

REVISED

MEMORANDUM TO: Mayor and City Council
Planning Commission

VIA: Tony Tomasello, City Manager

FROM: John Schlichting, Director of Planning and Code
Administration

DATE: July 1, 2016

SUBJECT: Revised impacts from the adopted FY 2017 Educational
Facilities Master Plan and the FY 2017-2022 MCPS Capital
Improvements Program (CIP)

Staff provided a memo at the June 27, 2016 Mayor and City Council meeting regarding the impact of the Superintendent's Recommended Capital Improvement Program (CIP) from Montgomery County Public Schools (MCPS) on development within the City, which must comply with the City's Adequate Public Facilities Ordinance (APFO). MCPS has since published its final FY 2017 Educational Facilities Master Plan (EFMP), which is based on the adopted County Council and Board of Education budgets. The EFMP includes minor changes from the previous memo, such as revised enrollment figures for school years 2015-2016 and 2016-2017. In addition, the EFMP shows revised capacity for Gaithersburg ES and Dufief ES, reflecting the revised timing of capital improvements at those schools, based on the adopted budgets.

Attached for your review are the most current relevant materials for the following high school clusters in which City of Gaithersburg residents attend:

- Gaithersburg
- Colonel Zadok Magruder
- Northwest
- Quince Orchard
- Watkins Mill
- Thomas S. Wootton

Pursuant to the Adequate Public Facilities Ordinance (Chapter 24, Article XV) adopted on January 2, 2007 and amended on October 19, 2009; April 16, 2012; and October 12, 2015; school capacity exists to support residential development at *all* locations within the City of Gaithersburg. For the schools listed below, enrollment exceeds capacity by 105 percent or more and a Gaithersburg Montgomery County School Facilities Payment Fee is required. Note that Gaithersburg ES no longer requires the Facilities Payment Fee, as its capacity has been increased to reflect the proposed addition to be completed in August 2020.

FY 2017 Educational Facilities Master Plan and the FY 2017-2022 MCPS CIP

High School Cluster	Schools Exceeding 105% capacity in SY 2020-2021	Exceeded 105% capacity in FY 2016 CIP, SY 2019-2020
Gaithersburg	Forest Oak MS (105.7%)	No (102.4%)
	Rosemont ES (133.0%)	Yes (133.9%)
	Strawberry Knoll ES (133.9%)	Yes (131.3%)
	Summit Hall ES (144.8%)	Yes (140.1%)
Northwest	Northwest HS (117.1%) <i>(Estimated at 98.6% following a boundary study and reassignment to the new Seneca Valley High School, opening in 2019)</i>	Yes (110.3%)
Quince Orchard	Quince Orchard HS (109.0%)	Yes (108.3%)
	Fields Road ES (108.4%)	Yes (125.5%)
	Rachel Carson ES (149.6%)	Yes (148.1%)
	Thurgood Marshall ES (123.0%)	Yes (124.2%)
Watkins Mill	Neelsville MS (115.2%)	Yes (122.8%)
	South Lake ES (108.4%)	Yes (119.4%)

Note: In the Gaithersburg Cluster, Gaithersburg ES exceeded 105% (117.6%) capacity, and in the Magruder Cluster, Judith A. Resnik ES exceeded 105% (118.7%) capacity in the FY 2016 and Amended 2015-2020 CIP, for SY 2019-2020.

A revised map has been provided that illustrates those portions of the city under moratorium and the areas that require the Gaithersburg Montgomery County Schools Facilities Payment Fee pursuant to the 2015 text amendment to § 24-246 of the Zoning Ordinance. In accordance with the § 24-246 amendment, the capacity of affected schools is analyzed in the fifth year of the capacity projections, SY (school year) 2020-2021. Those areas where projected enrollment exceeds 150% of program capacity during the review period are under strict moratorium and new preliminary development plans cannot be approved in these areas. For the FY 17 CIP, no areas of the City are under strict moratorium, but two high schools, two middle schools, and seven elementary schools exceed 105% of program capacity and require the Schools Facilities Payment Fee, which represents 36.7% of the 30 schools that serve Gaithersburg residents and approximately 73.8% of the City's land area. Approximately 26.2% of the City's land area satisfies the requirements of the APFO Capacity Requirements and Schools Facilities Payment Fee, with schools under 105% of capacity.

Changes of Note from the Previous Year's Memo

Gaithersburg Elementary School, within the Gaithersburg Cluster, previously had an enrollment projection of 128.5% capacity for SY 2020-2021 in the FY 2017 Superintendent's Recommended CIP. The adopted Educational Facilities Master Plan includes a proposed addition to Gaithersburg ES that will bring the school's capacity to a total of 1000 students by August 2020, reducing the utilization to 98.8%. In last year's FY 2016 Capital Budget and Amended 2015-2020 CIP, Gaithersburg ES had an enrollment projection of 117.6% for SY 2019-2020.

Judith A. Resnik Elementary School, within the Magruder Cluster, previously had an enrollment projection of 118.7% capacity for SY 2019-2020 in last year's FY 2016 Capital Budget and Amended 2015-2020 CIP. For this year's FY 2017 CIP, Resnik's enrollment projection has fallen to 88.8% capacity, due to the scheduled completion of a classroom addition to the school for SY 2020-2021.

Olde Towne, Fairgrounds, and Frederick Avenue

The Fairgrounds is served by Summit Hall Elementary School, which is nearing the 150% moratorium limit, with a projected 144.8% capacity for SY 2020-2021. As part of a scheduled 2024 completion of a revitalization/expansion of the school, MCPS has recommended funding in FY 17 for facility planning to determine the feasibility, scope, and cost of the project. While relocatable classrooms will be utilized until additional capacity can be added, MCPS plans to replace the existing relocatables with newer units in the summer of 2016.

Three of the schools serving Olde Towne and Frederick Avenue, Rosemont Elementary School, South Lake Elementary School, and Neelsville Middle School, have high rates of utilization, at 133.0%, 108.4%, and 115.2% respectively. Staff will continue to monitor these schools for possible impacts to development proposals. The adopted MCPS CIP, currently unpublished, will include a building addition for Gaithersburg Elementary School to be completed in 2020, which will reduce its capacity from the 128.5% shown in the Superintendent's Recommended CIP to 99.0%. Following publication of the adopted MCPS CIP, Gaithersburg ES will be removed from the list of schools requiring the Schools Facilities Payment Fee.

MCPS completed a capacity study in 2015 for the entire Gaithersburg Cluster and, due to continued residential growth at Crown and Shady Grove Metro, recommended conducting a larger utilization and capacity study to evaluate the Gaithersburg, Magruder, and Wootton clusters. The Tri-cluster Study was completed in spring 2016 and recommended an addition to Gaithersburg ES and a reassignment of the portion of the County's Shady Grove Sector Plan within the Gaithersburg Cluster to the Magruder Cluster schools. The Board of Education adopted both Study recommendations.

The County Council approved the funding for the Gaithersburg ES addition, scheduled for completion by August 2020. The Gaithersburg ES addition will be large enough to effectively create two separate elementary schools, one for Pre-K through Grade 2 and one for Grades 3 through 5, but the option of maintaining the school as a PreK-5 school will also be explored as the addition is planned.

In fall 2016, the Board of Education is expected to authorize the recommended boundary study to reassign the County's Shady Grove Sector Plan area from the Gaithersburg Cluster to Magruder Cluster schools. The boundary study would then be conducted in spring 2017 for adoption by the Board of Education in fall 2017, followed by implementation in August 2018.

Other Information of Note

While Northwest High School is at 117.1% of capacity for SY 2020-2021, its overutilization will be relieved through a future boundary study and reassignment to Seneca Valley High School, which has been funded for a larger capacity of 2,400 students during its revitalization/expansion project. Because the Seneca Valley project is scheduled for completion by August 2019, the actual enrollment at Northwest High School for SY 2020-2021 is expected to be lower, at approximately 98.6% capacity, since the boundary change and reassignment will have already been completed.

Rachel Carson Elementary School is projected to be at 149.6% capacity utilization. Kindergarten enrollment at Rachel Carson has been relatively stable from 2006 to 2011, at about 130 to 140 students. However, in 2012 enrollment spiked up to 175 kindergarten students. To address the overcrowding at Carson, the Board of Education has approved the Superintendent's recommendation to create additional capacity at Dufief Elementary during its reconstruction, which is tentatively scheduled for a 2022 completion date (following a revised FACT assessment). As part of a future boundary study, approximately 300-350 students will be reassigned from the Rachel Carson ES service area to the Dufief ES service area.

Please contact me directly if you have any questions at 301-258-6330 or contact GIS Planner Eby at keby@gaitersburgmd.gov.

KE
Attachments

cc: Planning Commission
Planning Staff

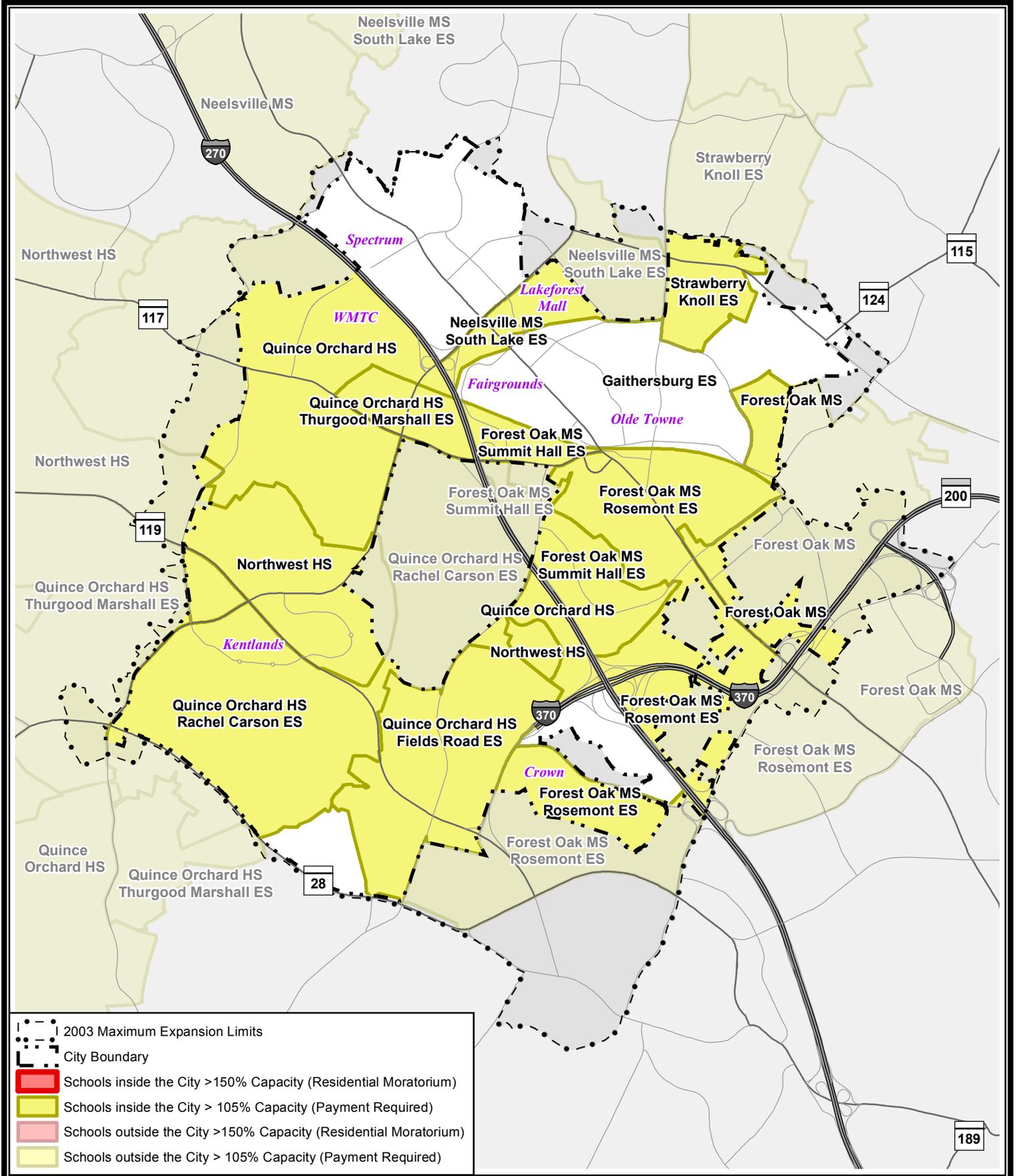
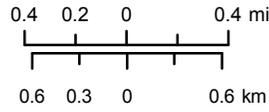
Public Schools That Exceed 150% of Capacity for SY 2020-2021

(based on the adopted MCPS FY17 Educational Facilities Mapster Plan)

Schools APFO 2016-2017 revised.mxd • 01-July-2016 • jke



City of Gaithersburg
 Planning and Code Admin
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 Gaithersburg, MD 20877
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www.gaithersburgmd.gov



APFO Schools Test - 5 year evaluation:

Exceeds APFO Fee or Capacity Allowance By:

105% (Fee Required) 150%+ (Moratorium)

Nearing 150% Capacity Allowance:

140-150%

Number of Schools Serving Gaithersburg: 16 ES 8 MS 6 HS 30 total
 Number of Schools Serving MEL & Gaithersburg 21 ES 10 MS 6 HS 37 total

	Actual	Projected							
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2025	2030
Gaithersburg Cluster									
Gaithersburg HS									
Program Capacity	2407	2407	2407	2407	2407	2407	2407	2407	2407
Enrollment	2320	2380	2421	2450	2451	2508	2591	2700	2600
	96.4%	98.9%	100.6%	101.8%	101.8%	104.20%	107.64%	112.17%	108.02%
Forest Oak MS									
Program Capacity	949	949	949	949	949	949	949	949	949
Enrollment	805	786	831	869	947	1003	1041	1100	1000
	84.8%	82.8%	87.6%	91.6%	99.8%	105.7%	109.7%	115.9%	105.4%
Gaithersburg MS									
Program Capacity	949	949	949	949	949	949	949	949	949
Enrollment	746	781	807	839	890	938	1000	1100	1000
	78.6%	82.3%	85.0%	88.4%	93.8%	98.8%	105.4%	115.9%	105.4%
Gaithersburg ES									
Program Capacity	771	771	771	771	771	1000	1000		
Enrollment	867	924	968	993	1005	991	970		
	112.5%	119.8%	125.6%	128.8%	130.4%	99.1%	97.0%		
Rosemont ES									
Program Capacity	613	613	613	613	613	613	613		
Enrollment	596	623	665	712	764	815	863		
	97.2%	101.6%	108.5%	116.2%	124.6%	133.0%	140.8%		
Strawberry Knoll ES									
Program Capacity	481	481	481	481	481	481	481		
Enrollment	632	657	642	642	640	644	625		
	131.4%	136.6%	133.5%	133.5%	133.1%	133.9%	129.9%		
Summit Hall ES									
Program Capacity	466	466	466	466	466	466	466		
Enrollment	670	690	686	694	676	675	657		
	143.8%	148.1%	147.2%	148.9%	145.1%	144.8%	141.0%		
Washington Grove ES									
Program Capacity	623	623	623	623	623	623	623		
Enrollment	452	471	497	525	553	591	632		
	72.6%	75.6%	79.8%	84.3%	88.8%	94.9%	101.4%		
Magruder Cluster									
Magruder HS									
Program Capacity	1955	1955	1955	1955	1955	1955	1955	1955	1955
Enrollment	1520	1542	1570	1560	1592	1577	1622	1650	1600
	77.7%	78.9%	80.3%	79.8%	81.4%	80.7%	83.0%	84.4%	81.8%
Redland MS									
Program Capacity	757	757	757	757	757	757	757	757	757
Enrollment	549	543	539	593	638	633	628	700	650
	72.5%	71.7%	71.2%	78.3%	84.3%	83.6%	83.0%	92.5%	85.9%
Judith A. Resnik ES									
Program Capacity	493	493	493	493	493	717	701		
Enrollment	642	654	647	645	626	637	627		
	130.2%	132.7%	131.2%	130.8%	127.0%	88.8%	89.4%		

	Actual	Projected							
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2025	2030
Northwest Cluster									
<i>Northwest HS</i>									
Program Capacity	2241	2241	2241	2241	2241	2241	2241	2241	2241
Enrollment	2255	2347	2448	2537	2558	2624	2618	2800	2700
	100.6%	104.7%	109.2%	113.2%	114.1%	117.1%	116.8%	124.9%	120.5%
Lakelands Park MS									
Program Capacity	1138	1138	1138	1138	1138	1138	1138	1138	1138
Enrollment	1051	1076	1073	1101	1131	1156	1131	1250	1200
	92.4%	94.6%	94.3%	96.7%	99.4%	101.6%	99.4%	109.8%	105.4%
Diamond ES									
Program Capacity	463	463	463	670	670	670	670		
Enrollment	661	671	687	680	661	672	657		
	142.8%	144.9%	148.4%	101.5%	98.7%	100.3%	98.1%		
Quince Orchard Cluster									
<i>Quince Orchard HS</i>									
Program Capacity	1857	1857	1857	1857	1857	1857	1857	1857	1857
Enrollment	1924	1938	1959	1997	2028	2024	2050	2200	2100
	103.6%	104.4%	105.5%	107.5%	109.2%	109.0%	110.4%	118.5%	113.1%
Lakelands Park MS									
Program Capacity	1138	1138	1138	1138	1138	1138	1138	1138	1138
Enrollment	1051	1076	1073	1101	1131	1156	1131	1250	1200
	92.4%	94.6%	94.3%	96.7%	99.4%	101.6%	99.4%	109.8%	105.4%
Ridgeview MS									
Program Capacity	979	963	963	963	963	963	963	963	963
Enrollment	746	739	705	713	756	760	763	850	800
	76.2%	76.7%	73.2%	74.0%	78.5%	78.9%	79.2%	88.3%	83.1%
Brown Station ES									
Program Capacity	446	446	709	709	709	709	709		
Enrollment	501	513	510	515	539	552	581		
	112.3%	115.0%	71.9%	72.6%	76.0%	77.9%	81.9%		
<i>Fields Road ES</i>									
Program Capacity	429	429	429	429	429	429	429		
Enrollment	469	472	484	475	460	465	479		
	109.3%	110.0%	112.8%	110.7%	107.2%	108.4%	111.7%		
Jones Lane ES									
Program Capacity	441	441	441	441	441	441	441		
Enrollment	466	460	462	458	459	459	445		
	105.7%	104.3%	104.8%	103.9%	104.1%	104.1%	100.9%		
<i>Rachel Carson ES</i>									
Program Capacity	667	667	667	667	667	667	667		
Enrollment	1045	1072	1066	1035	1018	998	990		
	156.7%	160.7%	159.8%	155.2%	152.6%	149.6%	148.4%		
<i>Thurgood Marshall ES</i>									
Program Capacity	535	535	535	535	535	535	535		
Enrollment	674	676	670	680	657	658	653		
	126.0%	126.4%	125.2%	127.1%	122.8%	123.0%	122.1%		
Watkins Mill Cluster									
<i>Watkins Mill HS</i>									
Program Capacity	1942	1942	1942	1942	1942	1942	1942	1942	1942
Enrollment	1541	1606	1685	1705	1734	1800	1845	2000	1900
	79.4%	82.7%	86.8%	87.8%	89.3%	92.7%	95.0%	103.0%	97.8%
Montgomery Village MS									
Program Capacity	894	894	894	894	894	894	894	894	894
Enrollment	717	735	748	762	786	762	758	850	800
	80.2%	82.2%	83.7%	85.2%	87.9%	85.2%	84.8%	95.1%	89.5%
<i>Neelsville MS</i>									
Program Capacity	922	922	922	922	922	922	922	922	922
Enrollment	921	879	912	980	1056	1062	1053	1050	1000
	99.9%	95.3%	98.9%	106.3%	114.5%	115.2%	114.2%	113.9%	108.5%
<i>South Lake ES</i>									
Program Capacity	716	716	716	716	716	716	716		
Enrollment	818	822	835	826	796	776	770		
	114.2%	114.8%	116.6%	115.4%	111.2%	108.4%	107.5%		
Watkins Mill ES									
Program Capacity	720	720	720	720	720	720	720		
Enrollment	677	686	661	660	659	661	662		
	94.0%	95.3%	91.8%	91.7%	91.5%	91.8%	91.9%		

	Actual	Projected							
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2025	2030
Thomas S. Wootton Cluster									
Thomas S. Wootton HS									
Program Capacity	2167	2167	2167	2167	2167	2167	2420	2420	2420
Enrollment	2212	2229	2243	2255	2232	2209	2237	2400	2300
	102.1%	102.9%	103.5%	104.1%	103.0%	101.9%	92.4%	99.2%	95.0%
Robert Frost MS									
Program Capacity	1084	1084	1084	1084	1084	1084	1084	1084	1084
Enrollment	1116	1095	1081	1068	1023	967	874	950	900
	103.0%	101.0%	99.7%	98.5%	94.4%	89.2%	80.6%	87.6%	83.0%
Dufief ES									
Program Capacity	416	416	416	416	416	416	416		
Enrollment	313	312	301	304	305	316	330		
	75.2%	75.0%	72.4%	73.1%	73.3%	76.0%	79.3%		
Fallsmead ES									
Program Capacity	598	598	598	598	598	598	598		
Enrollment	541	519	516	493	488	490	489		
	90.5%	86.8%	86.3%	82.4%	81.6%	81.9%	81.8%		

APFO Schools Test - 5 year evaluation (Maximum Expansion Limits):

	Actual	Projected							
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2025	2030
Magruder Cluster									
Shady Grove MS									
Program Capacity	859	859	859	859	859	859	859	859	859
Enrollment	568	574	572	575	544	556	552	600	550
	66.1%	66.8%	66.6%	66.9%	63.3%	64.7%	64.3%	69.8%	64.0%
Candlewood ES									
Program Capacity	532	515	498	498	498	498	498		
Enrollment	359	352	357	349	352	353	351		
	67.5%	68.3%	71.7%	70.1%	70.7%	70.9%	70.5%		
Flower Hill ES									
Program Capacity	483	483	483	483	483	483	483		
Enrollment	499	489	465	461	462	456	450		
	103.3%	101.2%	96.3%	95.4%	95.7%	94.4%	93.2%		
Watkins Mill Cluster									
Whetstone ES									
Program Capacity	783	783	783	783	783	783	783		
Enrollment	798	803	785	763	754	751	740		
	101.9%	102.6%	100.3%	97.4%	96.3%	95.9%	94.5%		
Thomas S. Wootton Cluster									
Cabin John MS									
Program Capacity	1113	1113	1113	1113	1113	1113	1113	1113	1113
Enrollment	941	942	1000	1004	1015	978	948	1050	1000
	84.5%	84.6%	89.8%	90.2%	91.2%	87.9%	85.2%	94.3%	89.8%
Lakewood ES									
Program Capacity	556	556	556	556	556	556	556		
Enrollment	543	528	491	464	452	449	459		
	97.7%	95.0%	88.3%	83.5%	81.3%	80.8%	82.6%		
Stone Mill ES									
Program Capacity	654	654	654	654	654	654	654		
Enrollment	650	643	610	591	581	585	589		
	99.4%	98.3%	93.3%	90.4%	88.8%	89.4%	90.1%		

Office of the Superintendent of Schools
MONTGOMERY COUNTY PUBLIC SCHOOLS
Rockville, Maryland

November 16, 2015

MEMORANDUM

To: Members of the Board of Education

From: Larry A. Bowers, Interim Superintendent of Schools 

Subject: Rachel Carson Elementary School Overutilization

Rachel Carson Elementary School has faced space deficits for many years and is projected to exceed capacity by more than 300 students for the next six years. On November 17, 2014, the Board of Education authorized several studies to explore options to add capacity and address the overutilization of Rachel Carson Elementary School. Feasibility studies at Fields Road and Jones Lane elementary schools were conducted to determine if the capacity of these schools could be increased in order to relieve the overutilization at Rachel Carson Elementary School; the feasibility study for the revitalization/expansion project at DuFief Elementary School included options to increase the capacity to relieve the overutilization of Rachel Carson Elementary School. Last, an evaluation to construct a new elementary school in the Quince Orchard Cluster was considered.

