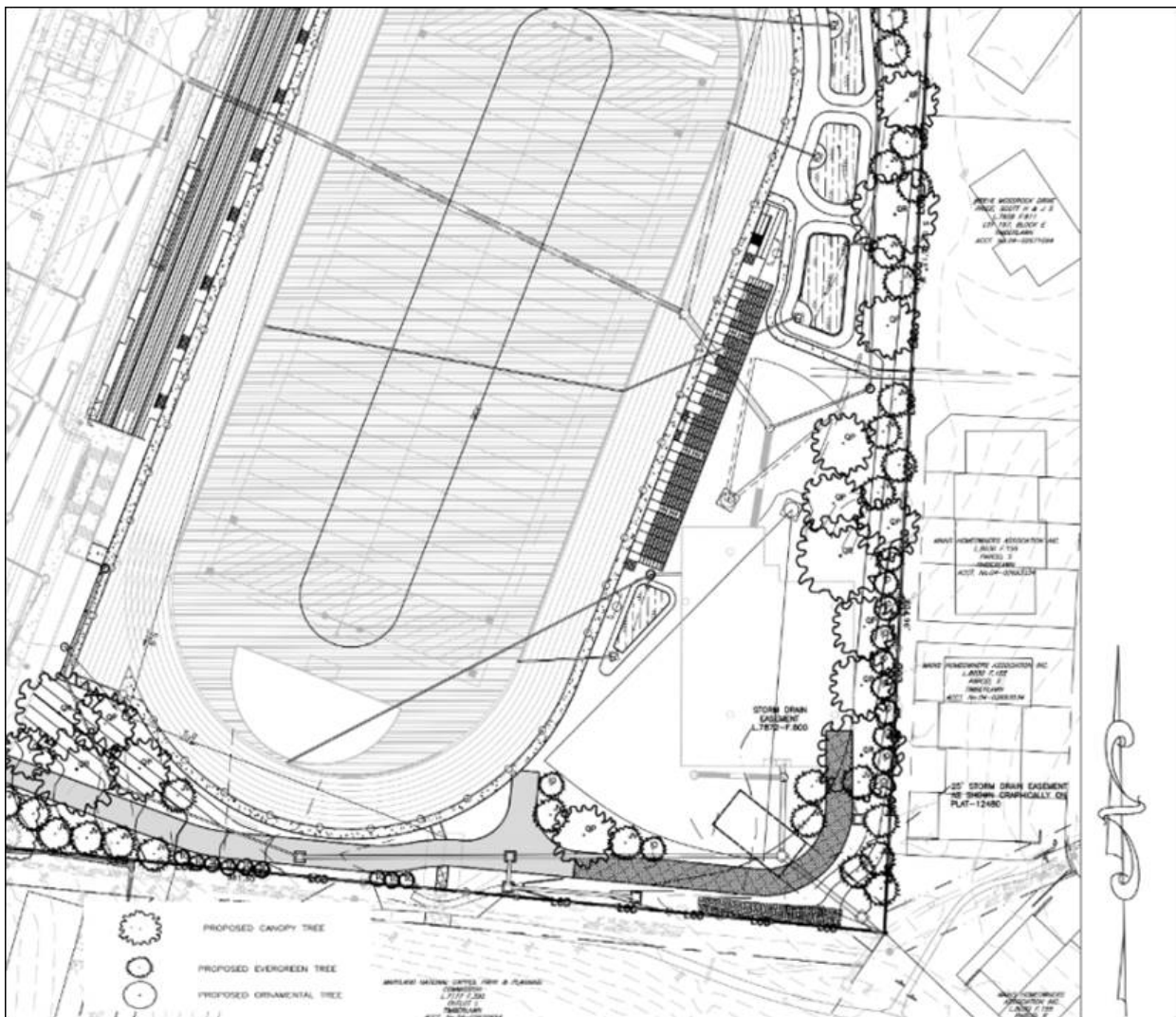
On Thursday, July 13, 2023 at 02:36:39 PM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hi Ben,

MCPS plans to remove the forested area along the school's eastern property line. The [landscape plan](#) shows evergreen and shade trees planted along the property line adjacent to the townhouses in the Mains HOA. I have included a screenshot of the relevant part of the landscape plan below.