WHEREAS, Enrollment levels at Rachel Carson Elementary School have resulted in space deficits for many years, and the school is projected to exceed capacity by more than 300 students for the next six years; and

WHEREAS, Feasibility studies were conducted during the 2014–2015 school year at DuFief, Fields Road, and Jones Lane elementary schools, as well as consideration of a new school in the Quince Orchard Cluster, to relieve the overutilization of Rachel Carson Elementary School in the future; and

WHEREAS, The current and projected enrollment at DuFief Elementary School falls below the desired range of enrollment of 450 students; and

WHEREAS, The interim superintendent of schools reviewed and carefully considered the possible options, costs of the possible options, the impact of new residential development, and input from the community on the possible options to relieve the overutilization of Rachel Carson Elementary School; and

WHEREAS, On October 15, 2015, the interim superintendent of schools submitted a recommendation to the Board of Education to increase the capacity of the DuFief Elementary School revitalization/expansion project to 740-student capacity in order to relieve the overutilization of Rachel Carson Elementary School; and

WHEREAS, On November 5, 2015, the Board of Education conducted a work session to consider the interim superintendent's recommendation to increase the capacity of the DuFief Elementary School revitalization/expansion project to 740-student capacity to relieve the overutilization of Rachel Carson Elementary School; and

WHEREAS, The Board of Education conducted public hearings on November 9 and 12, 2015, in accordance with Board of Education Policy FAA, *Long-range Educational Facilities Planning*, and Montgomery County Public Schools Regulation FAA-RA, *Long-range Educational Facilities Planning*, on the interim superintendent's recommendation; now therefore be it

Resolved, That the capacity of the DuFief Elementary School revitalization/expansion project be increased to 740 students to relieve the overutilization of Rachel Carson Elementary School; and be it further

Resolved, That, as part of the Fiscal Year 2017–2022 Capital Improvements Program, the budget for the DuFief Elementary School revitalization/expansion project be increased to include the additional capacity needed to relieve the overutilization of Rachel Carson Elementary School; and be it further

Resolved, That the reassignment of students from Rachel Carson Elementary School to DuFief Elementary School be timed to occur when the DuFief Elementary School revitalization/expansion project is completed and follow the community involvement process, as outlined in Montgomery County Public Schools Regulation FAA-RA, *Long-range Educational Facilities Planning*.

LAB:AMZ:JS:bmr

DISCUSSION/ACTION

Office of the Superintendent of Schools
MONTGOMERY COUNTY PUBLIC SCHOOLS
Rockville, Maryland

April 19, 2016

MEMORANDUM

To: Members of the Board of Education

From: Larry A. Bowers, Interim Superintendent of Schools *Larry A. Bowers*

Subject: Interim Superintendent's Recommendation Concerning the Tri-cluster Roundtable Discussion Group for the Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton Clusters

On November 16, 2015, the Board of Education authorized a Tri-cluster Roundtable Discussion Group (Roundtable) process to include representatives of the Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton clusters. The purpose of the Roundtable was to explore approaches to address overutilization at Gaithersburg Cluster elementary schools through an evaluation of all three clusters.

WHEREAS, In January 2016, the interim superintendent of schools convened a Tri-cluster Roundtable Discussion Group, including representatives of the Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton clusters, to explore approaches to address overutilization in Gaithersburg Cluster elementary schools; and

WHEREAS, The Tri-cluster Roundtable Discussion Group met from January through February 2016 and submitted a report to the interim superintendent of schools on March 4, 2016, with member evaluations of the seven approaches that had been identified; and

WHEREAS, The interim superintendent of schools reviewed and carefully considered the report of the Tri-cluster Roundtable Discussion Group and feedback from the community at-large and on March 11, 2016, submitted a recommendation to the Board of Education to address overutilization of Gaithersburg Cluster elementary schools; and

WHEREAS; On March 21, 2016, the Board of Education conducted a work session to consider the interim superintendent of school's recommendation for the Tri-cluster Roundtable Discussion Group and adopted an alternative for consideration that would build an addition at Gaithersburg Elementary School and maintain a Pre-K-5 school; and

WHEREAS, The Board of Education conducted a public hearing on April 12, 2016, in accordance with Board of Education Policy FAA, *Long-range Educational Facilities Planning*, and Montgomery County Public Schools Regulation FAA-RA, *Long-range Educational Facilities Planning*, on the interim superintendent of school's recommendation; now therefore be it

Resolved, That a feasibility study for an addition at Gaithersburg Elementary School be conducted beginning in July 2016 to include an option to construct an addition for a Pre-K–5 school, and an option to construct an addition and create two schools in one adjoining building—Grades Pre-K–2 in one part of the facility, and Grades 3–5 in the other part of the facility—with physical separation where possible; and be it further

Resolved, That the Gaithersburg Elementary School addition be completed in August 2020; and be it further

Resolved, The six older relocatable classrooms at Summit Hall Elementary School be evaluated for replacement with newer relocatable classrooms, or modular classrooms, by fall 2017; and be it further

Resolved, That the portion of the Shady Grove Sector Plan that is located east of Interstate 370 and in the Washington Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas be reassigned to Col. Zadok Magruder Cluster schools with a boundary study to be conducted in spring 2017, Board of Education action in fall 2017, and reassignments beginning fall 2018.

LAB:AMZ:JS:bmr

Gaithersburg Cluster

 Elementary School

 Middle School

 High School

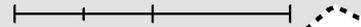
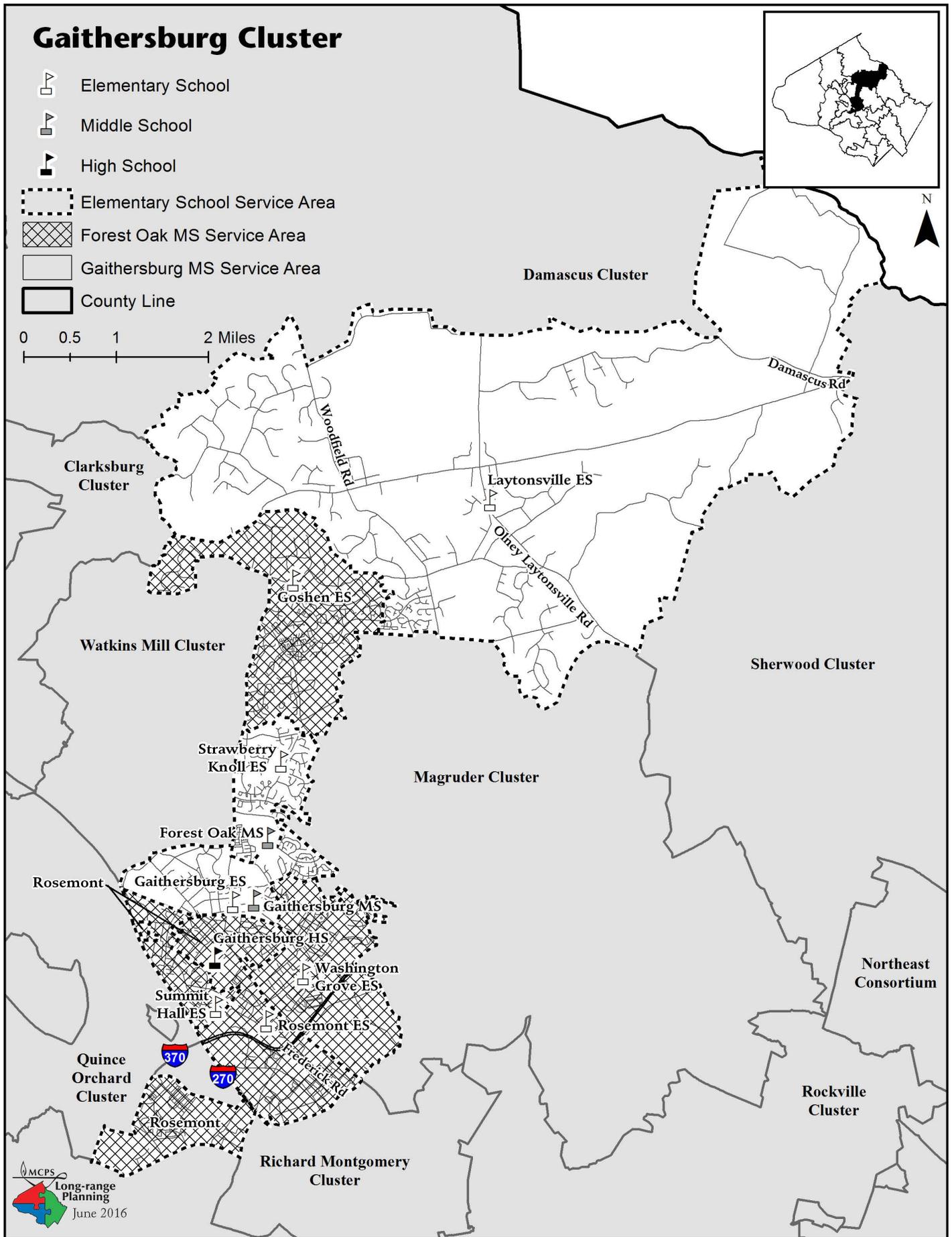
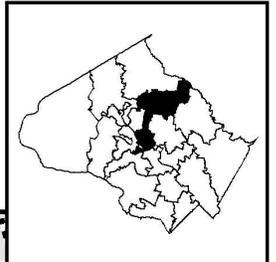
 Elementary School Service Area

 Forest Oak MS Service Area

 Gaithersburg MS Service Area

 County Line

0 0.5 1 2 Miles

CLUSTER PLANNING ISSUES

Since 2007, elementary school enrollment in the Gaithersburg Cluster has increased by 600 students. Some of this growth is due to new housing in planned for in the Shady Grove Sector Plan. In addition, development of the Crown community, with 1,500 residential units planned in the Rosemont Elementary School service area, is moving forward. A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Planning Study: A boundary study will be conducted in spring 2017 to reassign the portion of the Shady Grove Sector Plan that is located east of Interstate 370 in the Washington Grove Elementary Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas to the Col. Zadok Magruder Cluster schools. Board of Education action will occur in fall 2017 with implementation scheduled for fall 2018.

SCHOOLS

Gaithersburg High School

Planning Study: A boundary study will be conducted in spring 2017 to reassign the portion of the Shady Grove Sector Plan that is located east of Interstate 370 in the Washington Grove Elementary Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas to the Col. Zadok Magruder Cluster schools. Board of Education action will occur in fall 2017 with implementation scheduled for fall 2018.

Forest Oak Middle School

Planning Study: A boundary study will be conducted in spring 2017 to reassign the portion of the Shady Grove Sector Plan that is located east of Interstate 370 in the Washington Grove Elementary Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas to the Col. Zadok Magruder Cluster schools. Board of Education action will occur in fall 2017 with implementation scheduled for fall 2018.

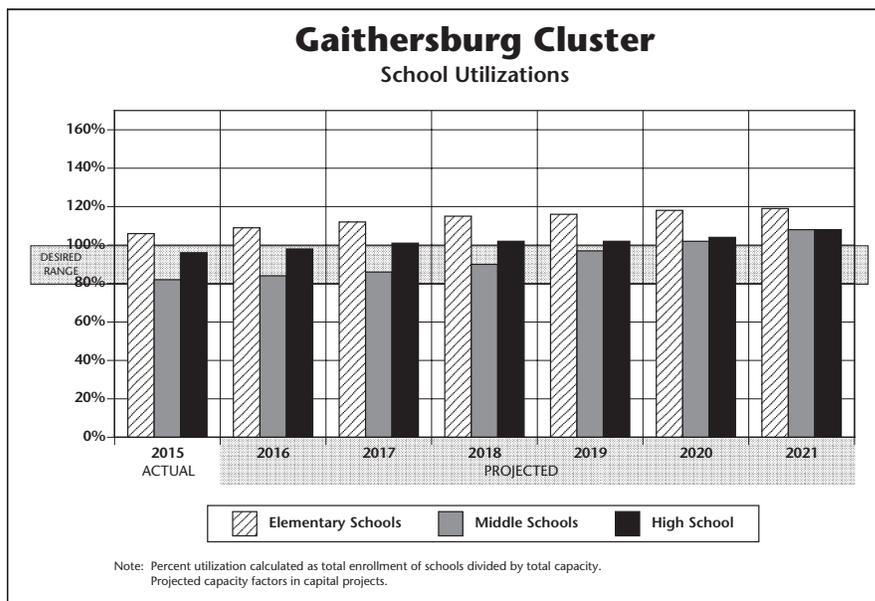
Gaithersburg Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Capital Project: An FY 2017 appropriation is approved for planning begin the architectural design for an addition project at this school. Prior to the design, a feasibility study will be conducted for addition to begin in July 2016 to include an option to construct an addition for Pre-K–5 school, and an option to construction an addition and create two schools in one adjoining building—Grades Pre-K–2 in one part of the facility, and Grades 3-5 in the other part of the facility—with physical separation where possible. The schedule completion date for the addition is August 2020. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

Goshen Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and



facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Laytonsville Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Rosemont Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Strawberry Knoll Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Summit Hall Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Capital Project: The Board of Education action directed staff to evaluate the older relocatable classrooms at Summit Hall Elementary School for replacement with newer relocatable classrooms, or modular classrooms, by fall 2017.

Capital Project: The Board of Education requested funds to complete a revitalization/expansion project for this school with a completion date of January 2023. However, the approved FY 2017–2022 CIP reflects a one year delay beginning with elementary school revitalization/expansion projects that have planning funds in FY 2018 and beyond. Therefore, the approved completion date for this project is January 2024. However, based on the Montgomery County Council Office of Legislative Oversight (OLO) study released in July 2015 regarding the revitalization/expansion program and the Facility Assessment with Criteria and Testing (FACT) methodology used to rank the schools, and the work of the FACT Review Committee this school will be reassessed using the revised FACT methodology. Pending the outcome of the reassessment, the queue for the revitalization/expansion projects may change. (For more information see Appendix F.)

An FY 2017 appropriation is approved for facility planning for a feasibility study to determine the scope and cost of the project. In order for this project to be completed on this schedule, the outcome of the FACT reassessment must maintain this project on the present queue position and county and state funding must be provided at the levels approved in this CIP.

Washington Grove Elementary School

Planning Study: A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the

Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Planning Study: A boundary study will be conducted in spring 2017 to reassign the portion of the Shady Grove Sector Plan that is located east of Interstate 370 in the Washington Grove Elementary Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas to the Col. Zadok Magruder Cluster schools. Board of Education action will occur in fall 2017 with implementation scheduled for fall 2018.

CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Gaithersburg ES	Classroom addition	Approved	Aug. 2020
Strawberry Knoll ES	Classroom addition	Deferred	TBD
Summit Hall ES	Classroom addition	Deferred	TBD
	Revitalization/expansion	Programmed	Jan. 2024 (delayed)

*“Approved”—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*“Deferred”—Funds have been deferred for a future CIP.

*“Programmed”—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*“Proposed”—Project has facility planning funds recommended for FY 2017 for a feasibility study.

GAITHERSBURG CLUSTER

Projected Enrollment and Space Availability
Effects of the Adopted FY2017–2022 CIP and Non-CIP Actions on Space Available

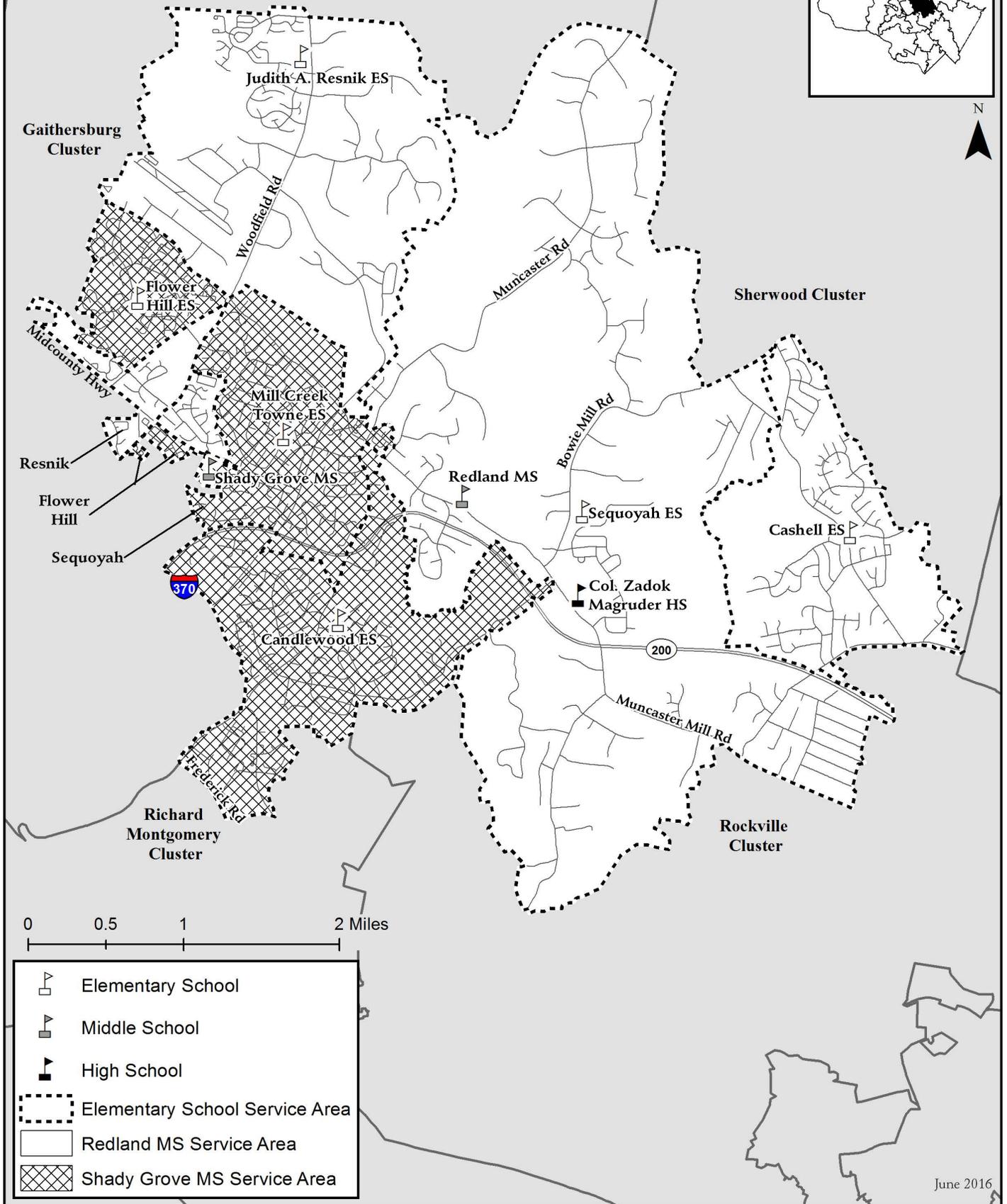
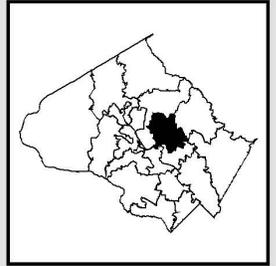
Schools		Actual 15–16	Projections							
			16–17	17–18	18–19	19–20	20–21	21–22	2025	2030
Gaithersburg HS	Program Capacity	2407	2407	2407	2407	2407	2407	2407	2407	2407
	Enrollment	2320	2380	2421	2450	2451	2508	2591	2700	2600
	Available Space	87	27	(14)	(43)	(44)	(101)	(184)	(293)	(193)
	Comments		See text							
Forest Oak MS	Program Capacity	949	949	949	949	949	949	949	949	949
	Enrollment	805	786	831	869	947	1003	1041	1100	1000
	Available Space	144	163	118	80	2	(54)	(92)	(151)	(51)
	Comments		See text							
Gaithersburg MS	Program Capacity	949	949	949	949	949	949	949	949	949
	Enrollment	746	781	807	839	890	938	1000	1100	1000
	Available Space	203	168	142	110	59	11	(51)	(151)	(51)
	Comments									
Gaithersburg ES	Program Capacity	771	771	771	771	771	1000	1000		
	Enrollment	867	924	968	993	1005	991	970		
	Available Space	(96)	(153)	(197)	(222)	(234)	9	30		
	Comments	See text	Planning for Addition				Addition Complete			
Goshen ES	Program Capacity	538	538	538	538	538	538	538		
	Enrollment	581	561	552	546	533	517	528		
	Available Space	(43)	(23)	(14)	(8)	5	21	10		
	Comments	See text								
Laytonsville ES	Program Capacity	448	448	448	448	448	448	448		
	Enrollment	416	411	408	405	407	411	410		
	Available Space	32	37	40	43	41	37	38		
	Comments	See text								
Rosemont ES	Program Capacity	613	613	613	613	613	613	613		
	Enrollment	596	623	665	712	764	815	863		
	Available Space	17	(10)	(52)	(99)	(151)	(202)	(250)		
	Comments	See text								
Strawberry Knoll ES	Program Capacity	481	481	481	481	481	481	481		
	Enrollment	632	657	642	642	640	644	625		
	Available Space	(151)	(176)	(161)	(161)	(159)	(163)	(144)		
	Comments	See text								
Summit Hall ES	Program Capacity	466	466	466	466	466	466	466		
	Enrollment	670	690	686	694	676	675	657		
	Available Space	(204)	(224)	(220)	(228)	(210)	(209)	(191)		
	Comments	See text	Facility Planning for Rev/Ex			Planning for Revitalization/Expansion				
Washington Grove ES	Program Capacity	623	623	623	623	623	623	623		
	Enrollment	452	471	497	525	553	591	632		
	Available Space	171	152	126	98	70	32	(9)		
	Comments	See text								
Cluster Information	HS Utilization	96%	99%	101%	102%	102%	104%	108%	112%	108%
	HS Enrollment	2320	2380	2421	2450	2451	2508	2591	2700	2600
	MS Utilization	82%	83%	86%	90%	97%	102%	108%	116%	105%
	MS Enrollment	1551	1567	1638	1708	1837	1941	2041	2200	2000
	ES Utilization	107%	110%	112%	115%	116%	111%	112%	113%	113%
ES Enrollment	4214	4337	4418	4517	4578	4644	4685	4700	4700	

GAITHERSBURG CLUSTER

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Gaithersburg HS	1951	2013	427,048	41.07	Yes		SBWC	
Forest Oak MS	1999		132,259	41.2			LTL	
Gaithersburg MS	1960	1988	157,694	22.82			LTL	
Gaithersburg ES	1947		94,468	9.22		7	SBHC	Yes
Goshen ES	1988		76,740	10.5		5		Yes
Laytonsville ES	1951	1989	64,160	10.4		1		Yes
Rosemont ES	1965	1995	88,764	8.9		2	SBHC	Yes
Strawberry Knoll ES	1988		78,723	10.8	Yes	6		Yes
Summit Hall ES	1971		68,059	10.2	Yes	10	SBHC	Yes
Washington Grove ES	1956	1984	86,266	10.7			SBHC	Yes

Col. Zadok Magruder Cluster



	Elementary School
	Middle School
	High School
	Elementary School Service Area
	Redland MS Service Area
	Shady Grove MS Service Area

June 2016

CLUSTER PLANNING ISSUES

Since 2007, elementary school enrollment in the Gaithersburg Cluster has increased by 600 students. Some of this growth is due to new housing in planned for in the Shady Grove Sector Plan. In addition, development of the Crown community, with 1,500 residential units planned in the Rosemont Elementary School service area, is moving forward. A comprehensive capacity study was conducted during the 2014–2015 school year for the Gaithersburg Cluster to address enrollment growth in this area. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

Planning Study: A boundary study will be conducted in spring 2017 to reassign the portion of the Shady Grove Sector Plan that is located east of Interstate 370 in the Washington Grove Elementary Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School service areas to the Col. Zadok Magruder Cluster schools. Board of Education action will occur in fall 2017 with implementation scheduled for fall 2018.

SCHOOLS

Judith A. Resnik Elementary School

Capital Project: Projections indicate enrollment at Judith A. Resnik Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. A classroom addition project is scheduled for this school with a completion date of August 2020. An FY 2017 appropriation for planning funds is approved to begin the architectural design for the classroom addition. Relocatable classrooms will be utilized until additional capacity can be provided. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

CAPITAL PROJECTS

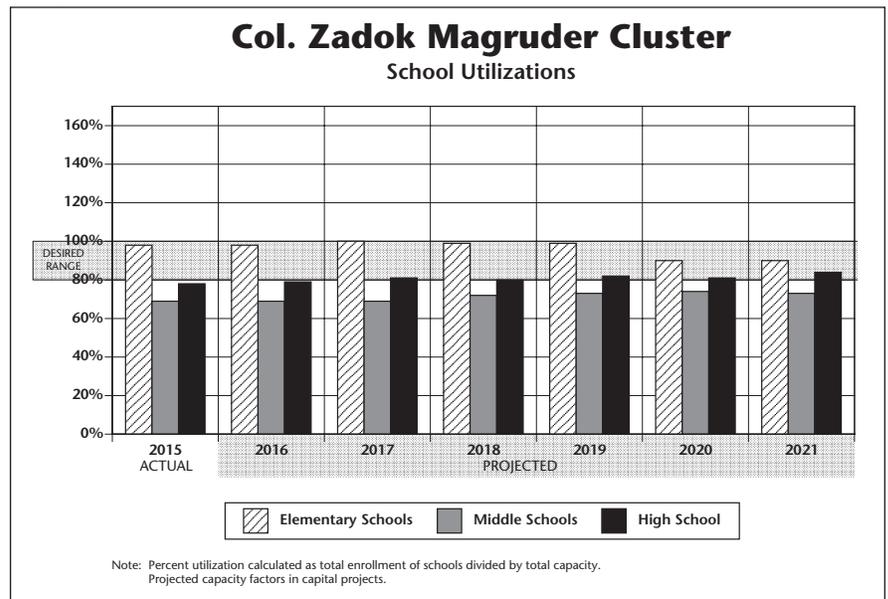
School	Project	Project Status*	Date of Completion
Judith A. Resnik ES	Classroom addition	Recommended	Aug. 2020

*Approved—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*Deferred—Funds have been deferred for a future CIP.

*Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*Proposed—Project has facility planning funds recommended for FY 2017 for a feasibility study.



COL. ZADOK MAGRUDER CLUSTER

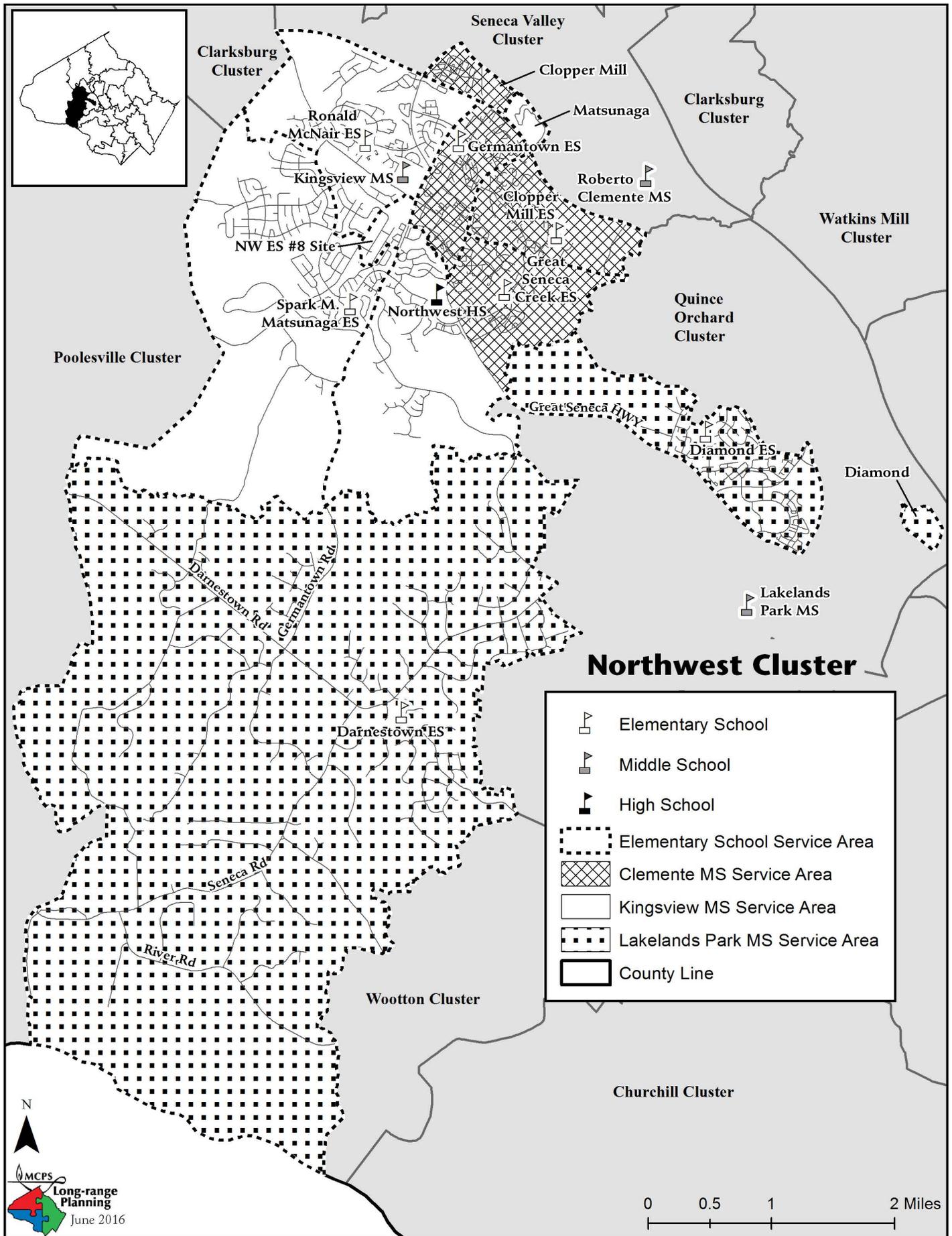
Projected Enrollment and Space Availability
Effects of the Adopted FY2017–2022 CIP and Non-CIP Actions on Space Available

Schools			Actual 15–16	Projections							
				16–17	17–18	18–19	19–20	20–21	21–22	2025	2030
Col. Zadok Magruder HS	Program Capacity		1955	1955	1955	1955	1955	1955	1955	1955	1955
	Enrollment		1520	1542	1570	1560	1592	1577	1622	1650	1600
	Available Space		435	413	385	395	363	378	333	305	355
	Comments			See cluster text							
Redland MS	Program Capacity		757	757	757	757	757	757	757	757	757
	Enrollment		549	543	539	593	638	633	628	700	650
	Available Space		208	214	218	164	118	124	128	57	107
	Comments			See cluster text							
Shady Grove MS	Program Capacity		859	859	859	859	859	859	859	859	859
	Enrollment		568	574	572	575	544	556	552	600	550
	Available Space		290	284	286	284	314	302	306	259	309
	Comments			See cluster text							
Candlewood ES	Program Capacity		532	515	498	498	498	498	498		
	Enrollment		359	352	357	349	352	353	351		
	Available Space		173	163	141	149	146	145	147		
	Comments			+1 EXT See cluster text	+1 EXT						
Cashell ES	Program Capacity		340	340	340	340	340	340	340		
	Enrollment		372	371	379	375	363	364	358		
	Available Space		(32)	(31)	(39)	(35)	(23)	(24)	(18)		
	Comments			See cluster text							
Flower Hill ES	Program Capacity	CSR	483	483	483	483	483	483	483		
	Enrollment		499	489	465	461	462	456	450		
	Available Space		(16)	(6)	18	22	21	27	33		
	Comments			See cluster text							
Mill Creek Towne ES	Program Capacity	CSR	336	336	336	336	336	336	336		
	Enrollment		379	381	373	367	365	358	359		
	Available Space		(43)	(45)	(37)	(31)	(29)	(22)	(23)		
	Comments			See cluster text							
Judith A. Resnik ES	Program Capacity	CSR	493	493	493	493	493	717	701		
	Enrollment		642	654	647	645	626	637	627		
	Available Space		(149)	(161)	(154)	(152)	(133)	80	74		
	Comments			Planning for Addition See cluster text				Addition Complete +2 PEP	+2 PEP		
Sequoyah ES	Program Capacity	CSR	485	485	485	485	485	485	485		
	Enrollment		383	394	416	421	432	443	464		
	Available Space		102	91	69	64	53	42	21		
	Comments			See cluster text							
Cluster Information	HS Utilization		78%	79%	80%	80%	81%	81%	83%	84%	82%
	HS Enrollment		1520	1542	1570	1560	1592	1577	1622	1650	1600
	MS Utilization		69%	69%	69%	72%	73%	74%	73%	80%	74%
	MS Enrollment		1117	1117	1111	1168	1182	1189	1180	1300	1200
	ES Utilization		99%	100%	100%	99%	99%	91%	92%	95%	95%
	ES Enrollment		2634	2641	2637	2618	2600	2611	2609	2700	2700

COL. ZADOK MAGRUDER CLUSTER

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Col. Zadok Magruder HS	1970		295,478	30				
Redland MS	1971		112,297	20.64	Yes			
Shady Grove MS	1995	1999	129,206	20				
Candlewood ES	1968	2015	82,222	11.8				
Cashell ES	1969	2009	71,171	10.24		1		
Flower Hill ES	1985		58,770	10	Yes	3		
Mill Creek Towne ES	1966	2000	67,465	8.4		3		
Judith A. Resnik ES	1991		78,547	12.8		6		
Sequoyah ES	1990		72,582	10	Yes			



SCHOOLS

Northwest High School

Planning Issue: Projections indicate enrollment at Northwest High School will exceed capacity by nearly 400 students by the end of the six year CIP planning period. Enrollment also is projected to exceed capacity at Clarksburg High School by over 500 students. The Seneca Valley High School service area is adjacent to the Clarksburg and Northwest high school service areas. A revitalization/expansion project of Seneca Valley High School, scheduled for completion in August 2019, will be designed and constructed with a capacity for 2400 students. The enrollment at Seneca Valley High School is projected to be 1392 students by the end of the six-year planning period. With a capacity of 2400 seats, there will be approximately 1000 seats available to accommodate students from Clarksburg and Northwest high schools when the project is complete.

Clopper Mill Elementary School

Capital Project: Projections indicate enrollment at Clopper Mill Elementary School will exceed capacity by more than 92 seats by the end of the six-year planning period. The Northwest Cluster elementary school deficit has decreased from previous years. Therefore, the Board of Education, in the FY 2017-2022 CIP, delayed the construction funds two years to provide an opportunity to monitor the cluster deficit and explore alternatives to address the overutilization at the elementary schools in this cluster. The County Council, based on the Board of Education’s decision to monitor enrollment and evaluate alternatives to address the overutilization, changed the name of this project. As with other solution PDFs, this project includes funds for the design and construction of classroom space only. An FY 2019 appropriation will be requested for construction funds. This project is scheduled to be completed by August 2020. Relocatable classrooms will be utilized until a solution can be determined for the Northwest Cluster elementary schools. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

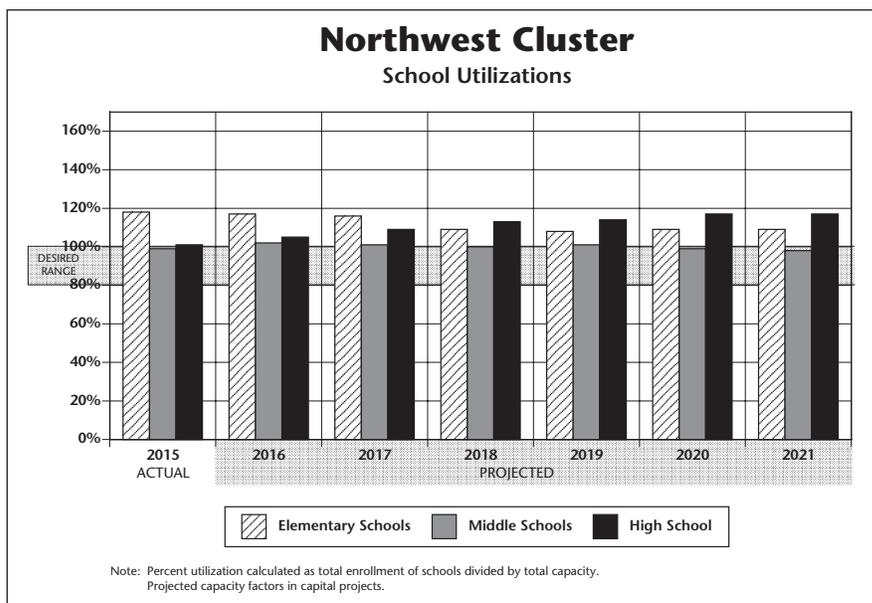
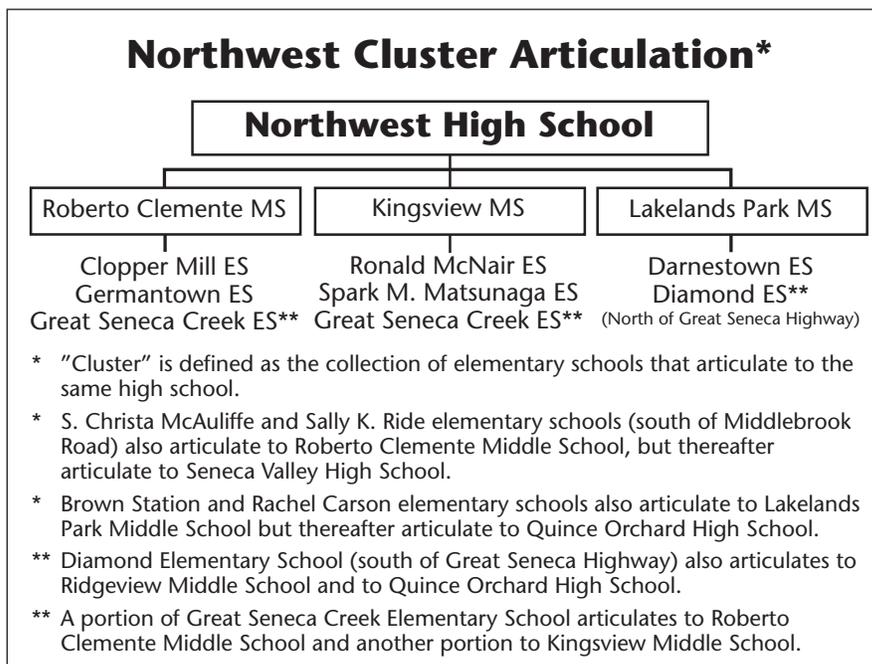
Diamond Elementary School

Capital Project: Projections indicate enrollment at Diamond Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. A classroom addition project is scheduled for this school with a completion date of August 2018. An FY 2017 appropriation is approved to construct the

classroom addition. Relocatable classrooms will be utilized until additional capacity can be added.

Spark M. Matsunaga Elementary School

Capital Project: Projections indicate enrollment at Spark M. Matsunaga Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. The Northwest Cluster elementary school deficit has decreased from previous years. Therefore, the Board of Education, in the FY 2017-2022 CIP, delayed the construction funds two years to provide an opportunity to monitor the cluster deficit and explore alternatives to address the overutilization at the elementary schools in this cluster. The County Council, based on the Board of Education’s decision to monitor enrollment and



evaluate alternatives to address the overutilization, changed the name of this project. As with other solution PDFs, this project includes funds for the design and construction of classroom space only. An FY 2019 appropriation will be requested for construction funds. This project is scheduled to be completed by August 2020. Relocatable classrooms will be utilized until a solution can be determined for the Northwest Cluster elementary schools. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

Ronald McNair Elementary School

Capital Project: Projections indicate enrollment at Ronald McNair Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. The Northwest Cluster elementary school deficit has decreased from previous years. Therefore, the Board of Education, in the FY 2017-2022 CIP, delayed the construction funds two years to provide an opportunity to monitor the cluster deficit and explore alternatives to address the overutilization at the elementary schools in this cluster. The County Council, based on the Board of Education’s decision to monitor enrollment and evaluate alternatives to address the overutilization, changed the name of this project. As with other solution PDFs, this project includes funds for the design and construction of classroom space only. An FY 2019 appropriation will be requested for construction funds. This project is scheduled to be completed by August 2020. Relocatable classrooms will be utilized until a solution can be determined for the Northwest Cluster elementary schools. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

Northwest Cluster Elementary School Solution

Capital Project: The Northwest Cluster elementary school deficit has decreased from previous years. Therefore, the Board of Education, in the FY 2017-2022 CIP, delayed the construction funds two years to provide an opportunity to monitor the cluster deficit and explore alternatives to address the overutilization at the elementary schools in this cluster. The County Council, based on the Board of Education’s decision to monitor enrollment and evaluate alternatives to address the overutilization, changed the name of this project. As with other solution PDFs, this project includes funds for the design and construction of classroom space only. An FY 2019 appropriation will be requested for construction funds. This project is scheduled to be completed by August 2020. Relocatable classrooms will be utilized until a solution can be determined for the Northwest Cluster elementary schools. In order for this project to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Diamond ES	Classroom addition	Approved	Aug. 2018
Northwest Cluster ES Solution	Addition	Approved	Aug. 2020

*“Approved”—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*“Deferred”—Funds have been deferred for a future CIP.

*“Programmed”—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*“Proposed”—Project has facility planning funds recommended for FY 2017 for a feasibility study.

NORTHWEST CLUSTER

Projected Enrollment and Space Availability Effects of the Adopted FY2017–2022 CIP and Non-CIP Actions on Space Available

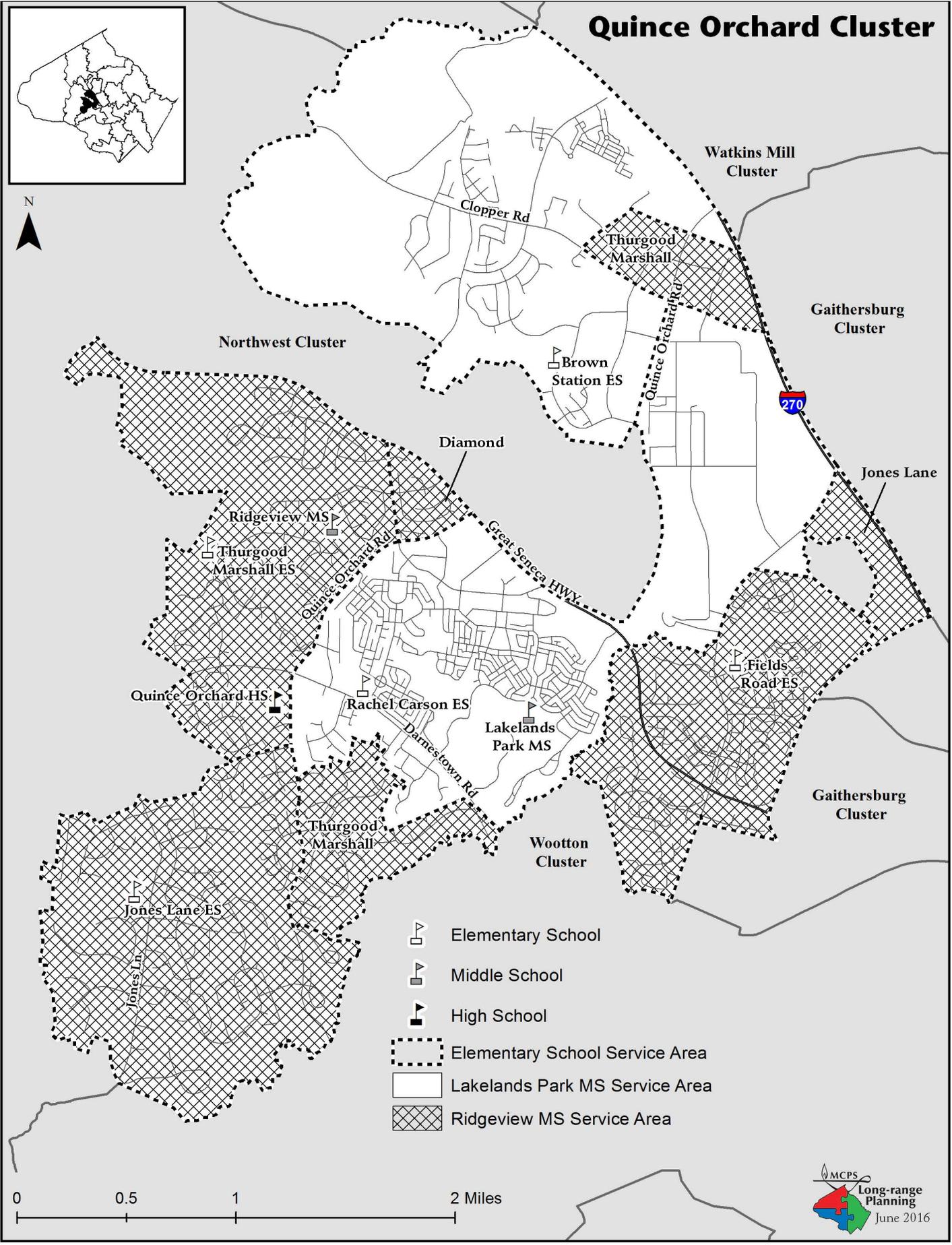
Schools		Actual 15–16	Projections								
			16–17	17–18	18–19	19–20	20–21	21–22	2025	2030	
Northwest HS	Program Capacity	2241	2241	2241	2241	2241	2241	2241	2241	2241	2241
	Enrollment	2255	2347	2448	2537	2558	2624	2618	2800	2700	
	Available Space	(14)	(106)	(207)	(296)	(317)	(383)	(377)	(559)	(459)	
	Comments	See text									
Roberto Clemente MS	Program Capacity	1231	1231	1231	1231	1231	1231	1231	1231	1231	
	Enrollment	1281	1361	1329	1286	1286	1278	1292	1300	1200	
	Available Space	(50)	(130)	(98)	(55)	(55)	(47)	(61)	(69)	31	
	Comments										
Kingsview MS	Program Capacity	1041	1041	1041	1041	1041	1041	1041	1041	1041	
	Enrollment	1027	1043	1051	1032	1018	956	917	950	900	
	Available Space	14	(2)	(10)	9	23	85	124	91	141	
	Comments										
Lakelands Park MS	Program Capacity	1138	1138	1138	1138	1138	1138	1138	1138	1138	
	Enrollment	1051	1076	1073	1101	1131	1156	1131	1250	1200	
	Available Space	87	62	65	37	7	(18)	7	(112)	(62)	
	Comments										
Clopper Mill ES	CSR	Program Capacity	437	437	437	437	437	437	437		
	Enrollment	493	513	511	510	522	522	534			
	Available Space	(56)	(76)	(74)	(73)	(85)	(85)	(97)			
	Comments	See text									
Darnestown ES	Program Capacity	471	471	471	471	471	471	471			
	Enrollment	287	276	278	288	298	304	311			
	Available Space	184	195	193	183	173	167	160			
	Comments										
Diamond ES	Program Capacity	463	463	463	670	670	670	670			
	Enrollment	661	671	687	680	661	672	657			
	Available Space	(198)	(208)	(224)	(10)	9	(2)	13			
	Comments				Addition Complete						
Germantown ES	Program Capacity	329	329	329	329	329	329	329			
	Enrollment	321	329	339	347	344	340	345			
	Available Space	8	0	(10)	(18)	(15)	(11)	(16)			
	Comments										
Great Seneca Creek ES	CSR	Program Capacity	551	551	551	551	551	551	551		
	Enrollment	700	649	625	618	611	614	617			
	Available Space	(149)	(98)	(74)	(67)	(60)	(63)	(66)			
	Comments										
Spark M. Matsunaga ES	Program Capacity	653	653	653	653	653	653	653			
	Enrollment	855	829	824	794	775	794	800			
	Available Space	(202)	(176)	(171)	(141)	(122)	(141)	(147)			
	Comments	See text									
Ronald McNair ES	Program Capacity	623	623	623	623	623	623	623			
	Enrollment	839	846	818	821	808	807	805			
	Available Space	(216)	(223)	(195)	(198)	(185)	(184)	(182)			
	Comments	See text									
Cluster Information	HS Utilization	101%	105%	109%	113%	114%	117%	117%	125%	120%	
	HS Enrollment	2255	2347	2448	2537	2558	2624	2618	2800	2700	
	MS Utilization	99%	102%	101%	100%	101%	99%	98%	103%	97%	
	MS Enrollment	3359	3480	3453	3419	3435	3390	3340	3500	3300	
	ES Utilization	118%	117%	116%	109%	108%	109%	109%	115%	115%	
ES Enrollment	4156	4113	4082	4058	4019	4053	4069	4300	4300		

NORTHWEST CLUSTER

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Northwest HS	1998		340,867	34.6	Yes			
Roberto Clemente MS	1992		148,246	19.9				
Kingsview MS	1997		140,398	18.5	Yes			
Lakelands Park MS	2005		153,588	8.11	Yes			
Clopper Mill ES	1986		64,851	9	Yes	4		Yes
Darnestown ES	1954	1980	64,840	7.2				Yes
Diamond ES	1975		64,950	10	Yes	5		Yes
Germantown ES	1935	1978	57,668	7.8				Yes
Great Seneca Creek ES	2006		82,511	13.71		3		Yes
Spark M. Matsunaga ES	2001		90,718	11.8		15		Yes
Ronald McNair ES	1990		78,275	10	Yes	6		Yes

Quince Orchard Cluster



SCHOOLS

Brown Station Elementary School

Capital Project: Projections indicate enrollment at Brown Station Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. Relocatable classrooms will be utilized until additional capacity can be added as part of the revitalization/expansion project that is scheduled for completion in August 2017. An FY 2016 appropriation was approved to construct this project. Funding was approved in the Department of Health and Human Services Capital Budget to construct a child care classroom.