Best Regards,

Emily



LANDSCAPE PLANTING PLAN SCHEDULE							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
CANOPY TREES							
CK	<i>Cladadrasitis kentukea</i>	American yellow wood	3" cal.	B&B	AS SHOWN	12	
LS	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Fruitless sweet gum	3" cal.	B&B	AS SHOWN	5	Fruitless variety
NS	<i>Nyssa sylvatica</i>	Black gum	3" cal.	B&B	AS SHOWN	2	
QP	<i>Quercus phellos</i>	Willow oak	3" cal.	B&B	AS SHOWN	19	
QR	<i>Quercus rubra</i>	Red oak	3" cal.	B&B	AS SHOWN	10	
EVERGREEN SCREENING TREES							
IO	<i>Ilex opaca</i>	American holly	7'-8'	B&B	AS SHOWN	38	
JV	<i>Juniperus virginiana</i>	Eastern red cedar	7'-8'	B&B	AS SHOWN	49	
PP	<i>Picea pungens</i>	Colorado spruce	7'-8'	B&B	AS SHOWN	4	
TO	<i>Thuja occidentalis 'Nigra'</i>	Dark American arborvitae	8-10'	B&B	AS SHOWN	22	



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From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Wednesday, July 12, 2023 9:39 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>
Subject: Re: Woodward HS building addition plan

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

Hi Emily. Many thanks for sending!

We live at 10960 Bloomingdale Drive (in the Mains/Timberlawn development), at one of the townhouses that will be almost directly in back of the new stadium. Is there any plans or considerations of options to maintain the privacy of the residences adjacent, like maintaining the existing small forested area, putting in some large trees, putting up a soundwall, etc.?

Best,
 Ben

On Wednesday, July 12, 2023 at 05:59:29 PM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Hello Ben,

The first link in my email below includes all the Mandatory Referral application materials that show the building, athletic fields, etc. The file names starting with 12-ARCH show the building elevations. [This drawing](#) shows the overall proposal.

Best Regards,

Emily



Emily Tettelbaum

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emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Wednesday, July 12, 2023 3:53 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micultureich@gmail.com>
Subject: Re: Woodward HS building addition plan

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

Hi Emily. No problem. Hope you had a nice vacation.

Which document contains a depiction of the new building proposal that we received the postcard about?

Best,

Ben

On Wednesday, July 12, 2023 at 03:04:20 PM EDT, Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org> wrote:

Good Afternoon Mr. Sandler,

Thank you for your patience as I am just returning from vacation. You can view the Mandatory Referral application for Woodward High School Phase 2 at [this link](#). The associated forest conservation plan application is available at [this link](#). Feel free to contact me if you have any

questions or comments about these applications.

A tentative Planning Board hearing to review these applications is scheduled for September 7. Information about providing written or oral testimony to the Planning Board is available here: <https://montgomeryplanningboard.org/meetings/signup-to-testify/>.

Kind Regards,

Emily



Emily Tettelbaum

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emily.tettelbaum@montgomeryplanning.org

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From: ben.sandler@yahoo.com <ben.sandler@yahoo.com>
Sent: Thursday, July 6, 2023 10:01 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Cc: Michaela Reich <micureich@gmail.com>
Subject: Woodward HS building addition plan

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

Emily-

Hello. My name is Ben Sandler, my wife (Michaela Reich 'cced) and I recently received a small postcard in the mail from the Montgomery County Planning Department stating that there is a new proposal to construct a school building addition north of the Woodward High School phase 1 building and athletic fields on the east side of the property. The notice further states that we can contact you to see the proposed plans. Could you please send us a copy of the new plans for this building addition?

Many thanks,

Ben Sandler

From: [Findley, Steve](#)
To: csguigna@aol.com; [Tettelbaum, Emily](#); [Shiho C. Shibasaki](#)
Cc: [Barbara Wise](#); [Alana Lasover](#); [HAL SHELTON](#)
Subject: RE: Woodward High School Phase 2
Date: Monday, August 7, 2023 12:45:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good afternoon, Carla. You are correct that the Forest Conservation Plan shows new tree plantings adjacent to the line of tree removal along the southern edge of the Edson Lane Forest. Thanks for reaching out to us with your questions and concerns.



Steve Findley

Planner IV

(he, him, his)

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o: 301-495-4727



From: csguigna@aol.com <csguigna@aol.com>
Sent: Monday, August 7, 2023 12:06 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>; Shiho C. Shibasaki <shiho_c_shibasaki@mcpsmd.org>
Cc: Barbara Wise <bwise8426@gmail.com>; Alana Lasover <pdogal94@gmail.com>; HAL SHELTON <h.shelton@verizon.net>
Subject: Re: Woodward High School Phase 2

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

Good Morning,

Thank you for informing me of the upcoming mandatory referral. I have been representing Old Georgetown Village, a townhome community along Edson Lane adjacent to the Woodward HS construction site, to make certain that our community's concerns are heard and addressed.