Rachel Carson Elementary School

Planning Issue: Projections indicate that enrollment at Rachel Carson Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. To address the high enrollment at Rachel Carson Elementary School, the Board of Education approved the following studies to explore additional capacity to address the overutilization at Rachel Carson Elementary School:

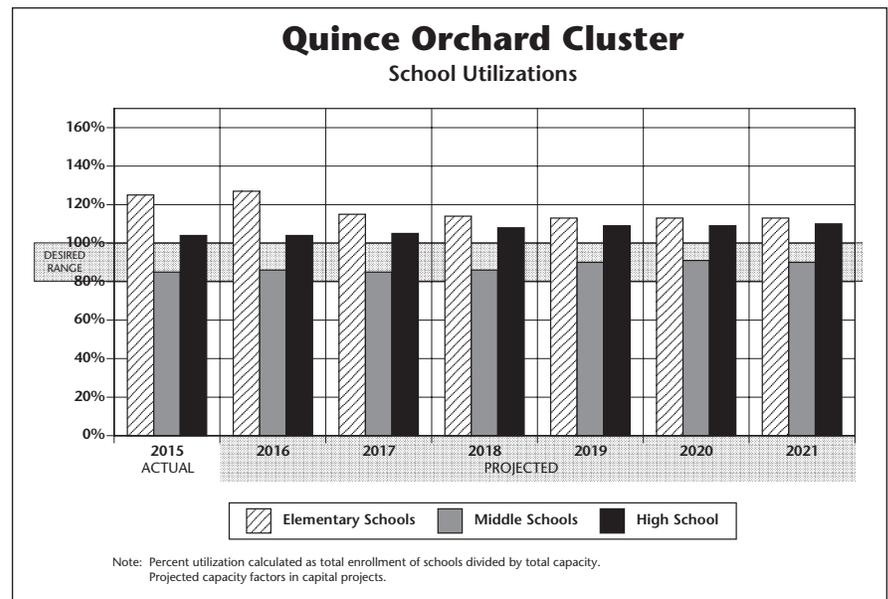
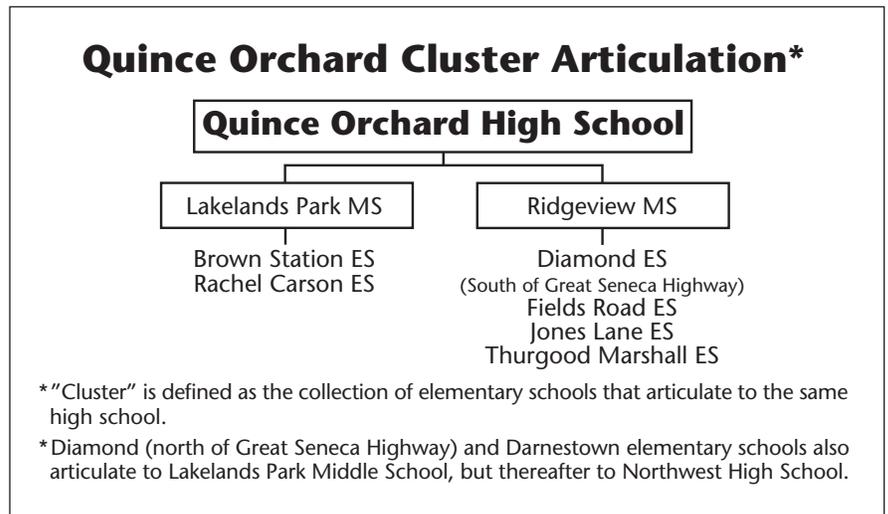
- The feasibility study that was conducted in 2007 for an addition at Jones Lane Elementary School to relieve Carson Elementary School be updated to determine if a larger addition could be constructed at Jones Lane Elementary School;
- The feasibility study that is planned for the revitalization/expansion project at DuFief Elementary School during the 2014–2015 school year include the possibility of additional capacity;
- The feasibility study that is planned for an addition at Fields Road Elementary School include the possibility of additional capacity; and
- The consideration of a new elementary school in the Quince Orchard Cluster be included in the analysis of options to relieve Rachel Carson Elementary School.

The Board of Education approved the expansion of DuFief Elementary School to accommodate the overutilization of Rachel Carson Elementary School. The Board of Education action can be found at the following link: http://gis.mcpsmd.org/cipmasterpdfs/CIP17_AdoptedRachelCarsonESOverutilization.pdf

Capital Project: The Board of Education requested funds to complete a revitalization/expansion project for DuFief Elementary School with a completion date of January 2021. However, the approved FY 2017–2022 CIP reflects a one year delay for elementary school revitalization/expansion projects beginning with

schools that have planning funds in FY 2018 and beyond. Therefore, the approved completion date for this project is January 2022. However, based on the Montgomery County Council Office of Legislative Oversight (OLO) study released in July 2015 regarding the revitalization/expansion program and the Facility Assessment with Criteria and Testing (FACT) methodology used to rank the schools, and the work of the FACT Review Committee this school will be reassessed using the revised FACT methodology. Pending the outcome of the reassessment, the queue for the revitalization/expansion projects may change. (For more information see Appendix F)

An FY 2015 appropriation was completed for facility planning for a feasibility study to determine the scope and cost of the project. In order for this project to be completed on this schedule, the outcome of the FACT Review Committee must maintain the project on the present queue position and county and state funding must be provided at the levels approved in this CIP.



Fields Road Elementary School

Capital Project: Previous projections indicated that enrollment at Fields Road Elementary School would exceed capacity by 92 seats or more by the end of the six-year planning period. Therefore, an FY 2015 appropriation was completed for facility planning to determine the feasibility, scope, and cost for a classroom addition. With the revised capacity calculation for class-size reduction schools, the enrollment projections will not exceed 92 seats or more by the end of the current six-year period. A date for the addition will be considered in a future CIP if the enrollment of the school exceeds the capacity by more than 92 seats. Relocatable classrooms will be utilized until additional capacity can be added.

Planning Issue: Projections indicate that enrollment at Rachel Carson Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. To address the high enrollment at Rachel Carson Elementary School the Board of Education approved the following studies to explore additional capacity to address the overutilization at Rachel Carson Elementary School:

- The feasibility study that was conducted in 2007 for an addition at Jones Lane Elementary School to relieve Carson Elementary School be updated to determine if a larger addition could be constructed at Jones Lane Elementary School;
- The feasibility study that is planned for the revitalization/ expansion project at DuFief Elementary School during the 2014–2015 school year include the possibility of additional capacity;
- The feasibility study that is planned for an addition at Fields Road Elementary School include the possibility of additional capacity; and
- The consideration of a new elementary school in the Quince Orchard Cluster be included in the analysis of options to relieve Rachel Carson Elementary School.

The Board of Education approved the expansion of DuFief Elementary School to accommodate the overutilization of Rachel Carson Elementary School. The Board of Education action can be found at the following link: http://gis.mcpsmd.org/cipmasterpdfs/CIP17_AdoptedRachelCarsonESOverutilization.pdf

Jones Lane Elementary School

Planning Issue: Projections indicate that enrollment at Rachel Carson Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. To address the high enrollment at Rachel Carson Elementary School the Board of Education approved the following studies to explore additional capacity to address the overutilization at Rachel Carson Elementary School:

- The feasibility study that was conducted in 2007 for an addition at Jones Lane Elementary School to relieve Carson Elementary School be updated to determine if a larger addition could be constructed at Jones Lane Elementary School;

- The feasibility study that is planned for the revitalization/ expansion project at DuFief Elementary School during the 2014–2015 school year include the possibility of additional capacity;
- The feasibility study that is planned for an addition at Fields Road Elementary School include the possibility of additional capacity; and
- The consideration of a new elementary school in the Quince Orchard Cluster be included in the analysis of options to relieve Rachel Carson Elementary School.

The Board of Education superintendent approved the expansion of DuFief Elementary School to accommodate the overutilization of Rachel Carson Elementary School. The Board of Education action can be found at the following link: http://gis.mcpsmd.org/cipmasterpdfs/CIP17_AdoptedRachelCarsonESOverutilization.pdf

Thurgood Marshall Elementary School

Capital Project: Projections indicate that Thurgood Marshall Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. A feasibility study was conducted in FY 2008 to determine the feasibility, cost, and scope of an addition to Thurgood Marshall Elementary School. Although revised enrollment projections indicate that enrollment at Thurgood Marshall Elementary School will exceed capacity by 118 seats by the end of the six-year planning period, due to fiscal constraints in the county, a space deficit of 125 seats was identified to fund an elementary school addition project in this CIP. Therefore, no funds were recommended in this CIP for a classroom addition. A date for the addition will be considered in a future CIP. Relocatable classrooms will be utilized to accommodate the enrollment.

CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Brown Station ES	Revitalization/ expansion	Approved	Aug. 2017
Fields Road ES	Classroom addition	Deferred	TBD
Thurgood Marshall ES	Classroom addition	Deferred	TBD

*Approved—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*Deferred—Funds have been deferred for a future CIP.

*Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*Proposed—Project has facility planning funds recommended for FY 2017 for a feasibility study.

QUINCE ORCHARD CLUSTER

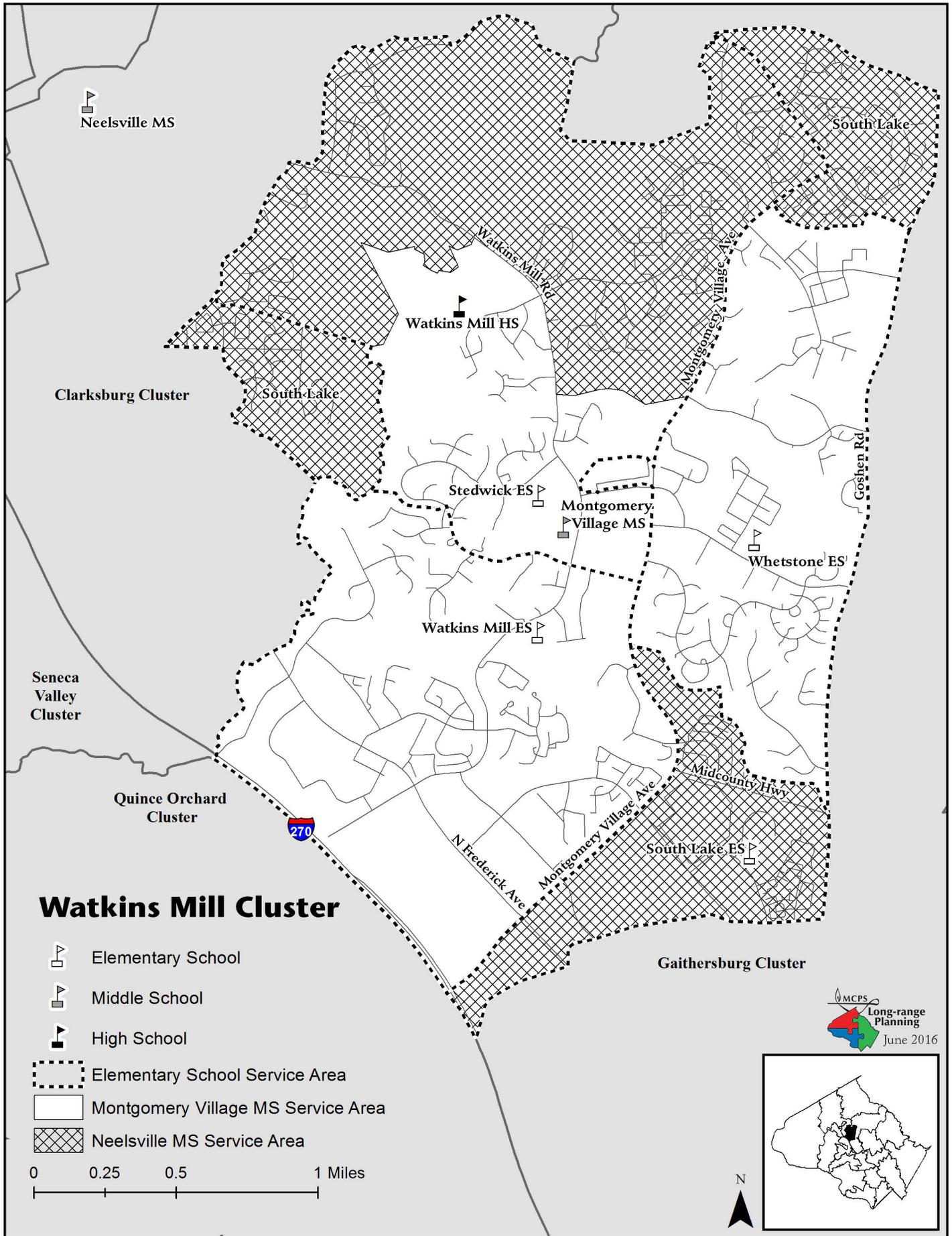
Projected Enrollment and Space Availability
Effects of the Adopted FY2017–2022 CIP and Non-CIP Actions on Space Available

Schools			Actual 15–16	Projections							
				16–17	17–18	18–19	19–20	20–21	21–22	2025	2030
Quince Orchard HS		Program Capacity	1857	1857	1857	1857	1857	1857	1857	1857	1857
		Enrollment	1924	1938	1959	1997	2028	2024	2050	2200	2100
		Available Space	(67)	(81)	(102)	(140)	(171)	(167)	(193)	(343)	(243)
		Comments									
Lakelands Park MS		Program Capacity	1138	1138	1138	1138	1138	1138	1138	1138	1138
		Enrollment	1051	1076	1073	1101	1131	1156	1131	1250	1200
		Available Space	87	62	65	37	7	(18)	7	(112)	(62)
		Comments									
Ridgeview MS		Program Capacity	979	963	963	963	963	963	963	963	963
		Enrollment	746	739	705	713	756	760	763	850	800
		Available Space	233	224	258	250	207	203	200	113	163
		Comments	+1 AUT	+1 AUT							
Brown Station ES	CSR	Program Capacity	446	446	709	709	709	709	709		
		Enrollment	501	513	510	515	539	552	581		
		Available Space	(55)	(67)	199	194	170	157	128		
		Comments		@ Emory Grove	Rev/Ex Complete						
Rachel Carson ES		Program Capacity	667	667	667	667	667	667	667		
		Enrollment	1045	1072	1066	1035	1018	998	990		
		Available Space	(378)	(405)	(399)	(368)	(351)	(331)	(323)		
		Comments	See text								
Fields Road ES	CSR	Program Capacity	429	429	429	429	429	429	429		
		Enrollment	469	472	484	475	460	465	479		
		Available Space	(40)	(43)	(55)	(46)	(31)	(36)	(50)		
		Comments									
Jones Lane ES		Program Capacity	441	441	441	441	441	441	441		
		Enrollment	466	460	462	458	459	459	445		
		Available Space	(25)	(19)	(21)	(17)	(18)	(18)	(4)		
		Comments									
Thurgood Marshall ES		Program Capacity	535	535	535	535	535	535	535		
		Enrollment	674	676	670	680	657	658	653		
		Available Space	(139)	(141)	(135)	(145)	(122)	(123)	(118)		
		Comments									
Cluster Information		HS Utilization	104%	104%	105%	108%	109%	109%	110%	118%	113%
		HS Enrollment	1924	1938	1959	1997	2028	2024	2050	2200	2100
		MS Utilization	85%	86%	85%	86%	90%	91%	90%	100%	95%
		MS Enrollment	1797	1815	1778	1814	1887	1916	1894	2100	2000
		ES Utilization	125%	127%	115%	114%	113%	113%	113%	119%	119%
	ES Enrollment	3155	3193	3192	3163	3133	3132	3148	3300	3300	

QUINCE ORCHARD CLUSTER

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Quince Orchard HS	1988		284,912	30.1				
Lakelands Park MS	2005		153,588	8.11	Yes			
Ridgeview MS	1975		139,742	20		4		
Brown Station ES	1969		58,338	9	Yes	6		Yes
Rachel Carson ES	1990		78,547	12.4		11		Yes
Fields Road ES	1973		72,302	10		4		Yes
Jones Lane ES	1987		60,679	12.1		4		Yes
Thurgood Marshall ES	1993		77,798	12		5		Yes



SCHOOLS

Neelsville Middle School

Capital Project: Because projections previously indicated enrollment at Neelsville Middle School would exceed capacity by 150 seats or more by the end of the six-year period, an FY 2015 appropriation was completed for facility planning to determine the feasibility, scope, and cost for a classroom addition. However, the current enrollment projections indicates that the enrollment will only exceed capacity by 131 seats. Given that the space deficit does not meet the minimum threshold of 150 seats or more for consideration of an addition project, no funds were recommended in this CIP for a classroom addition. If the enrollment trends grow in the future, a date for the addition will be considered in a future CIP. Relocatable classrooms will be utilized to accommodate the enrollment.

South Lake Elementary School

Capital Project: Previous projections indicated enrollment at South Lake Elementary School would exceed capacity by 92 seats or more by the end of the six-year planning period. Therefore an FY 2014 appropriation was approved for facility planning to determine the feasibility, scope, and cost for a classroom addition. With the revised capacity calculation for class-size reduction schools, the current enrollment projections indicate that the enrollment will only exceed capacity by 54 seats by the end of the six-year planning period. Given that the space deficit does not meet the minimum threshold of 92 seats or more for consideration of an addition project, no funds were recommended in this CIP for an addition project. If the enrollment trends grow in the future, a date for the addition will be considered in a future CIP. Relocatable classrooms will be utilized until additional capacity can be added.

CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Neelsville MS	Classroom addition	Deferred	TBD
South Lake ES	Classroom addition	Deferred	TBD
	SBHC	Deferred	TBD

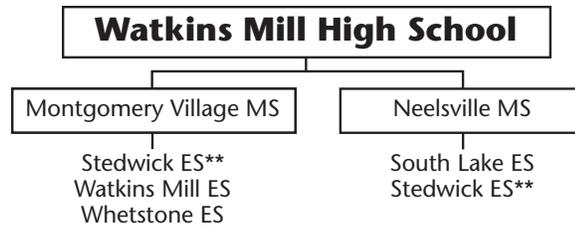
*Approved—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*Deferred—Funds have been deferred for a future CIP.

*Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*Proposed—Project has facility planning funds recommended for FY 2017 for a feasibility study.

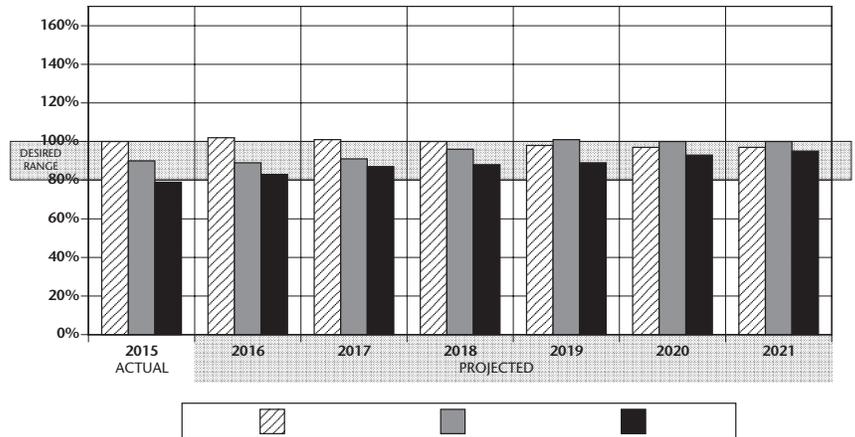
Watkins Mill Cluster Articulation*



- * "Cluster" is defined as the collection of elementary schools that articulate to the same high school.
- * Capt. James Daly Elementary School and Fox Chapel Elementary School also articulate to Neelsville Middle School but thereafter to Clarksburg High School.
- ** A portion of Stedwick Elementary School articulates to Montgomery Village Middle School, and another portion articulates to Neelsville Middle School.

Watkins Mill Cluster

School Utilizations



Note: Percent utilization calculated as total enrollment of schools divided by total capacity. Projected capacity factors in capital projects.

WATKINS MILL CLUSTER

Projected Enrollment and Space Availability
Effects of the Adopted FY2017–2022 CIP and Non-CIP Actions on Space Available

Schools			Actual 15–16	Projections							
				16–17	17–18	18–19	19–20	20–21	21–22	2025	2030
Watkins Mill HS		Program Capacity	1942	1942	1942	1942	1942	1942	1942	1942	1942
		Enrollment	1541	1606	1685	1705	1734	1800	1845	2000	1900
		Available Space	401	336	257	237	208	142	97	(58)	42
		Comments									
Montgomery Village MS		Program Capacity	894	894	894	894	894	894	894	894	894
		Enrollment	717	735	748	762	786	762	758	850	800
		Available Space	177	159	146	132	108	132	136	44	94
		Comments									
Neelsville MS		Program Capacity	922	922	922	922	922	922	922	922	922
		Enrollment	921	879	912	980	1056	1062	1053	1050	1000
		Available Space	1	43	10	(58)	(134)	(140)	(131)	(128)	(78)
		Comments									
South Lake ES	CSR	Program Capacity	716	716	716	716	716	716	716		
		Enrollment	818	822	835	826	796	776	770		
		Available Space	(102)	(106)	(119)	(110)	(80)	(60)	(54)		
		Comments									
Stedwick ES	CSR	Program Capacity	639	639	639	639	639	639	639		
		Enrollment	577	595	593	603	599	593	592		
		Available Space	62	44	46	36	40	46	47		
		Comments									
Watkins Mill ES	CSR	Program Capacity	720	720	720	720	720	720	720		
		Enrollment	677	686	661	660	659	661	662		
		Available Space	43	34	59	60	61	59	58		
		Comments									
Whetstone ES	CSR	Program Capacity	783	783	783	783	783	783	783		
		Enrollment	798	803	785	763	754	751	740		
		Available Space	(15)	(20)	(2)	20	29	32	43		
		Comments									
Cluster Information		HS Utilization	79%	83%	87%	88%	89%	93%	95%	103%	98%
		HS Enrollment	1541	1606	1685	1705	1734	1800	1845	2000	1900
		MS Utilization	90%	89%	91%	96%	101%	100%	100%	105%	99%
		MS Enrollment	1638	1614	1660	1742	1842	1824	1811	1900	1800
		ES Enrollment	2870	2906	2874	2852	2808	2781	2764	2900	2900

WATKINS MILL CLUSTER

Demographic Characteristics of Schools

Schools	2015–2016						2015–2016		2014–2015
	Total Enrollment	Two or more races %	Black or Afr. Amer. %	Asian%	Hispanic %	White %	FARMS%*	ESOL%**	Mobility Rate%***
Watkins Mill HS	1541	≤ 5.0%	31.5%	8.6%	43.4%	11.7%	50.7%	16.5%	16.9%
Montgomery Village MS	717	≤ 5.0%	30.5%	9.6%	49.4%	6.8%	66.0%	14.6%	18.7%
Neelsville MS	921	≤ 5.0%	33.1%	8.3%	46.6%	7.9%	67.0%	15.7%	15.4%
South Lake ES	818	≤ 5.0%	28.0%	6.4%	60.3%	≤ 5.0%	85.3%	50.0%	27.4%
Stedwick ES	577	6.4%	30.7%	5.2%	43.8%	13.3%	60.7%	33.6%	19.5%
Watkins Mill ES	677	≤ 5.0%	33.5%	8.3%	49.3%	≤ 5.0%	75.0%	44.3%	26.1%
Whetstone ES	798	≤ 5.0%	26.1%	8.6%	52.3%	9.3%	60.0%	40.5%	17.0%
Elementary Cluster Total	2870	≤ 5.0%	29.3%	7.2%	52.2%	7.1%	72.0%	43.4%	22.7%
Elementary County Total	75973	5.1%	21.3%	13.8%	31.3%	28.2%	40.5%	23.3%	13.9%

*Percent of students approved for Free and Reduced-priced Meals Program (FARMS) during the 2015–2016 school year.

**Percent of English for Speakers of Other Languages (ESOL) during the 2015–2016 school year. High School students are served in regional ESOL centers.

***Mobility Rate is the number of entries plus withdrawals during the 2014–2015 school year compared to total enrollment.

Notes: Native Hawaiian/Pacific Islander and American Indian/Alaskan Native categories total less than 1% and were therefore excluded from the table.

Due to federal and state guidelines, demographic characteristics of schools of less than or equal to 5.0% are reported as ≤ 5.0%.

Program Capacity Table
(School Year 2015–2016)

Schools	Grades Served	Capacity (HS @90% MS@85%)	Total Rooms	Support Rooms	Regular Secondary @25	Regular Elementary @23	CSR Grades 1–2 @18	Pre-K @20	Pre-K @40	HS @20	CSR KIND @18	KIND @22	ESOL @15	METS @15	Special Education Services																				
															School Based	Cluster Based	Quad Cluster Based				County & Regional Based														
															HSM @13	ELEM LAD @13	ELC @10	LANG @12	LFI @10	SCB @6	AAC@7	AUT @6	BRIDGE @10	DHOH @7	ED @10	EXTENSIONS @6	GT/LD @13	PD @7	PEP@6	PEP @12	PEP @18	VISION (Elementary) @7	OTHER		
Watkins Mill HS	9-12	1942	90		82								4	1						2															
Montgomery Village MS	6-8	894	46		39								2	1						2			2												
Neelsville MS	6-8	922	45		41								3	1																					
South Lake ES	HS-5	716	39	5		16	10		1	1	6																								
Stedwick ES	PreK-5	639	39	6		13	10		1		5								3																1
Watkins Mill ES	HS-5	720	42	4		16	9	1		1	5									6															
Whetstone ES	PreK-5	783	43	4		15	12		1		6									2												1	2		

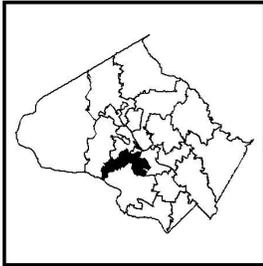
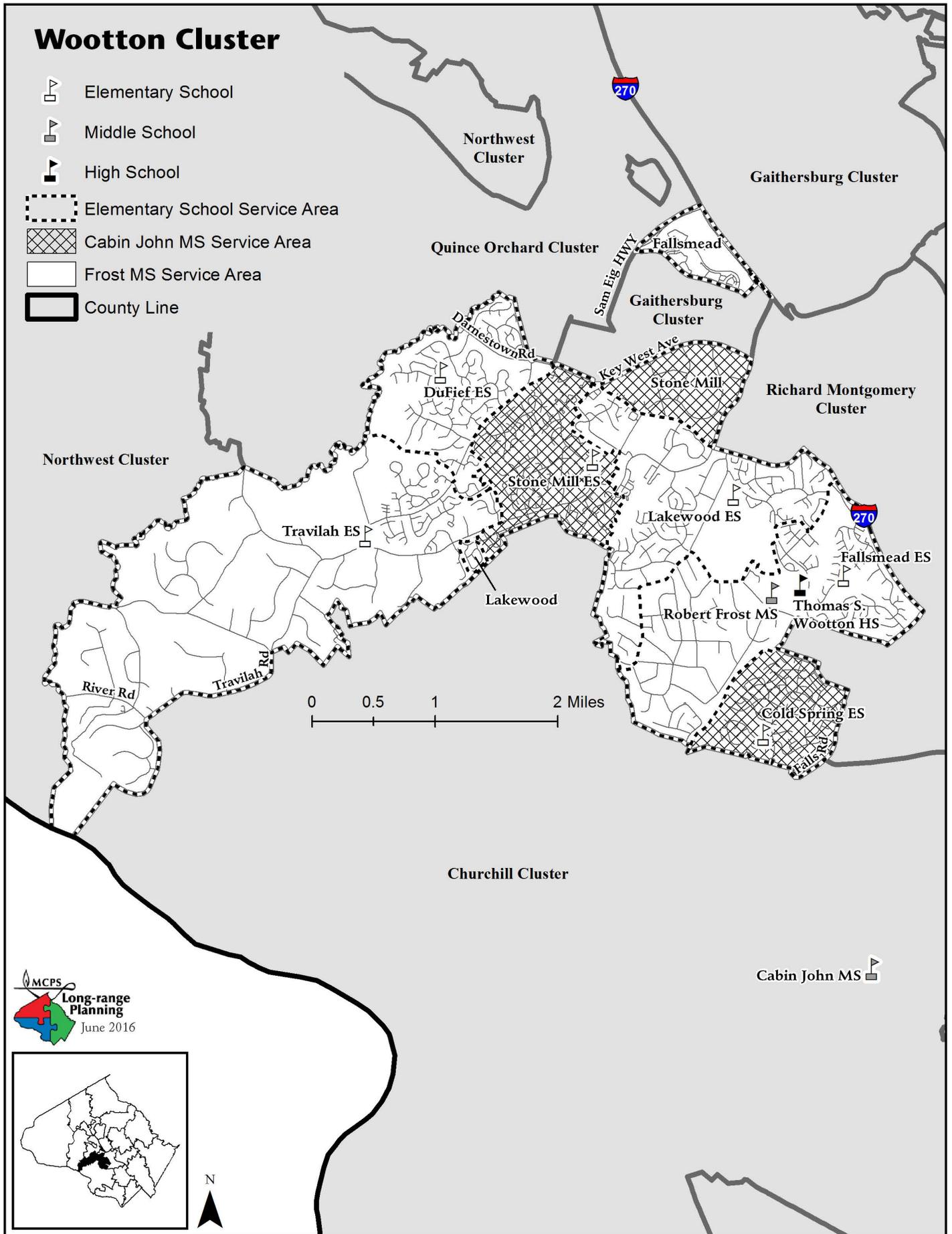
WATKINS MILL CLUSTER

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Watkins Mill HS	1989		305,288	50.99	Yes		SBWC	
Montgomery Village MS	1968	2003	141,615	15.1				
Neelsville MS	1981		131,432	29.2				
South Lake ES	1972		83,038	10.2		4	LTL	
Stedwick ES	1974		109,677	10				
Watkins Mill ES	1970		80,923	10	Yes			
Whetstone ES	1968		96,946	8.8	Yes			

Wootton Cluster

-  Elementary School
-  Middle School
-  High School
-  Elementary School Service Area
-  Cabin John MS Service Area
-  Frost MS Service Area
-  County Line



CLUSTER PLANNING ISSUES

Planning Issue: The 2010 adopted Great Seneca Science Corridor Master Plan provides for up to 5,750 residential units. Most of the residential development is in the Thomas S. Wootton Cluster. The majority of planned units require funding to be secured for construction of the Corridor Cities Transitway. The pace of construction will be market driven. A future elementary school site is included in the plan.

Planning Study: Since 2007, elementary school enrollment in the Gaithersburg Cluster has increased by 600 students. In addition, development of the Crown community, with 1,500 residential units in the Rosemont Elementary School service area, is moving ahead. A comprehensive capacity study was approved for the Gaithersburg Cluster to address enrollment growth in this area. The study was conducted during the 2014–2015 school year and included all the elementary schools in the cluster. Because of the challenges of enrollment growth, and absorption of large new residential developments, a tricluster roundtable discussion group convened in spring 2016, to take a broader look at school enrollments, utilization levels and facility options in the Gaithersburg Cluster. Three adjacent clusters participated in the Roundtable—Gaithersburg, Col. Zadok Magruder, and Thomas S. Wootton. The Board of Education action to address the enrollment growth in the Gaithersburg Cluster elementary schools is available at the following link: http://gis.mcpsmd.org/roundtablepdfs/TriCluster_GreenSheetAction041916.pdf

SCHOOLS

Thomas S. Wootton High School

Capital Project: A revitalization/expansion project is scheduled for this school with a completion date of August 2021. An FY 2016 appropriation was approved for planning funds to begin the architectural design for the revitalization/expansion project of this school. In order for this project to be completed on this schedule, county and state funding must be provided at levels approved in this CIP.

Cold Spring Elementary School

Capital Project: The Board of Education requested funds to complete a revitalization/expansion project for this school with a completion date of January 2021. However, the approved FY 2017–2022 CIP reflects a one year delay for elementary school revitalization/expansion projects beginning with schools that have planning funds in FY 2018 and beyond. Therefore, the approved completion date for this project is January 2022. However, based on the Montgomery County Council Office of Legislative Oversight (OLO) study released in July 2015 regarding the revitalization/expansion program and the Facility Assessment with

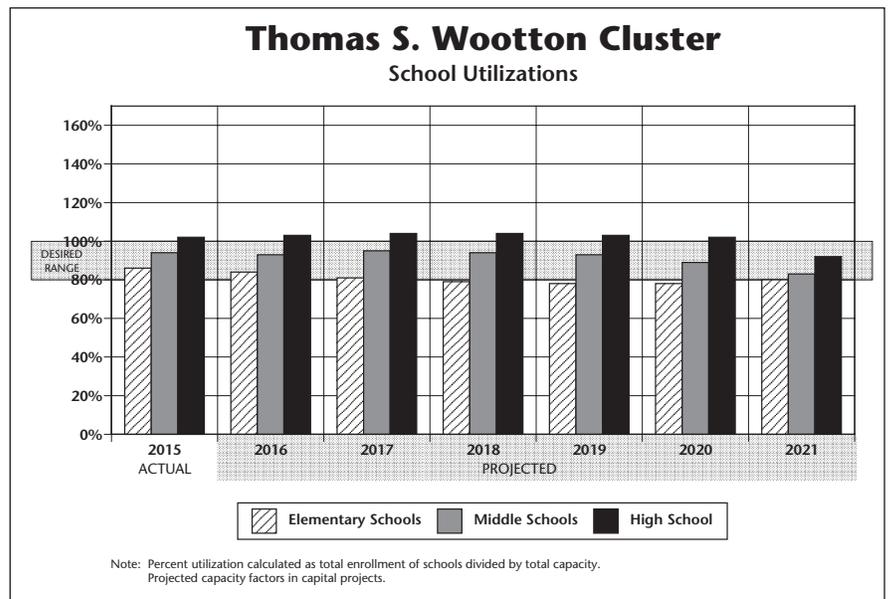
Criteria and Testing (FACT) methodology used to rank the schools, and the work of the FACT Review Committee this school will be reassessed using the revised FACT methodology. Pending the outcome of the reassessment, the queue for the revitalization/expansion projects may change. (For more information see Appendix F.)

An FY 2015 appropriation was completed for facility planning for a feasibility study to determine the scope and cost of the project. In order for this project to be completed on this schedule, the outcome of the FACT reassessment must maintain this project on the present queue position and county and state funding must be provided at the levels approved in this CIP.

DuFief Elementary School

Capital Project: The Board of Education requested funds to complete a revitalization/expansion project for this school with a completion date of January 2021. However, the approved FY 2017–2022 CIP reflects a one year delay for elementary school revitalization/expansion projects beginning with schools that have planning funds in FY 2018 and beyond. Therefore, the approved completion date for this project is January 2022. However, based on the Montgomery County Council Office of Legislative Oversight (OLO) study released in July 2015 regarding the revitalization/expansion program and the Facility Assessment with Criteria and Testing (FACT) methodology used to rank the schools, and the work of the FACT Review Committee this school will be reassessed using the revised FACT methodology. Pending the outcome of the reassessment, the queue for the revitalization/expansion projects may change. (For more information see Appendix F.)

An FY 2015 appropriation was completed for facility planning for a feasibility study to determine the scope and cost of the project. In order for this project to be completed on this schedule, the outcome of the FACT reassessment must maintain this



project on the present queue position and county and state funding must be provided at the levels approved in this CIP.

Planning Issue: Projections indicate that enrollment at Rachel Carson Elementary School will exceed capacity by 92 seats or more by the end of the six-year planning period. To address the high enrollment at Rachel Carson Elementary School the Board of Education approved the following studies to explore additional capacity to address the overutilization at Rachel Carson Elementary School:

- The feasibility study that was conducted in 2007 for an addition at Jones Lane Elementary School to relieve Carson Elementary School be updated to determine if a larger addition could be constructed at Jones Lane Elementary School;
- The feasibility study that is planned for the revitalization/expansion project at DuFief Elementary School during the 2014–2015 school year include the possibility of additional capacity;
- The feasibility study that is planned for an addition at Fields Road Elementary School include the possibility of additional capacity; and
- The consideration of a new elementary school in the Quince Orchard Cluster be included in the analysis of options to relieve Rachel Carson Elementary School.

The Board of Education completed the expansion of DuFief Elementary School to accommodate the overutilization of Rachel Carson Elementary School. The Board of Education action can be found at the following link: http://gis.mcpsmd.org/cipmasterpdfs/CIP17_AdoptedRachelCarsonESOverutilization.pdf

CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Wootton HS	Revitalization/expansion	Approved	Aug. 2021, building Aug. 2022, site
Cold Spring ES	Revitalization/expansion	Programmed	Aug. 2022 (delayed)
DuFief ES	Revitalization/expansion	Programmed	Aug. 2022 (delayed)

*Approved—Project has an FY 2016 appropriation approved in the Amended FY 2015–2020 CIP or FY 2017 appropriation approved in the FY 2017 Capital Budget.

*Deferred—Funds have been deferred for a future CIP.

*Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

*Proposed—Project has facility planning funds recommended for FY 2017 for a feasibility study.

THOMAS S. WOOTTON CLUSTER

Projected Enrollment and Space Availability
Effects of the Adopted FY2017–2022 CIP and Non–CIP Actions on Space Available

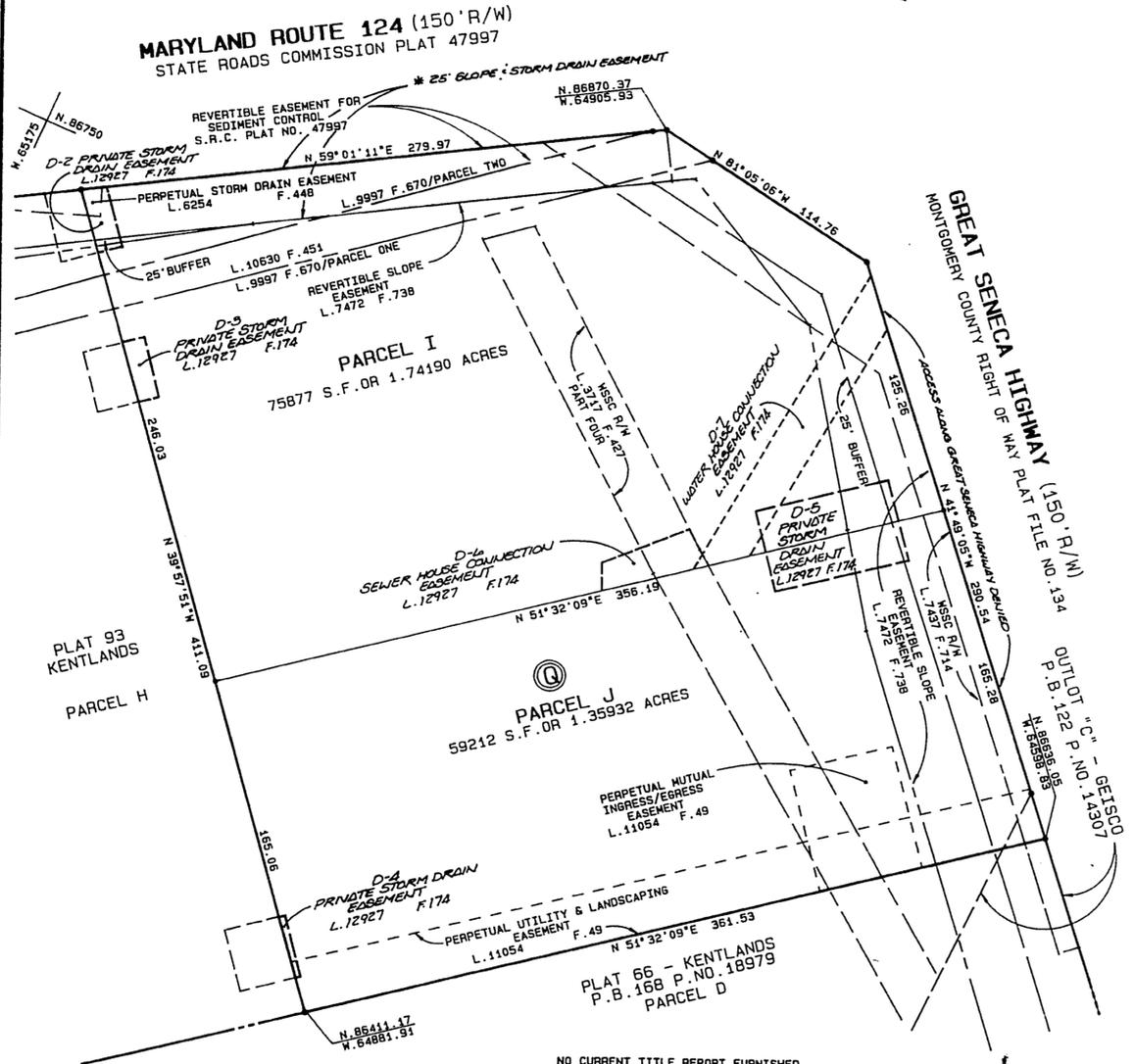
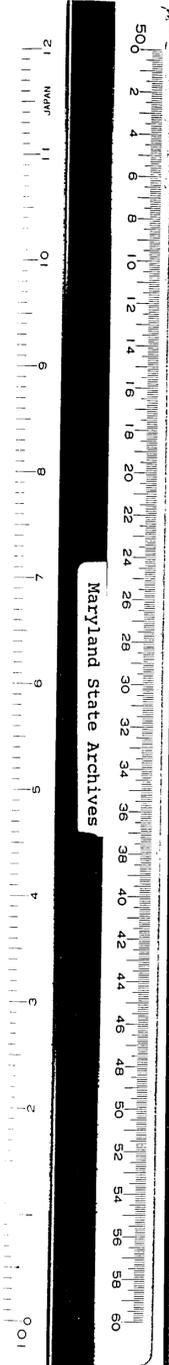
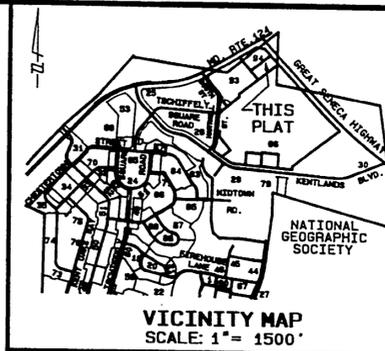
Schools		Actual 15–16	Projections								
			16–17	17–18	18–19	19–20	20–21	21–22	2025	2030	
Thomas S. Wootton HS	Program Capacity	2167	2167	2167	2167	2167	2167	2167	2420	2420	2420
	Enrollment	2212	2229	2243	2255	2232	2209	2237	2400	2300	
	Available Space	(45)	(62)	(76)	(88)	(65)	(42)	183	20	120	
	Comments		Planning for Revitalization/Expansion			Revitalization/Expansion in Progress		Rev/Ex Complete			
Cabin John MS	Program Capacity	1113	1113	1113	1113	1113	1113	1113	1113	1113	1113
	Enrollment	941	942	1000	1004	1015	978	948	1050	1000	
	Available Space	172	171	113	109	98	135	165	63	113	
	Comments										
Robert Frost MS	Program Capacity	1084	1084	1084	1084	1084	1084	1084	1084	1084	1084
	Enrollment	1116	1095	1081	1068	1023	967	874	950	900	
	Available Space	(32)	(11)	3	16	61	117	210	134	184	
	Comments										
Cold Spring ES	Program Capacity	459	459	459	459	459	459	459			
	Enrollment	333	326	314	319	317	320	325			
	Available Space	126	133	145	140	142	139	134			
	Comments			Planning for Revitalization/Expansion			Move to Grosvenor Jan. 2021	@ Grosvenor			
DuFief ES	Program Capacity	416	416	416	416	416	416	416			
	Enrollment	313	312	301	304	305	316	330			
	Available Space	103	104	115	112	111	100	86			
	Comments	See text		Planning for Revitalization/Expansion			Move to Emory Grove Jan. 2021	@ Emory Grove			
Fallsmead ES	Program Capacity	598	598	598	598	598	598	598			
	Enrollment	541	519	516	493	488	490	489			
	Available Space	57	79	82	105	110	108	109			
	Comments										
Lakewood ES	Program Capacity	556	556	556	556	556	556	556			
	Enrollment	543	528	491	464	452	449	459			
	Available Space	13	28	65	92	104	107	97			
	Comments										
Stone Mill ES	Program Capacity	654	654	654	654	654	654	654			
	Enrollment	650	643	610	591	581	585	589			
	Available Space	4	11	44	63	73	69	65			
	Comments										
Travilah ES	Program Capacity	522	522	522	522	522	522	522			
	Enrollment	390	379	377	357	351	352	359			
	Available Space	132	143	145	165	171	170	163			
	Comments										
Cluster Information	HS Utilization	102%	103%	104%	104%	103%	102%	92%	99%	95%	
	HS Enrollment	2212	2229	2243	2255	2232	2209	2237	2400	2300	
	MS Utilization	94%	93%	95%	94%	93%	89%	83%	91%	86%	
	MS Enrollment	2057	2037	2081	2072	2038	1945	1822	2000	1900	
	ES Utilization	86%	84%	81%	79%	78%	78%	80%	87%	87%	
ES Enrollment	2770	2707	2609	2528	2494	2512	2551	2800	2800		

Facility Characteristics of Schools 2015–2016

Schools	Year Facility Opened	Year Reopened/ Revitalized	Total Square Footage	Site Size Acres	Adjacent Park	Reloc-atable Classrooms	County Programs	Home School Model
Thomas S. Wootton HS	1970		295,620	27.4		6		
Cabin John MS	1967	2011	159,514	18.2				
Robert Frost MS	1971		143,757	24.8				
Cold Spring ES	1972		55,158	12.4		1		
DuFief ES	1975		59,013	10	Yes	2		
Fallsmead ES	1974		67,472	9	Yes			
Lakewood ES	1968	2003	77,526	13.1				
Stone Mill ES	1988		78,617	11.8				
Travilah ES	1960	1992	65,378	9.3				

RECEIVED
SEP 28 1994

PLAT NO 19499



SURVEYOR'S AND ENGINEER'S CERTIFICATE

We hereby certify that the data shown hereon is correct; that it is a resubdivision, in part, of Outlot C as shown on a plat of subdivision entitled "GEISCO" and recorded among the Land Records of Montgomery County, Maryland in Plat Book 122 as Plat No. 14307, a subdivision of Montgomery County, Maryland in Great Seneca Development Corporation, a Maryland Corporation, by the following Partnership, by a corrective deed recorded October 29, 1991 in Liber 9997 at Folio 670; 2.) from Great Seneca Limited Partnership, a Maryland Limited Partnership, by a deed recorded December 13, 1991 in Liber 10073 at Folio 378 and recorded in Liber 10630 at Folio 451; and 3.) from Great Seneca Limited all among the aforesaid Land Records; that iron pipes marked thus - 8 concrete monuments marked thus - 8 will be placed where indicated in accordance with the City of Gaithersburg Subdivision Regulations and that the total area included on this plat is 135089 square feet or 3.10122 acres of land, none of which is dedicated to public use.