I returned last week from a month abroad and am only now catching up on the details of the Amended Forest Conservation Plan for Phase 2. I noticed that the plan includes the removal of several trees along the southern edge of the Edson Lane Forest. It's a little hard to interpret some of the Mandatory Referral drawings, but I believe the *Submitted Forest Conservation Plan Drawing* for the L-1.1 section of the site indicates that new trees will be planted adjacent to the line of tree removal. I would greatly appreciate it if you would confirm that for me.

The communities along Edson Lane are very concerned about the health of the Edson Lane Forest, and we hope both MCPS and the County will tend to the urban microforest that cools and cleans our community's air and give us a sense of tranquility in an increasingly overcrowded area.

Thank you for your time and attention. I look forward to your response.

Best,

Carla Sguigna

On Wednesday, June 21, 2023 at 11:47:02 AM EDT, Tettelbaum, Emily
<emily.tettelbaum@montgomeryplanning.org> wrote:

Good Morning,

You provided your contact information to my colleague Luis Estrada and asked to be informed about the Mandatory Referral application for Woodward High School Phase 2. The Mandatory Referral application (MR2023017) has been accepted and is available [here](#). An associated Forest Conservation Plan (F20230360) has also been accepted for concurrent review and is available [here](#). I am the lead reviewer for the Mandatory Referral, and Steve Findley is the lead for the Forest Conservation Plan.

A tentative Planning Board date has been set for September 7. If you would like written comments included with the staff report for the Planning Board, it would be helpful if you could email them to Steve and I by the end of July. [Here](#) are other ways to provide comments or testimony to the Planning Board.

Best Regards,

Emily

Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department



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o: 301-495-4569



From: [H.S](#)
To: [Tettelbaum, Emily](#)
Subject: Re: Proposed plan for Woodward HS
Date: Wednesday, July 12, 2023 6:02:12 PM
Attachments: [image002.png](#)
[image005.png](#)
[image003.png](#)
[image004.png](#)
[image001.png](#)

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

Thank you! I really appreciate your responsiveness. I'm the mast townhouse on Mains. My house looks at the field! Since I can't get my questions answered from the plan, I would appreciate a phone meeting.

I can talk tomorrow morning at 9:00 if you can. Can you? My number is 301 7925365 .

Best regards,
HZ

On Wed, Jul 12, 2023 at 5:49 PM Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Ms. Zia,

Here is a link to a drawing showing all of the proposed improvements:

https://eplans.montgomeryplanning.org/UFS/34233/109662/03-MRPLAN-MR2023017-001.pdf/03-MRPLAN-MR2023017-001.pdf_V2/03-MRPLAN-MR2023017-001.pdf

I am not sure where you live, but we can arrange a time to discuss your questions tomorrow between 1:30 and 4:30pm or Friday between 9 am and 4pm. Otherwise, we can arrange a time next week. Let me know what works for you.

Best Regards,

Emily

Emily Tettelbaum

Planner III, Midcounty Planning Division



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From: H S <hheidizia@gmail.com>
Sent: Wednesday, July 12, 2023 3:17 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Proposed plan for Woodward HS

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

Hi! Thank you so much! I just left you a voicemail asking you to kindly send me DRAWING or a description of what will happen to the back of my house....Chuck, my neighbor says they will cut the trees and construct huge walls for the field... I hope not. The links you sent, unfortunately did not give me the information, unless Im not seeing them or using them right!

Thank you again for your help

On Wed, Jul 12, 2023 at 2:14 PM Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Afternoon Ms. Zia,

Thank you for your patience as I am just returning from vacation. You can view the Mandatory Referral application for Woodward High School Phase 2 at [this link](#). The associated forest conservation plan application is available at [this link](#). Feel free to contact me if you have any questions or comments about these applications.

A tentative Planning Board hearing to review these applications is scheduled for September 7. Information about providing written or oral testimony to the Planning Board is available here: <https://montgomeryplanningboard.org/meetings/signup-to-testify/>.

Kind Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

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emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: H S <hheidizia@gmail.com>
Sent: Sunday, July 9, 2023 9:57 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Proposed plan for Woodward HS

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

Greetings. My home is just behind the new school. Kindly send me the revised plans. Im especially interested in the plans for the grounds between the main building and the Townhomes behind the building.

Thank you.

Heidi S. Zia

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