DATE: 08-08-94

Julien Kim Ripley
JULIEN KIM RIPLEY
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 147

Frank G. Bossong, Jr.
FRANK G. BOSSONG, JR.
REGISTERED PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NO. 13970

OWNER'S DEDICATION AND GRANT OF EASEMENTS

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, establish the minimum building restriction lines and grant storm drainage easements where shown to public use.

Further, we grant to the Washington Suburban Sanitary Commission, (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights of ways/easements shown hereon, if any, subject to and together with the conditions contained in a right of way document from the grantors their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to the applicable utility companies and to each of them, and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E." if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3934 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to the City of Gaithersburg, Maryland, its successors, agents, and assigns, a Public Improvement Easement in, on, and over the land designated hereon as "P.I.E." if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF EASEMENT" recorded among the aforesaid Land Records in Liber 8943 at Folio 450 which terms and provisions are hereby incorporated by this reference.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon, except for certain deeds of trust and the parties in interest thereto have indicated their assent below.

DATE: 9/8/94

Barth A. Stecher
WITNESS

Page Lansdale
PAGE LANSDALE, VICE PRESIDENT

Chevy Chase F.S.B.
CHEVY CHASE F.S.B.

Michael J. Dugerty
MICHAEL J. DUGERTY, TRUSTEE

* Further, we grant to the Maryland State Highway Administration 25' Slope and Storm Drain Easement, adjacent, contiguous and parallel to Maryland Route 124.

NO CURRENT TITLE REPORT FURNISHED.

PLAT AREA FROM L. 9997 F. 670 = 123703 S.F.
PLAT AREA FROM L. 9997 F. 670 (PARCEL TWO) = 5804 S.F.
PLAT AREA FROM L. 10630 F. 451 = 5348 S.F.
PLAT AREA FROM L. 10073 F. 378 (OUTLOT "C") = 234 S.F.

25' BUFFER REQUIRED BY CITY OF GAITHERSBURG MASTER PLAN - NEIGHBORHOOD 4.

THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS OF A RECIPROCAL EASEMENT AND COVENANT AGREEMENT BETWEEN GREAT SENECA DEVELOPMENT CORPORATION AND KENTLANDS LIMITED PARTNERSHIP RECORDED IN LIBER 12322 AT FOLIO 49

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SEP 28 1994

PLAT 94
KENTLANDS
RETAIL AREA 2
PARCELS I AND J, BLOCK Q
A RESUBDIVISION, IN PART, OF OUTLOT "C", "GEISCO"
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50' AUGUST, 1994

CITY OF GAITHERSBURG PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND

Approved: September 21, 1994

Paul W. Watson
Chairman

Salvador Sanchez
Secretary

AREA TABULATION:	
2 PARCELS	135089 S.F.
TOTAL AREA	135089 S.F.

RECORDED
PLAT BOOK
PLAT NO.

R&A
RODGERS & ASSOCIATES, INC.

LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING

9260 GAITHER ROAD (301) 948-4700 ROCKVILLE
GAITHERSBURG, MD. 20877 (301) 253-8800 FREDERICK
(301) 948-6256 FAX

JOB #592-62
ZONE: MDD

MSA SSU 1249-6244

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #22



REVISED FOREST STAND DELINEATION REPORT

Conducted on:
Preet Property
913/917 Quince Orchard Road
Gaithersburg, Maryland 20878

Prepared for:
S & T Kentlands, LLC
11100 South Glen Road
Potomac, Maryland 20854

Maser Project No.: 15000252A
Issue Date: 12/21/2015

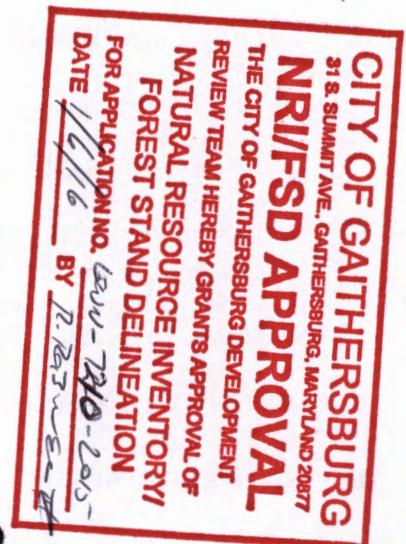


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Appendices

A PROJECT MAPPING

- Figure 1, Vicinity Map
- Figure 2, USGS Quadrangle Map
- Figure 3, NWI Map
- Figure 4, FEMA Floodplain Map

B FOREST STAND DELINEATION DATASHEETS

- Stand Summary Sheet
- Forest Sampling Data Worksheets
- Significant Tree Table

C SITE PHOTOGRAPHS & AGENCY CORRESPONDENCE

D NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION PLAN



(Preet Property)
913/917 Quince Orchard Road
Gaithersburg, Maryland 20878

FOREST STAND DELINEATION REPORT

1.0 PURPOSE AND SCOPE

A Forest Stand Delineation (FSD) field study was conducted by Maser Consulting, P.A. on October 21, 2015 on the Preet Property located at 913/917 Quince Orchard Road, in Gaithersburg, in Montgomery County, Maryland (See Figure 1). This property is located on an approximately a 3.1-acre, partially-forested property, on land recorded on Montgomery County records, on Tax Map FS13, Grid 0000, and Parcel 0000. The Forest Stand Delineation was completed in compliance with the Maryland Forest Conservation Act of 1991, and the Montgomery County “Trees” Manual, dated September, 1992.

Included with this FSD narrative are Appendix A, Mapping Data; Appendix B, Forest Stand Delineation datasheets and photos; Appendix C, Agency Correspondence, and Appendix D, FSD Plan and Natural Resources Inventory (NRI).

2.0 SITE LOCATION AND PHYSICAL FEATURES

The study area consists of two parcel (Parcel I, J) situated on a square-shaped corner lot located in an established highly commercialized urban setting. The property is accessed from Quince Orchard Road to the north and Arch Place to the east. The existing property consists of an abandoned single-storied structure with parking and storage areas, and an access driveway and some landscape buffering on Parcel J, and mostly open greenspace on Parcel I.

This study focused on identifying existing forestry resources within the potentially buildable areas within study area. The forest stand delineation study area is defined on the mapping in the Appendices.

Approximately 41,583 square feet (0.95 acres) of the total study area (3.1-acres overall) is forested. Land use in the vicinity of the study area consists of highway use south and east, and commercial to the north and west.

The study area is depicted the 1979 USGS 7.5 Minute Quadrangle topographic map for Gaithersburg, Maryland (See Figure 2).

2.1 Topography

Elevations within the study area are slightly variable. The north-central portion of the property is the mostly level. A ridgeline occurs diagonally across the center of the property for drainage purposes. Narrow valley depressions drain the property in a northwesterly and southeasterly directions, whereas elevations are nearly level at the between these two points. These two areas are slightly sloped area, leading to a moderately-banked, riparian corridor that is designed to convey nearby drainage off the property. Site elevations range from 440' to 434' above mean sea level (AMSL). The lowest portion of the study area are in the northwest and southeastern corners. Throughout the study area, slopes range from 3 to 8 %, as shown on the Forest Stand Delineation Plan.

2.2 Recorded Soils

According to the Montgomery County, USDA Web Soil Survey (2015), two (2) soil series occur within the study area. Table 1 gives a description of each soil unit present within the study area. The accompanying NRI/FSD plan depicts the locations of the soil units mapped at the site. Regional soils mapping of the study area indicates that none of the study area contains mapped hydric soil series. Furthermore, the field investigation of the study area found no hydric or hydric inclusions soils. The attached soil report from the NRCS displays the mapped soil series occurring within the study area.

Table 1. Study Area Soil Series.

Soil Series Map Unit- Hydric Rating - Montgomery County, Maryland (MD033)					
Map Unit Symbol	Map Unit Name	Rating	Hydrologic Group	K Factor	Drainage Class
GhB3	Gleneg silt loam 3-8%	Non hydric	C	.37	Well drained

Map Unit Symbol	Map Unit Name	Rating	Hydrologic Group	K Factor	Drainage Class
EeB2	Elioak silt loam 3-8%	Non hydric	C	0.37	Well drained

2.3 Hydrology

The property surface hydrology drains overland, to the west to the headwaters of Seneca Creek which has a State Use Designation of III-P, which includes waters designated for “Public water Supply”. Seneca Creek drains to the Potomac River. Hydrologic Unit Code (HUC) is 02070008. The study area is not within the Montgomery County-mapped boundary of the Chesapeake Bay Critical Area or SPA.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), 24031C0188D dated September 29, 2006, the study area is entirely located within Zone X of the FEMA-mapped 100-year floodplain (See Figure 4).

There was no evidence of any naturalized on-site stormwater management or low impact development.

2.4 General Vegetation

There are two (2) vegetation zones within the 3.1-acre study area: 1) mowed/landscaped areas, and 2) upland forest. The mowed/landscaped zone occurs approximately one-third of the study area. Another less than quarter of an acre within the study area is upland forest.

The upland forest vegetation consists primarily of mid-successional, mixed hardwood. The entire study area is comprised of six (6) small forest stands, and contains a low-moderate, less diverse tree community with small areas of forest species, and other smaller areas of landscaping shrubs.

The forest stands occurring within the study area are discussed in detail in Section 5.0.

2.5 Rare, Threatened or Endangered Species

Written correspondence was undertaken with the Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division, and the United States Fish and Wildlife Service (USFWS) on November 11, 2015 requesting any information on recorded occurrences or potential for rare, threatened or Endangered (RTE) species or Forest Interior Dwelling Species (FIDS) habitat for the property and the immediate vicinity. On December 4, 2015, the DNR Wildlife & Heritage Service responded no state endangered or threatened species are associated with the subject property.

Written correspondence was undertaken with the United States Fish and Wildlife Service (USFWS) on November 11, 2015 requesting any information on recorded occurrences or potential for rare, threatened or Endangered (RTE) species or Forest Interior Dwelling Species (FIDS) habitat for the property and the immediate vicinity. On December 8, 2015, the USFWS responded with a specific comment that the subject property falls within the range of the federally listed, Northern Long Ear Bat. As the species habitat will likely not be disturbed, and thus the proposed project will have, “no effect” on this particular species.

A copy of the MDNR and USFWS correspondences are contained in Appendix C.

2.6 Cultural and Historic Features

Correspondence was directed to the Maryland Historic Trust, State Historic Preservation Office (MHT-SHPO) on November 11, 2015 requesting any information regarding sensitive historic structures, archeological resources, or culturally significant sites that may be protected under Section 106 of the National Historic Preservation Act within the project area. On November 24, 2015, the MHT-SHPO responded that the proposed project will have no effect on any known historic resources. A copy of MHT’s correspondence is contained in Appendix C.

Upon conducting a review of MHT prehistoric and historic files, no known pre-historic sites, nor historic properties are associated with the study property.

3.0 WETLANDS AND WATERS

The study area was walked and physical characteristics that indicated potential for wetlands (such as streams, low topographic areas, swales, and other hydrologic features) were investigated. State and federally jurisdictional water of the US, including wetlands, do not occur within the study area. Moreover, the entire study area consists primarily non-wetland uplands.

The National Wetland Inventory (NWI) Map for Gaithersburg, Maryland which includes the study area is presented in Figure 3.

4.0 FOREST STAND DELINEATION METHODS AND PROCEDURES

The Forest Stand Delineation was prepared in compliance with the Maryland Forest Conservation Act (FCA, 1991) using the methodology described in the *State Forest Conservation Manual* (Maryland, Department of Natural Resources, 1997). Please refer to the NRI/FSD Plan that accompanies and augments this report. Where possible, a preliminary assessment of soils, topography, existing forests, stream channels, wetland limitations, and floodplain limitations was considered prior to the field investigation to aid in the field work. The fieldwork was completed in November, 2015. A systematic random sampling method was used to collect information from two (2) sample points within the study area. The sampling procedure utilized 1/10 acre sample plots. Data sheets were used from the *State Forest Conservation Manual* (Maryland, Department of Natural Resources, 1997). All trees two (2) inches and greater within the sample plots were recorded on the data sheet. The average basal area expressed in square feet per acre was calculated based on tree data collected at the sample points. In addition, common understory species and herbaceous layer species were recorded. All common species, both woody and non-woody, occurring in the zero to three feet herbaceous layer were recorded in the herbaceous field. Likewise, all common species occurring in the 3-20 feet understory layer were recorded in the respective field. Percent canopy closure was observed at each cardinal point and plot center according to presence/absence (yes or no on data sheet). Averages of canopy closure for each vegetation layer was then calculated 100% for yes and 0% for no. In addition to this calculation, an approximate observed overall canopy closure value for each vegetation layer was recorded. Invasive cover and percent woody debris were recorded by general observation. Comments were included for other relevant features in the area, such as adjacent species not occurring within the plot,

and human influences/disturbance. The approximate locations of sample points and forest stand boundaries are noted on the NRI/FSD Plan. In addition to the point sampling, non-wooded vegetative communities and areas of interest not within sample points were generally characterized.

Unless otherwise noted, floral nomenclature follows Brown and Brown (1972). All significant or specimen trees within the study area were noted and are shown on the NRI/FSD Plan. Specimen trees are defined generally as trees at least 75% as large as the County Champion tree of the same species; specimen trees are generally defined as being 24 inches or greater in Diameter at Breast Height (DBH). In addition, City of Gaithersburg requests that trees equal or greater than 24-inch DBH also be field located and identified. DBH was measured using a diameter tape and/or Biltmore stick. Specimen trees noted in the field were flagged in the field with pink flagging tape. Pink flagging tape with hand written labels was used for FSD data points. A number of trees in the aforementioned areas were measured for size and location and recorded on the NRI/FSD plan. Specimen trees were survey located unless otherwise indicated on the plan. Specimen tree species, DBH, and condition were noted for each tree, along with comments if applicable. Conditions rate from Poor to Excellent, and relate to the current health of the tree and the ability of the tree to withstand impacts and increased exposure. Poor trees are estimated to be on an irreversible course of decline, Fair trees either are hindered by a factor which may be corrected (insect infestation, invasive species on trunk), or are trees that may not be structurally suited for exposure as an edge or open tree. Good trees are healthy and contain good structure. Excellent designations are rare and predominantly pertain to large very dominant trees that represent an archetypical representation of the species.

Quality assessment designations (High, Moderate, and Low) for forest stands were assigned. Factors considered in this designation included forest structure score, the presence of significant or specimen trees, and the presence or absence of environmentally sensitive features (e.g., wetlands, steep slopes, erodible soils, floodplain). The percentage of invasive species estimated at each sample point includes non-native invasive species as well as native species which exhibit invasive qualities in the specific area sampled.

5.0 RESULTS OF THE FOREST STAND DELINEATION

One forest type (i.e. upland forest) was identified within the 3.1-acre study area, and is described below. A total of six (6) individual forest stands were identified on the subject property. These forest stands are designated as Forest Stand 1-6 (i.e. FS-1, FS-2, FS-3, FS-4, FS-5, and FS-6). Two (2) points were sampled within each designated forest stand as indicated (FS-1, 2, and 6, Plot 01, 02). One (1) point was sample for FS-3, 4, and 5). Each plotted data point is displayed on the NRI/Forest Stand Delineation Plan Sheet.

FSD data sheets are contained in Appendix B.

No large trees (i.e. 24" or greater) were noted within the study area. All trees noted were carefully measured with a DBH tape and/or Biltmore stick to confirm size. Large dead snags are not included in the tree inventory. Please refer to the NRI/site plan for the mapped locations of all trees within the study area.

5.1 ANALYSIS OF STAND CHARACTERISTICS -FOREST STANDS 1-6

All six (6) forest stands identified within the study area are presented below. The details of each stand are summarized is Tables 2-7.

Forest Stand 1 (FS-1)

Forest Stand 1 (FS-1) is an upland forest located between Arch Place and Great Seneca Highway. The stand is approximately 0.31 acres of the total study area.

Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is American sycamore (*Platanus occidentalis*), with black cherry (*Prunus serotina*) as the co-dominant species.

Stand structure: Stand 1 was recorded with two (2) tree species on the property. The Stand 1 basal area is 103. The dominant size class of Stand 1 is 10" to 17.9" dbh. The tree canopy cover is well developed at 90% canopy coverage. The understory cover is approximately 80%, and the herbaceous cover is approximately 40%.



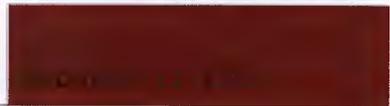
Table 2. Forest Stand-1 Summary

Stand Variables	Stand 1-0.31 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	American sycamore (with Black Cherry) as secondary 10-17.9"
Forest Association	94-Sycamore-sweetgum-American elm
Number of Trees (per acre)	2
Number of Tree Species	2
Basal Area	103 feet per acre
Common Woody Understory Trees & Shrubs	Boxwood
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	90%
Percent Understory	80%
Percent Herbaceous	40%
Number of Standing Snags	0 per acre
Percent Invasive Species Coverage	0%
Forest Structure Value	Moderate/Low
Comments	Forest Stand 1 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-1 is a sycamore dominated forest. Stand 1 is characterized as having moderate overall structure, with moderate herbaceous and understory coverage. The topography is gently sloping.

Stand function: Forest Stand 1 function is characterized by fair to moderate structure, and condition as they pertain to maintaining or enhancing existing water quality protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Forest Stand 2 (FS-2)

Forest Stand 2 (FS-2) is an upland forest located on Parcel I between the open grassy area and Arch Place. The stand is approximately 0.39 acres of the total study area.



Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is American sycamore (*Platanus occidentalis*), with black cherry (*Prunus serotina*) as the co-dominant species.

Stand structure: Stand 2 was recorded with two (2) tree species on the property. The Stand 1 basal area is 103. The dominant size class of Stand 2 is 10" to 17.9" dbh. The tree canopy cover is partially developed at 60% canopy coverage. The understory cover is approximately 70%, and the herbaceous cover is approximately 20%.

Table 3. Forest Stand-2 Summary

Stand Variables	Stand 2-0.39 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	American sycamore, black cherry as secondary 10-17.9"
Forest Association	94-Sycamore-sweetgum-American elm
Number of Trees (per acre)	2
Number of Tree Species	2
Basal Area	103 feet per acre
Common Woody Understory Trees & Shrubs	Boxwood
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	60%
Percent Understory	70%
Percent Herbaceous	20%
Number of Standing Snags	0 per acre
Percent Invasive Species Coverage	0%
Forest Structure Value	Moderate/Low
Comments	Forest Stand 2 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-2 is also a sycamore dominated forest. Stand 2 is characterized as having moderate overall structure, with moderate herbaceous and understory coverage. The topography is gently sloping.

Stand function: Forest Stand 2 function is characterized by fair to moderate structure, and condition as they pertain to maintaining or enhancing existing water quality



protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Forest Stand 3 (FS-3)

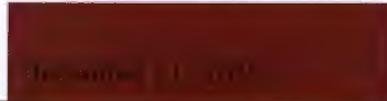
Forest Stand 3 (FS-3) is an upland forest located on near the southern parking lot adjacent to the southern parking area and next to the existing structure. The stand is approximately 0.05 acres of the total study area.

Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is black cherry (*Prunus serotina*), with no co-dominant species.

Stand structure: Stand 3 was recorded with one (1) tree species on the property. The Stand 3 basal area is 103. The dominant size class of Stand 3 is 6" to 9.9" dbh. The tree canopy cover is less developed at 30% canopy coverage. The understory cover is approximately 20%, and the herbaceous cover is approximately 30%.

Table 4. Forest Stand-3 Summary

Stand Variables	Stand 3-0.05 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	Black Cherry, no secondary 6-9.9"
Forest Association	28-Black cherry-maple
Number of Trees (per acre)	<1
Number of Tree Species	1
Basal Area	103 feet per acre
Common Woody Understory Trees & Shrubs	Boxwood
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	30%
Percent Understory	20%
Percent Herbaceous	30%
Number of Standing Snags	0 per acre
Percent Invasive Species Coverage	0%
Forest Structure Value	Low
Comments	Forest Stand 3 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-3 is also a black cherry stand.



	Stand 3 is characterized as having fair overall structure, with no herbaceous and limited understory coverage. The topography is gently sloping.
--	--

Stand function: Forest Stand 3 function is characterized by fair structure, and condition as they pertain to maintaining or enhancing existing water quality protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Forest Stand 4 (FS-4)

Forest Stand 4 (FS-4) is an upland forest located on Parcel I between the two (2) parking lot areas also between Parcel I and J. The stand is approximately 0.03 acres of the total study area.

Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is black cherry (*Prunus serotina*), with no co-dominant species.

Stand structure: Stand 4 was recorded with one (1) tree species on the property. The Stand 4 basal area is 103. The dominant size class of Stand 4 is 10" to 17.9" dbh. The tree canopy cover is less developed at 20% canopy coverage. The understory cover is approximately 20%, and the herbaceous cover is approximately 0%.

Table 5. Forest Stand-4 Summary

Stand Variables	Stand 4-0.03 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	Black Cherry) no secondary 6-9.9"
Forest Association	28-Black cherry-maple
Number of Trees (per acre)	<1
Number of Tree Species	1
Basal Area	103 feet per acre
Common Woody Understory Trees & Shrubs	N/A
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	20%
Percent Understory	20%
Percent Herbaceous	0%
Number of Standing Snags	0 per acre

Percent Invasive Species Coverage	0%
Forest Structure Value	Low
Comments	Forest Stand 4 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-4 is also a black cherry dominated stand. Stand 4 is characterized as having fair overall structure, with no herbaceous and limited understory coverage. The topography is nearly level.

Stand function: Forest Stand 4 function is characterized by fair structure, and condition as they pertain to maintaining or enhancing existing water quality protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Forest Stand 5 (FS-5)

Forest Stand 5 (FS-5) is an upland forest located on Parcel I between the two (2) parking lot areas also between Parcel I and J. The stand is approximately 0.04 acres of the total study area.

Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is Crape myrtle (*Lagerstroemia indica*), with black cherry (*Prunus serotina*) as the co-dominant species.

Stand structure: Stand 5 was recorded with two (2) tree species on the property. The Stand 5 basal area is 101. The dominant size class of Stand 5 is 6" to 9.9" dbh. The tree canopy cover is less developed at 10% canopy coverage. The understory cover is approximately 10%, and the herbaceous cover is approximately 0%.

Table 6. Forest Stand-5 Summary

Stand Variables	Stand 5-0.04 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	Crape myrtle, with Black cherry as secondary 6-9.9"
Forest Association	28-Black cherry-maple
Number of Trees (per acre)	<1
Number of Tree Species	2

Basal Area	101 feet per acre
Common Woody Understory Trees & Shrubs	N/A
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	10%
Percent Understory	10%
Percent Herbaceous	0%
Number of Standing Snags	0 per acre
Percent Invasive Species Coverage	0%
Forest Structure Value	Low
Comments	Forest Stand 5 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-5 is crape myrtle and black cherry stand. Stand 6 is characterized as having fair overall structure, with no herbaceous and limited understory coverage. The topography is gently sloping.

Stand function: Forest Stand 6 function is characterized by a fair structure, and condition as they pertain to maintaining or enhancing existing water quality protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Forest Stand 6 (FS-6)

Forest Stand 6 (FS-6) is a mostly coniferous upland forest located on Parcel J along the southern boundary of the subject property. The stand is approximately 0.14 acres of the total study area.

Stand composition: This forest stand is characterized as a being mid-successional. The dominant canopy species is White pine (*Pinus strobus*), with white spruce (*Picea gluca*) and eastern red cedar (*Juniperus virginiana*) as the co-dominant species.

Stand structure: Stand 6 was recorded with three (3) tree species on the property. The Stand 6 basal area is 101. The dominant size class of Stand 6 is 6" to 9.9" dbh. The tree

canopy cover is less developed at 70% canopy coverage. The understory cover is approximately 30%, and the herbaceous cover is approximately 0%.

Table 7. Forest Stand-6 Summary

Stand Variables	Stand 6-0.14 acres Study Area-3.1 acres
Forest Type	Mid Successional
Dominant Species Size Class	White pine, with white spruce and eastern red cedar as secondary 6-9.9"
Forest Association	51-White pine-chesnut oak
Number of Trees (per acre)	3
Number of Tree Species	3
Basal Area	101 feet per acre
Common Woody Understory Trees & Shrubs	N/A
Common Invasive Vines & Shrubs Percent Coverage	N/A
Percent Canopy Coverage	70%
Percent Understory	30%
Percent Herbaceous	0%
Number of Standing Snags	2 per acre
Percent Invasive Species Coverage	0%
Forest Structure Value	Low
Comments	Forest Stand 6 is a less diverse forest stand, which is part of a relatively limited urban fragmented forest tract. FS-6 is also a sycamore dominated forest. Stand 6 is characterized as having moderate overall structure, with moderate herbaceous and understory coverage. The topography is gently sloping.

Stand function: Forest Stand 6 function is characterized by a fair to moderate structure, and condition as they pertain to maintaining or enhancing existing water quality protection, maintaining or enhancing wildlife habitat, accomplishing landowner uses, and implementing the priorities for conservation.

Overall Property and Stand Summary

No wetlands were identified in association with the subject property. The study area contains no areas of steep slopes. The 3.1-acre property contains a six (6) small upland forest stands (Stands 1-6). All six (6) existing forest stands are considered urban fragmented, with limited less diversity exhibiting strong evidence of man-induced changes over time.

5.2 OFF-STUDY AREA VEGETATION

Across the study area, are limited forestry resources confined by extensive urban development. Just beyond Quince Orchard Road to the north, several moderately-sized stands represents a somewhat uniform mix of tree species. These stands have been heavily influence by small fringe of different vegetation of naturally succeeding and opportunistic species, which have colonized these areas over the decades. These stands appear to exhibit some invasive plant colonization (English ivy, Privet, Japanese honeysuckle, etc.) associated with some areas, and beyond in surrounding areas already intensely developed. There is contiguous high density commercial retail development occurring to the east, west, and south of the study area.

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of City of Gaithersburg Code.

Signed: Mark S. Romulus Date: December 11, 2015

Signed: J. Jolley Date: December 11, 2015

Mark S. Romulus, SE, PWS
Jon Jolley, LA
Maser Consulting, P.A.
22375 Broderick Drive, Suite 110
Sterling, VA 20166
(757) 268-9480

6.0 References

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APPENDIX A MAPPING DATA

- Figure 1, Vicinity Map
- Figure 2, USGS Quad Map
- Figure 3, National Wetlands Inventory Map
- Figure 4, FEMA Floodplain Map

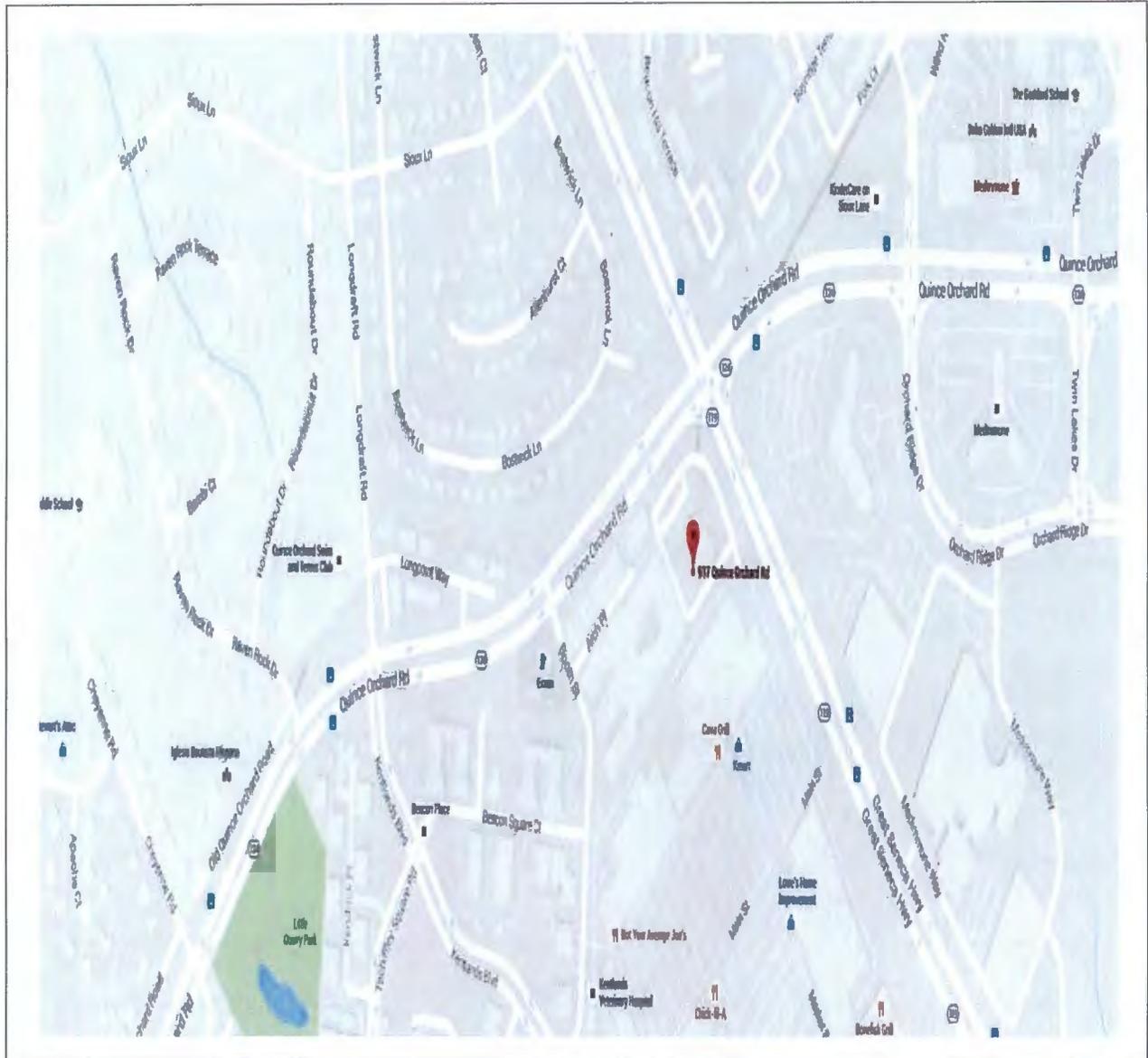


Figure 1

Vicinity Map



Forest Stand Delineation

Preet Property
Gaithersburg, Maryland

Source: MapQuest 2015

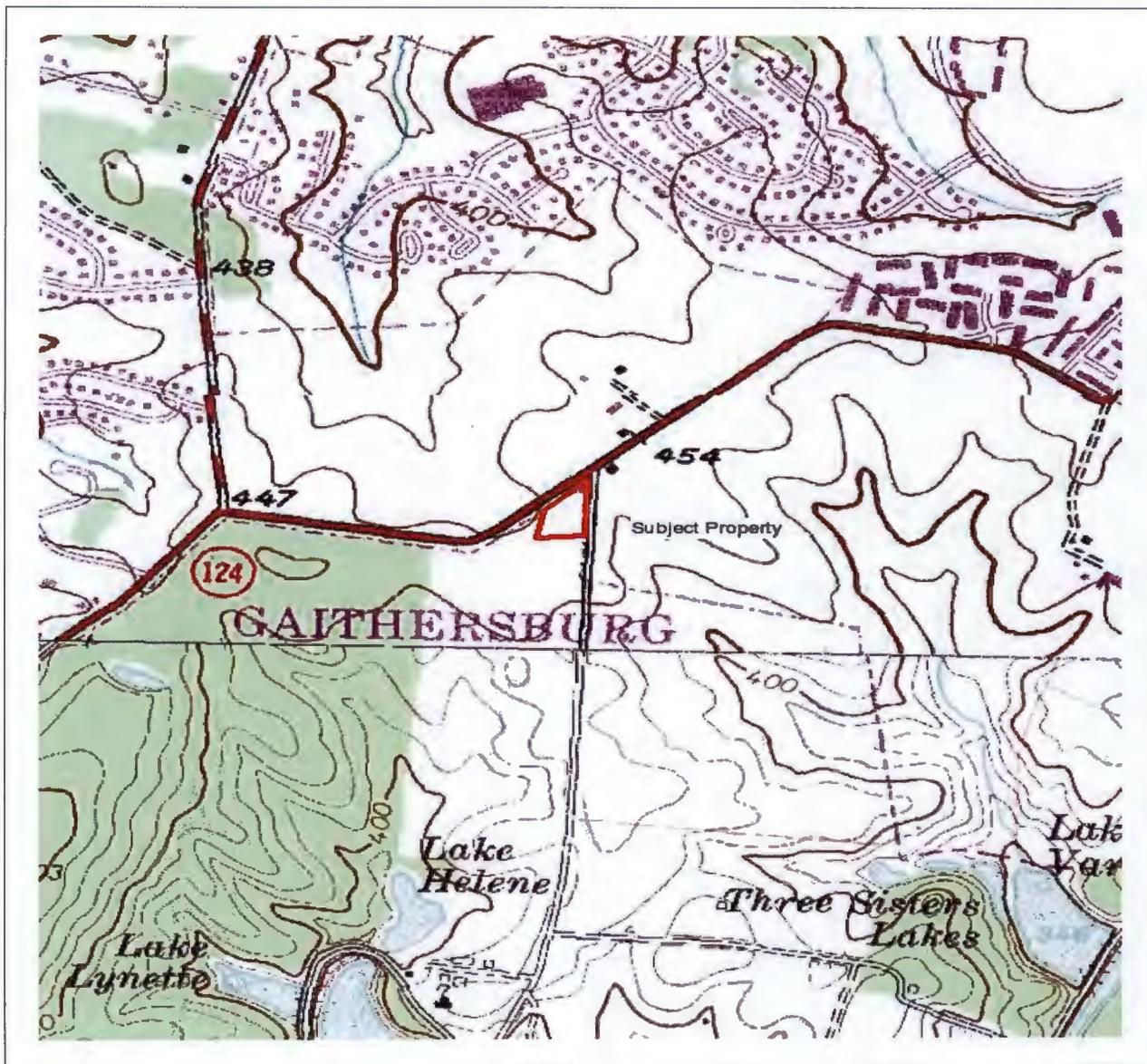


Figure 2

USGS Quad Map



Forest Stand Delineation

Preet Property
Gaithersburg, Maryland

Source: USGS Gaithersburg, MD, 1979



U.S. Fish and Wildlife Service

National Wetlands Inventory



Figure 3

NWI Map



Forest Stand Delineation

Preet Property
Gaithersburg, Maryland

Source: USFWS, 2015

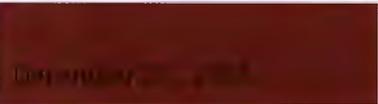


Figure 4

FEMA FLOODPLAIN Map



Forest Stand Delineation

Preet Property
 Gaithersburg, Maryland

Source: FEMA, 2015

APPENDIX B

FOREST STAND DELINEATION DATASHEETS

Forest Sampling Data Worksheets
Stand Summary Sheet
Forest Analysis Worksheet
Summary Table-Forest Analysis and Priorities



Forest Sample Plot Field Data Sheet																		
Property: <u>Preet Property</u>		Prepared by: <u>Mark S. Romulus</u>																
Stand #: <u>FS-1</u>		Plot#: <u>02</u>			Plot Size: <u>1/10 ac</u>			Date: <u>11-23-2015</u>										
Basal Area in sf/acre: 103		Size Class of Trees within sample plot																
Tree Species	# of Trees			# of Trees			# of Trees			# of Trees			Total					
	2-5.9" dbh			6-9.9" dbh			10-17.9" dbh			18-29.9" dbh				> 30" dbh				
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH			
Sycamore							5									5		
Total Number of Trees per Size Class								5						5				
Number of standing dead trees 6" dbh or greater																		
1/100 Ac. Samples:																		
List of Common Understory Species 3'-20'							% Canopy Coverage					% Invasive Cover						
							C	N	E	S	W	Total	C	N	E	S	W	Total
Boxwood							90	90	90	90	90	90	0	0	0	0	0	0
List of Herbaceous Species 0'-3'							% Understory Cover 3'-20'					% Herbaceous/ Woody Cover 0'-3'						
							C	N	E	S	W	Total	C	N	E	S	W	Total
N/A							80	80	80	80	80	80	40	40	40	40	40	40
List of Invasive Species												Plot Successional Stage:						
N/A												Mid Successional						
Comments:																		
Total number of tree species > 6": 1																		
sheet 2 of 2																		

Forest Sample Plot Field Data Sheet

Property: Preet Property Prepared by: Mark S. Romulus
 Stand #: FS-2 Plot#: 02 Plot Size: 1/10 ac Date: 11-23-2015

Basal Area in sf/acre: 103	Size Class of Trees within sample plot																
	# of Trees 2-5.9" dbh			# of Trees 6-9.9" dbh			# of Trees 10-17.9" dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total	
Tree Species	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH		
Sycamore							10									10	
Black Cherry				2												2	
Total Number of Trees per Size Class				2			10										12
Number of standing dead trees 6" dbh or greater																	

1/100 Ac. Samples:															
List of Common Understory Species 3'-20'	% Canopy Coverage							% Invasive Cover							
	C	N	E	S	W	Total	C	N	E	S	W	Total			
Boxwood	0	0	0	0	0	0	0	0	0	0	0	0			
List of Herbaceous Species 0'-3'															
List of Herbaceous Species 0'-3'	% Understory Cover 3'-20'							% Herbaceous/ Woody Cover 0'-3'							
	C	N	E	S	W	Total	C	N	E	S	W	Total			
N/A	60	60	60	60	60	60	0	0	0	0	0	0			
List of Invasive Species															
N/A	Plot Successional Stage:														
	Mid Successional														

Comments:
 Total number of tree species > 6": 2
 sheet 2 of 2



Forest Sample Plot Field Data Sheet

Property: Preet Property Prepared by: Mark S. Romulus
 Stand #: FS-3 Plot#: 01 Plot Size: 1/10 ac Date: 11-23-2015

Basal Area in 103 Size Class of Trees within sample plot
 sq/acre:

Tree Species	# of Trees			# of Trees			# of Trees			# of Trees			Total			
	2-5.9" dbh			6-9.9" dbh			10-17.9" dbh			18-29.9" dbh				> 30" dbh		
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Black Cherry				2												2

Total Number of Trees per Size Class				2												2
Number of standing dead trees 6" dbh or greater																

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage							% Invasive Cover						
	C	N	E	S	W	Total	C	N	E	S	W	Total		
Boxwood	30	30	30	30	30	30	0	0	0	0	0	0		
List of Herbaceous Species 0'-3'	% Understory Cover 3'-20'							% Herbaceous/ Woody Cover 0'-3'						
	C	N	E	S	W	Total	C	N	E	S	W	Total		
N/A	20	20	20	20	20	20	30	30	30	30	30	30		
List of Invasive Species							Plot Successional Stage:							
N/A							Mid Successional							

Comments:
 Total number of tree species > 6": 1
 sheet 1 of 1

Forest Sample Plot Field Data Sheet

Property: Prest Property Prepared by: Mark S. Romulus
 Stand #: FS-4 Plot#: 01 Plot Size: 1/10 ac Date: 11-23-2015

Basal Area in sf/acre: 103	Size Class of Trees within sample plot															
	# of Trees 2-5.9" dbh			# of Trees 6-9.9" dbh			# of Trees 10-17.9" dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Tree Species	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Black Cherry				3												3
Total Number of Trees per Size Class				3												3
Number of standing dead trees 6" dbh or greater																

1/100 Ac. Samples:															
List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover								
	C	N	E	S	W	Total	C	N	E	S	W	Total			
N/A	20	20	20	20	20	20	0	0	0	0	0	0			
List of Herbaceous Species 0'-3'	% Understory Cover 3'-20'						% Herbaceous/ Woody Cover 0'-3'								
	C	N	E	S	W	Total	C	N	E	S	W	Total			
N/A	20	20	20	20	20	20	0	0	0	0	0	0			
List of Invasive Species							Plot Successional Stage:								
N/A							Mid Successional								

Comments:
 Total number of tree species > 6": 1
 sheet 1 of 1

Forest Sample Plot Field Data Sheet

Property: Preet Property Prepared by: Mark S. Romulus
Stand #: FS-5 Plot#: 01 Plot Size: 1/10 ac Date: 11-23-2015

Basal Area in sf/acre: 101	Size Class of Trees within sample plot																	
Tree Species	# of Trees			# of Trees			# of Trees			# of Trees			Total					
	2-5.9" dbh			6-9.9" dbh			10-17.9" dbh			18-29.9" dbh				> 30" dbh				
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH			
Crape Myrtle				2												2		
Black Cherry							1									1		
Total Number of Trees per Size Class				2			1									3		
Number of standing dead trees 6" dbh or greater																		
1/100 Ac. Samples:																		
List of Common Understory Species 3'-20'							% Canopy Coverage					% Invasive Cover						
							C	N	E	S	W	Total	C	N	E	S	W	Total
N/A							10	10	10	10	10	10	0	0	0	0	0	0
List of Herbaceous Species 0'-3'							% Understory Cover 3'-20'					% Herbaceous/ Woody Cover 0'-3'						
							C	N	E	S	W	Total	C	N	E	S	W	Total
N/A							10	10	10	10	10	10	0	0	0	0	0	0
List of Invasive Species												Plot Successional Stage:						
N/A												Mid Successional						
Comments:																		
Total number of tree species > 6": 2																		
sheet 1 of 1																		

Forest Sample Plot Field Data Sheet

Property: Preet Property Prepared by: Mark S. Romulus
 Stand #: FS-6 Plot#: 01 Plot Size: 1/10 ac Date: 11-23-2015

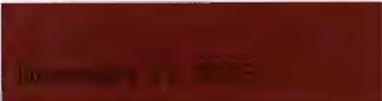
Basal Area in sf/acre: 101	Size Class of Trees within sample plot																	
Tree Species	# of Trees			# of Trees			# of Trees			# of Trees			Total					
	2-5.9" dbh			6-9.9" dbh			10-17.9" dbh			18-29.9" dbh				> 30" dbh				
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH			
White Pine				12												12		
White Spruce					6											6		
E. Red Cedar			2													2		
Total Number of Trees per Size Class	2			18												20		
Number of standing dead trees 6" dbh or greater							2									2		
1/100 Ac. Samples:																		
List of Common Understory Species 3'-20'							% Canopy Coverage					% Invasive Cover						
N/A							C	N	E	S	W	Total	C	N	E	S	W	Total
							70	70	70	70	70	70	0	0	0	0	0	0
List of Herbaceous Species 0'-3'							% Understory Cover 3'-20'					% Herbaceous/ Woody Cover 0'-3'						
N/A							C	N	E	S	W	Total	C	N	E	S	W	Total
							30	30	30	30	30	30	0	0	0	0	0	0
List of Invasive Species							Plot Successional Stage:											
N/A							Mid Successional											
Comments:																		
Total number of tree species > 6": 3																		
sheet 1 of 2																		

Forest Sample Plot Field Data Sheet

Property: Prest Property Prepared by: Mark S. Romulus
Stand #: FS-6 Plot#: 02 Plot Size: 1/10 ac Date: 11-23-2015

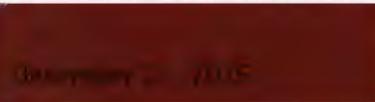
Basal Area in sf/acre: 101	Size Class of Trees within sample plot																	
Tree Species	# of Trees			# of Trees			# of Trees			# of Trees			Total					
	2-5.9" dbh			6-9.9" dbh			10-17.9" dbh			18-29.9" dbh				> 30" dbh				
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH			
White Pine				18												18		
White Spruce					6											6		
E. Red Cedar			1													1		
Total Number of Trees per Size Class	1			24												25		
Number of standing dead trees 6" dbh or greater							1									1		
1/100 Ac. Samples:																		
List of Common Understory Species 3'-20'							% Canopy Coverage					% Invasive Cover						
N/A							C	N	E	S	W	Total	C	N	E	S	W	Total
							70	70	70	70	70	70	0	0	0	0	0	0
List of Herbaceous Species 0'-3'							% Understory Cover 3'-20'					% Herbaceous/ Woody Cover 0'-3'						
N/A							C	N	E	S	W	Total	C	N	E	S	W	Total
							30	30	30	30	30	30	0	0	0	0	0	
List of Invasive Species							Plot Successional Stage: Mid Successional											
N/A																		
Comments: Total number of tree species > 6": 3																		
sheet 2 of 2																		

Forest Stand Summary Sheet		
Property: <u>Preet Property</u>		
Location: <u>Gaithersburg, Maryland</u> (Town, County ADC Map #, and Grid Coordinates)		
Prepared By: <u>Mark S. Romulus</u> Date: <u>11-23-2015</u>		
Stand Variable	Stand # <u>FS-1</u>	Stand # <u>FS-2</u>
1. Dominant species/ Co-dominant species	Sycamore, Black cherry	Sycamore, Black cherry
2. Forest Association	94-Sycamore-sweetgum-American elm	94-Sycamore-sweetgum-American elm
3. Successional stage	Mid Successional	Mid Successional
4. Basal Area in s.f. per acre	103	103
5. Size class of dominant species	10-17.9"	10-17.9"
6. Percent of canopy coverage	90	80
7. Number of tree species per acre	2	2
8. Common understory species	Boxwood	Boxwood
9. Percent of understory cover 3' to 20' tall	80	70
10. Number of understory species 3' to 20' tall	2	2
11. Common herbaceous species	N/A	N/A
12. Percent of herbaceous & woody plant cover 0' to 3' tall	40	20
13. List of major invasive plant species and percent of cover	N/A	N/A
14. Number of standing dead trees 6" dbh or greater	0	0
15. Comments	None	None
Sheet <u>1</u> of <u>1</u>		August 2010



Forest Stand Summary Sheet		
Property: <u>Preet Property</u>		
Location: <u>Gaithersburg, Maryland</u> (Town, County ADC Map #, and Grid Coordinates)		
Prepared By: <u>Mark S. Romulus</u> Date: <u>11-23-2015</u>		
Stand Variable	Stand # <u>FS-3</u>	Stand # <u>FS-4</u>
1. Dominant species/ Co-dominant species	Black Cherry	Black Cherry
2. Forest Association	28-Black cherry-maple	28-Black cherry-maple
3. Successional stage	Mid Successional	Mid Successional
4. Basal Area in s.f. per acre	103	103
5. Size class of dominant species	6-9.9"	6-9.9"
6. Percent of canopy coverage	30	20
7. Number of tree species per acre	<1	<1
8. Common understory species	Boxwood	N/A
9. Percent of understory cover 3' to 20' tall	20	20
10. Number of understory species 3' to 20' tall	1	1
11. Common herbaceous species	N/A	N/A
12. Percent of herbaceous & woody plant cover 0' to 3' tall	30	0
13. List of major invasive plant species and percent of cover	N/A	N/A
14. Number of standing dead trees 6" dbh or greater	0	0
15. Comments	None	None
Sheet <u>1</u> of <u>1</u>		August 2010

Forest Stand Summary Sheet		
Property: <u>Preet Property</u>		
Location: <u>Gaithersburg, Maryland</u> (Town, County ADC Map #, and Grid Coordinates)		
Prepared By: <u>Mark S. Romulus</u>		Date: <u>11-23-2015</u>
Stand Variable	Stand # <u>FS-5</u>	Stand # <u>FS-6</u>
1. Dominant species/ Co-dominant species	Crape myrtle, Black Cherry	White pine, white spruce, eastern red cedar
2. Forest Association	28-Black cherry-maple	51-White pine-chesnut oak
3. Successional stage	Mid Successional	Mid Successional
4. Basal Area in s.f. per acre	101	101
5. Size class of dominant species	6-9.9"	6-9.9"
6. Percent of canopy coverage	10	70
7. Number of tree species per acre	<1	3
8. Common understory species	N/A	N/A
9. Percent of understory cover 3' to 20' tall	10	30
10. Number of understory species 3' to 20' tall	2	3
11. Common herbaceous species	N/A	N/A
12. Percent of herbaceous & woody plant cover 0' to 3' tall	0	0
13. List of major invasive plant species and percent of cover	N/A	N/A
14. Number of standing dead trees 6" dbh or greater	0	2
15. Comments	None	None
Sheet <u>1</u> of <u>1</u>		August 2010



Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure		FS-1	Part B: Condition	
1. Percent canopy closure			1. Invasive species coverage (%)	
70-100%	3		Herbaceous	
40-69%	2	<1		3
10-39%	1	1-5		2
0-9%	0	>5		1
			Understory	
2. Number of shrubs under 20" tall			<1	3
15 or more	3	1-5		2
10-14	2	>5		1
5-9	1		Canopy	
0-4	0	<1		3
		1-5		2
3. #. of tree species 5" DBH and greater			>5	1
6 or more	3	2. Percent of damage from insect & disease or storm damage		
4-5	2	0-10		3
2-3	1	11-20		2
0-1	0	21-30		1
		31+		0
4. Size class of dominant trees			3. Percent of downed dead woody material present	
Greater than 20"	3		15-50%	3
6-19.9"	2		5-14%	2
3-5.9"	1		51-100%	1
Less than 3"	0		0-4%	0
5. Percent herbaceous and shrub cover under 3"			4. Average number of standing dead trees/tenth acre plot	
75-100%	3		0-1	3
25-74%	2		2	2
5-24%	1		3-5	1
0-4%	0		5 or more	0
6. Stocking level (BA)			5. Other features	
<50	3		At the discretion of the preparer, additional points may be assigned; provide description in the narrative	
50-120	2			
>120	1			
7. Other features				
At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2			
	1			
Composition and Structure TOTAL	13		Condition TOTAL	7



Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure	FS-2	Part B: Condition	
1. Percent canopy closure		1. Invasive species coverage (%)	
70-100%	3	Herbaceous	
40-69%	2	<1	3
10-39%	1	1-5	2
0-9%	0	>5	1
		Understory	
2. Number of shrubs under 20" tall		<1	3
15 or more	3	1-5	2
10-14	2	>5	1
5-9	1	Canopy	
0-4	0	<1	3
		1-5	2
3. #. of tree species 5" DBH and greater		>5	1
6 or more	3	2. Percent of damage from insect & disease or storm damage	
4-5	2	0-10	3
2-3	1	11-20	2
0-1	0	21-30	1
		31+	0
4. Size class of dominant trees		3. Percent of downed dead woody material present	
Greater than 20"	3	15-50%	3
6-19.9"	2	5-14%	2
3-5.9"	1	51-100%	1
Less than 3"	0	0-4%	0
5. Percent herbaceous and shrub cover under 3"		4. Average number of standing dead trees/tenth acre plot	
75-100%	3	0-1	3
25-74%	2	2	2
5-24%	1	3-5	1
0-4%	0	5 or more	0
6. Stocking level (BA)		5. Other features	
<50	3	At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2
50-120	2		
>120	1		1
7. Other features			
At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2		
	1		
Composition and Structure TOTAL	13	Condition TOTAL	7

Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure		FS-3	Part B: Condition	
1. Percent canopy closure			1. Invasive species coverage (%)	
70-100%	3	Herbaceous		
40-69%	2	<1		3
10-39%	1	1-5		2
0-9%	0	>5		1
		Understory		
2. Number of shrubs under 20" tall		<1		3
15 or more	3	1-5		2
10-14	2	>5		1
5-9	1	Canopy		
0-4	0	<1		3
		1-5		2
3. #. of tree species 5" DBH and greater		>5		1
6 or more	3	2. Percent of damage from insect & disease or storm damage		
4-5	2	0-10		3
2-3	1	11-20		2
0-1	0	21-30		1
		31+		0
4. Size class of dominant trees			3. Percent of downed dead woody material present	
Greater than 20"	3	15-50%		3
6-19.9"	2	5-14%		2
3-5.9"	1	51-100%		1
Less than 3"	0	0-4%		0
5. Percent herbaceous and shrub cover under 3"			4. Average number of standing dead trees/tenth acre plot	
75-100%	3	0-1		3
25-74%	2	2		2
5-24%	1	3-5		1
0-4%	0	5 or more		0
6. Stocking level (BA)			5. Other features	
<50	3	At the discretion of the preparer, additional points may be assigned; provide description in the narrative		2
50-120	2			
>120	1			1
7. Other features				
At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2			
	1			
Composition and Structure TOTAL	8		Condition TOTAL	4

Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure		FS-4	Part B: Condition	
1. Percent canopy closure			1. Invasive species coverage (%)	
70-100%	3		Herbaceous	
40-69%	2	<1		3
10-39%	1	1-5		2
0-9%	0	>5		1
			Understory	
2. Number of shrubs under 20" tall		<1		3
15 or more	3	1-5		2
10-14	2	>5		1
5-9	1		Canopy	
0-4	0	<1		3
		1-5		2
3. #. of tree species 5" DBH and greater		>5		1
6 or more	3		2. Percent of damage from insect & disease or storm damage	
4-5	2	0-10		3
2-3	1	11-20		2
0-1	0	21-30		1
		31+		0
4. Size class of dominant trees			3. Percent of downed dead woody material present	
Greater than 20"	3		15-50%	3
6-19.9"	2		5-14%	2
3-5.9"	1		51-100%	1
Less than 3"	0		0-4%	0
5. Percent herbaceous and shrub cover under 3"			4. Average number of standing dead trees/tenth acre plot	
75-100%	3		0-1	3
25-74%	2		2	2
5-24%	1		3-5	1
0-4%	0		5 or more	0
6. Stocking level (BA)			5. Other features	
<50	3		At the discretion of the preparer, additional points may be assigned; provide description in the narrative	
50-120	2			
>120	1			
7. Other features				
At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2			
	1			
Composition and Structure TOTAL	8		Condition TOTAL	4

Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure		FS-5	Part B: Condition	
1. Percent canopy closure			1. Invasive species coverage (%)	
70-100%	3		Herbaceous	
40-69%	2	<1		3
10-39%	1	1-5		2
0-9%	0	>5		1
			Understory	
2. Number of shrubs under 20" tall			<1	3
15 or more	3	1-5		2
10-14	2	>5		1
5-9	1	Canopy		
0-4	0	<1		3
		1-5		2
		>5		1
3. #. of tree species 5" DBH and greater			2. Percent of damage from insect & disease or storm damage	
6 or more	3	0-10		3
4-5	2	11-20		2
2-3	1	21-30		1
0-1	0	31+		0
4. Size class of dominant trees			3. Percent of downed dead woody material present	
Greater than 20"	3	15-50%		3
6-19.9"	2	5-14%		2
3-5.9"	1	51-100%		1
Less than 3"	0	0-4%		0
5. Percent herbaceous and shrub cover under 3"			4. Average number of standing dead trees/tenth acre plot	
75-100%	3	0-1		3
25-74%	2	2		2
5-24%	1	3-5		1
0-4%	0	5 or more		0
6. Stocking level (BA)			5. Other features	
<50	3	At the discretion of the preparer, additional points may be assigned; provide description in the narrative		2
50-120	2			
>120	1			1
7. Other features				
At the discretion of the preparer, additional points may be assigned; provide description in the narrative	2			
	1			
Composition and Structure TOTAL	7		Condition TOTAL	4

Forest Analysis Worksheet

The following parameters are measured and evaluated at each sample plot as shown on the forest sample plot field data sheet. Each parameter is given a value and upon completion of the sampling, the preparer will total the numbers for each sample plot to give an accurate analysis of each stand. This worksheet must be included in the FSD report for each stand and the Summary Table (below) must be shown on the plan.

Part A: Composition and Structure		FS-6	Part B: Condition	
1. Percent canopy closure			1. Invasive species coverage (%)	
70-100%	3		Herbaceous	
40-69%	2	<1		3
10-39%	1	1-5		2
0-9%	0	>5		1
			Understory	
2. Number of shrubs under 20" tall			<1	3
15 or more	3	1-5		2
10-14	2	>5		1
5-9	1		Canopy	
0-4	0	<1		3
			1-5	2
3. #. of tree species 5" DBH and greater			>5	1
6 or more	3	2. Percent of damage from insect & disease or storm damage		
4-5	2	0-10		3
2-3	1	11-20		2
0-1	0	21-30		1
		31+		0
4. Size class of dominant trees			3. Percent of downed dead woody material present	
Greater than 20"	3	15-50%		3
6-19.9"	2	5-14%		2
3-5.9"	1	51-100%		1
Less than 3"	0	0-4%		0
5. Percent herbaceous and shrub cover under 3"			4. Average number of standing dead trees/tenth acre plot	
75-100%	3	0-1		3
25-74%	2	2		2
5-24%	1	3-5		1
0-4%	0	5 or more		0
6. Stocking level (BA)			5. Other features	
<50	3	At the discretion of the preparer, additional points may be assigned; provide description in the narrative		
50-120	2			2
>120	1			1
7. Other features				
At the discretion of the preparer, additional points may be assigned; provide description in the narrative		2		
		1		
Composition and Structure TOTAL		7	Condition TOTAL	
			6	



Location

Priority 1 20
Priority 2 15
Priority 3 10

Location Rating: FS-1 10 FS-2 10 FS-3 10 FS-4 10 FS-5 10 FS-6 10

Stand Function

Stand	Water Quality Protection	Visual Screening	Wildlife Habitat	Energy Conservation	Personal Woodlot	Other Function
1		X	X			
2		X	X			
3						
4						
5						
6		X	X			

Summary Table-Forest Analysis and Priorities

Stand	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)	Priority for Preservation (H, M, or L)	Priority for Restoration (H, M, or L)
1	13	7	10	31	Moderate-Low	Moderate-Low
2	13	7	10	30	Low	Low
3	8	4	10	22	Low	Low
4	8	4	10	22	Low	Low
5	7	4	10	21	Low	Low
6	7	6	10	23	Low	Low

APPENDIX C

Site Photographs
Agency Correspondence

Photos



Photo 1- Looking to the east-southeast across the eastern edge of the property.



Photo 2- FS-2 located in the northeastern portion of the property.



Photos



Photo 3- Looking at FS-1 across greenspace area.



Photo 4- Greenspace with sycamore and cherry stand.



November 11, 2015

Ms. Lori Byrne
Maryland Natural Heritage Program
Tawes State Office Building E-1
580 Taylor Avenue
Annapolis, MD 21401

**Re: Maryland Natural Heritage Program Review: Proposed Elderly Housing
Development (Preet Property), 913/917 Quince Orchard Road, Gaithersburg,
Montgomery County, Maryland**

Dear Ms. Byrne:

A proposed elderly affordable housing project is being considered for a portion of an approximately 3.1-acre site located in Gaithersburg, Maryland. The proposed site location is situated at 913/917 Quince Orchard Road. The project location is depicted on the attached USGS Quad map for Anacostia, Maryland. Latitude and longitude at the corner of the parcel are 39.127214 N and 77.237776 W. The property current is partially developed with an abandoned single-storied structure built approximately 1997. The remainder of the property is greenspace with parking areas and landscaping buffering.

As part of the environmental screening process, this letter is a request for additional information MDNR may have concerning federal and state rare, threatened and endangered species documented or reasonably suspected onsite or in the immediate vicinity, or confirmation that the information obtained from the online service is adequate.

If you have any questions regarding this project, please do not hesitate to contact me at (757) 268-9480, or marksromulus@outlook.com.

Sincerely:

Mark S. Romulus

Mark S. Romulus, CE, PWS

cc: Maser project file



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Mark Belton, Secretary
Joanne Throws, Deputy Secretary

December 4, 2015

Mark Romulus
Maser Consulting
22375 Broderick Dr. #110
Sterling, VA 20166

RE: Environmental Review State funded elderly housing proposed for 3.1 acre site located at 913/917 Quince Orchard Road, Gaithersburg, Montgomery County, MD.

Dear Mr. Romulus:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2015.1680.mo



November 11, 2015

Ms. Dixie Henry
Maryland Historic Trust
100 Community Place, 3rd Floor
Crownsville, MD 21032

Re: Historic Resources Review: Proposed Elderly Housing Development (Preet Property), 913/917 Quince Orchard Road, Gaithersburg, Montgomery County, Maryland

Dear Ms. Henry:

A proposed elderly affordable housing project is being considered for a portion of an approximately 3.1-acre site located in Gaithersburg, Maryland. The proposed site location is situated at 913/917 Quince Orchard Road. The project location is depicted on the attached USGS Quad map for Anacostia, Maryland. Latitude and longitude at the corner of the parcel are 39.127214 N and 77.237776 W.

The property current is partially developed with an abandoned single-storied structure built approximately 1997. The remainder of the property is greenspace with parking areas and landscaping buffering.

As part of the environmental screening process, this letter is a request for additional information from MHT concerning any pre-historic or historic sites that may potential impact this project.

If you have any questions regarding this project, please do not hesitate to contact me at (757) 268-9480, or marksromulus@outlook.com.

Sincerely:

Mark S. Romulus

Mark S. Romulus, CE, PWS

cc: Maser project file

Forest Stand Delineation Report
913/917 Quince Orchard Road, Gaithersburg, MD



PROJECT REVIEW FORM

Request for Comments from the Maryland Historical Trust/
MDSHPO on State and Federal Undertakings

MHT USE ONLY
Date Received: *DFCD* Log Number:
11/16/15 *JES201505072*

Project Name *Preet Affordable Housing Project* County *Montgomery*

Primary Contact:

Contact Name *Mark S. Romulus* Company/Agency *MASER Consulting*
Mailing Address *13487 Eagles Rest Dr.*
City *Leesburg* State *MD VA* Zip *20176*
Email *marksromulus@earthlink.net* Phone Number *717-268-9480* Ext.

Project Location:

Address *913/917 Quince Orchard Rd* City/Vicinity *Gaithersburg*
Coordinates (if known): Latitude *39.127214* Longitude *77.081716* Waterway *Seneca Creek*

Project Description:

List federal and state sources of funding, permits, or other assistance (e.g. Bond Bill Loan of 2013, Chapter #; HUD/CDBG; MDE/COE permit; etc.).	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
	<i>State</i>	<i>Dept. of Housing Community Development</i>	

This project includes (check all applicable):
 New Construction Demolition Remodeling/Rehabilitation
 State or Federal Rehabilitation Tax Credits Excavation/Ground Disturbance Shoreline/Waterways/Wetlands
 Other/Additional Description:

Known Historic Properties:

This project involves properties (check all applicable):
 Listed in the National Register Subject to an easement held by MHT
 Included in the Maryland Inventory of Historic Properties Designated historic by a local government
 Previously subject to archeological investigations
 Property/District/Report Name

Attachments:

All attachments are required. Incomplete submittals may result in delays or be returned without comment.
 Aerial photograph or USGS Quad Map section with location and boundaries of project clearly marked.
 Project Description, Scope of Work, Site Plan, and/or Construction Drawings.
 Photographs (print or digital) showing the project site including images of all buildings and structures.
 Description of past and present land uses in project area (wooded, mined, developed, agricultural uses, etc).

MHT Determination:

There are **NO HISTORIC PROPERTIES** in the area of potential effect The project will have **NO ADVERSE EFFECT WITH CONDITIONS**
 The project will have **NO EFFECT** on historic properties The project will have **ADVERSE EFFECTS** on historic properties
 The project will have **NO ADVERSE EFFECT** on historic properties **MHT REQUESTS ADDITIONAL INFORMATION**
 MHT Reviewer: *Jonathan S. ...* Date: *11/24/15*

Submit printed copy of form and all attachments by mail to: Beth Cole, MHT, 100 Community Place, Crownsville, MD 21032

Revised 6/21/2013



November 11, 2015

Mr. Trevor Clark
USFWS, Chesapeake Bay Field Office
177 Admiral Cochran Drive
Annapolis, MD 21401

Re: T/E Resources Review: Proposed Elderly Housing Development (Preet Property), 913/917 Quince Orchard Road, Gaithersburg, Montgomery County, Maryland

Dear Mr. Clark:

A proposed elderly affordable housing project is being considered for a portion of an approximately 3.1-acre site located in Gaithersburg, Maryland. The proposed site location is situated at 913/917 Quince Orchard Road. The project location is depicted on the attached USGS Quad map for Anacostia, Maryland. Latitude and longitude at the corner of the parcel are 39.127214 N and 77.237776 W.

The property current is partially developed with an abandoned single-storied structure built approximately 1997. The remainder of the property is greenspace with parking areas and landscaping buffering.

As part of the environmental screening process, this letter is a request for additional information USFWS may have concerning federal and state rare, threatened and endangered species documented or reasonably suspected onsite or in the immediate vicinity, or confirmation that the information obtained from the online service is adequate.

If you have any questions regarding this project, please do not hesitate to contact me at (757) 268-9480, or marksromulus@outlook.com.

Sincerely:

Mark S. Romulus

Mark S. Romulus, CE, PWS

cc: Maser project file



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, Maryland 21401
<http://www.fws.gov/chesapeakebay>



December 8, 2015

Mark S. Romulus
Maser Consulting, P.A.
22375 Broderick drive, #10
Sterling, VA 20166

RE: "No Effect" northern long-eared bat determination; Preet Property, 913/917 Quince Orchard Road Gaithersburg, Montgomery County MD

Dear David Champion:

The U.S. Fish and Wildlife Service (Service) has reviewed your project information from the Service's Information for Planning and Conservation (IPaC) online system dated November 11, 2015. The Service has evaluated the potential effects of this project to the threatened northern long-eared bat (*Myotis septentrionalis*). The comments provided below are in accordance with Section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

The purpose of this proposed project is to *construction of 300 elderly affordable housing units.*

This project is within the range of the northern long-eared bat, a federally listed threatened species. The northern long-eared bat is a temperate, insectivorous migratory bat that hibernates in mines and caves in the winter and summers in wooded areas. Since no trees are being cleared or the area that is being cleared is not considered to be suitable habitat, this project as proposed has "no effect" on the northern long-eared bat.

Except for occasional transient individuals, no other Federal proposed or listed endangered or threatened species under our jurisdiction are known to exist within the project impact area. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

We appreciate the opportunity to provide information relevant to threatened and endangered fish and wildlife resources. This Endangered Species Act determination does not exempt this project from obtaining all permits and approvals that may be required by other State or Federal agencies.





If you have any questions or concerns regarding this letter, please contact Trevor Clark of my Endangered Species staff at (410) 573-4527 or by email at Trevor_Clark@fws.gov.

Sincerely,

A handwritten signature in blue ink that reads "G. LaRouche".

Genevieve LaRouche
Supervisor

APPENDIX D

NRI/FSD Plan



SWM-7362-2016
7/15/16

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitthersburgmd.gov · www.gaitthersburgmd.gov

STORMWATER MANAGEMENT PLAN APPLICATION

***ALL APPLICATIONS, PLANS, AND FEES SHOULD BE MAILED OR DELIVERED TO
CITY OF GAITHERSBURG, CITY HALL, 31 S. SUMMIT AVENUE GAITHERSBURG MD 20877**

SUBJECT PROPERTY

Street Address 913 / 917 Quince Orchard Road, Gaithersburg, Maryland

PROJECT NAME Kentlands Apartments

APPLICANT/BILLING CONTACT

Business Name Maser Consulting, P.A.

Primary Contact Eduardo Intriago, P.E.

Street Address 22375 Broderick Drive Suite No. 110

City Sterling State Virginia Zip Code 20166

Telephone Numbers: Work 703-430-4330 Cell 571-383-6545 E-mail Address eintriago@maserconsulting.com

OWNER

Business Name S & T Kentlands, LLC

Primary Contact Mr. Preet Takhar

Street Address 11100 South Glen Road Suite No. _____

City Potomac State Maryland Zip Code 20854

Telephone Numbers: Work 301-428-1070 Ext. 290 Cell 240-463-1737 E-mail Address preet424@gmail.com

DEVELOPER

Business Name S & T Kentlands, LLC

Primary Contact Mr. Preet Takhar

Street Address 11100 South Glen Road Suite No. _____

City Potomac State Maryland Zip Code 20854

Telephone Numbers: Work 301-428-1070 Ext. 290 Cell 240-463-1737 E-mail Address preet424@gmail.com

ENGINEER

Business Name Maser Consulting, P.A. MD Registration No. 46513

Primary Contact Eduardo Intriago, P.E.

Street Address 22375 Broderick Drive Suite No. 110

City Sterling State Virginia Zip Code 20166

Telephone Numbers: Work 703-430-4330 Cell 571-383-6545 E-mail Address eintriago@maserconsulting.com

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #25

LOCATION DESCRIPTION

South of the intersection of Quince Orchard Road and Great Seneca Highway

PROJECT DESCRIPTION

Proposed 296 apartment complex with its associated infrastructure.

PLAN TYPE:

(check all that apply)

- Concept
- Preliminary
- Final

WATERSHED:

- Great Seneca
- Lower Great Seneca Creek
- Middle Great Seneca Creek
- Muddy Branch
- Upper Rock Creek
- Watts Branch

TRIBUTARY:

- Muddy Branch
- Long Draught Branch
- Whetstone Run
- Multiple

STORMWATER MANAGEMENT ACRES PROVIDED

On Site Quality Acres	1.69AC	On Site Quantity Acres	1.69 AC
Requested Waiver Quality Acres	0	Requested Waiver Quantity Acres	0
Total SWM Acres	1.69 AC	Total Acres Disturbed	3.22 AC

NUMBER OF STRUCTURES PROPOSED

Environmental Site Design	2	Dry Pond	
Wet Pond		Water Quality Inlet	
Underground Storage		Sand Filter	
Structural BMP		Other (please specify)	

See Stormwater Management Plan Checklist for Submittal Requirements