

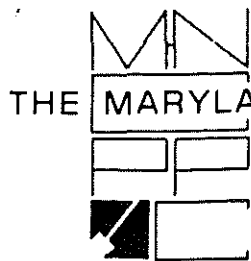
**BEFORE THE OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
FOR MONTGOMERY COUNTY, MARYLAND**

<b>IN THE MATTER OF THE APPLICATION</b>	<b>:</b>	
<b>OF HOLTON ARMS SCHOOL, INC. FOR A</b>	<b>:</b>	<b>Conditional Use Application</b>
<b>MAJOR MODIFICATION OF SPECIAL</b>	<b>:</b>	<b>Nos. CBA-1174-E, S-2467-A</b>
<b>EXCEPTION FOR A PRIVATE</b>	<b>:</b>	<b>S-2503-B, S-516, &amp; S-729</b>
<b>EDUCATIONAL INSTITUTION</b>	<b>:</b>	

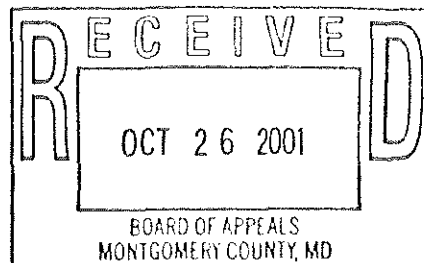
**PRE-HEARING SUBMISSION OF VIVIAN RIEFBERG  
AND BRADLEY BOULEVARD CITIZENS ASSOCIATION**

**EXHIBIT B(a)**

Exhibit 173, Supplemental Report dated October 26, 2001,  
of M-NCPPC Technical Staff



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



**MEMORANDUM**

**DATE:** October 26, 2001  
**TO:** Montgomery County Board of Appeals  
**VIA:** John Carter, Chief, Community-Based Planning Division  
**FROM:** Bill Landfair, AICP, for the Department of Park and Planning

**APPLICANT:** Holton-Arms School, Inc.  
**LOCATION:** 7303 River Road, Bethesda  
**REVIEW TYPE:** Special Exception Modification – **Supplemental Report**  
**CASE NUMBER:** CBA-1174-C and S-2467

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**STAFF RECOMMENDATION:** **APPROVAL** of the special exception requests with the following conditions:

1. The applicant shall be bound by all submitted plans and written statements.
2. The applicant shall organize and manage the vehicular traffic to and from its campus by implementing the Transportation Management Plan set forth in Exhibit E of the "Neighborhood Reconciliation Agreement".
3. Interscholastic athletic competitions shall not exceed a total of 35 per academic year including track and field events. *- for the proposed athletic field and track.*
4. Spectator seating for the proposed athletic field and track shall be limited to a maximum of 200 spectators.
5. Approval of a Final Forest Conservation Plan by M-NCPPC technical staff prior to release of sediment and erosion control or building permit, as appropriate.
6. Compliance with the Montgomery County Department of Permitting Services requirements for stormwater management and sediment erosion control.

7. Compliance with a stream restoration plan to be approved by the Montgomery County Department of Environmental Protection and M-NCPPC technical staff prior to implementation and prior to release of building permit or sediment and erosion control permit, as appropriate.
8. Blasting, if necessary, shall be limited to 7 a.m. to 7 p.m. weekdays and 9 a.m. to 7 p.m. Saturdays, consistent with State Fire Marshall requirements and Montgomery County Noise Ordinance.
9. All construction equipment and material must enter and exit the subject property via the River Road entrance.

## **BACKGROUND**

### **History**

Since 1963, Holton-Arms has continuously operated a private educational institution by special exception at 7303 River Road, Bethesda. On February 24, 2000, Holton-Arms filed an application under Case No. CBA-1174-C to modify the special exception including: (a) incorporating into the special exception additional land area donated to the school in 1998; (b) raising its enrollment limit; (c) constructing a new science wing; (d) expanding its performing arts center, lower school facilities, and athletic facilities; and (e) adding a second entrance to the campus.

Shortly thereafter, the Board of Appeals received a written complaint from neighbors of Holton-Arms regarding certain aspects of the school operations. The Montgomery County Department of Permitting Services then inspected the site and issued a Notice of Violation. In January 2001, the school filed a modification under Case No. S-2467 for a day care center and a Supplemental Statement of Operations to the original application to address the items raised in the written complaint and Notice of Violation. The Planning Board reviewed the applications on March 1, 2001 and concurring with the technical staff recommended approval with conditions.

Following extensive public hearings, the Board of Appeals issued an opinion on September 7, 2001 holding Holton-Arms in violation of the special exception and imposing a number of restrictions including: (a) a reduction in the enrollment for the academic year from 650 to 645; (b) a maximum enrollment cap of 15 for the day care center and limited to the children of Holton-Arms faculty and staff; (c) a cap on enrollment for the summer camp not to exceed 645 and fifty percent of the enrollees must be Holton-Arms students or from families of Holton-Arms students; (d) seventy-five percent of the Center for the Arts enrollees must be Holton-Arms students or from families of Holton-Arms students; and (e) the termination of leasing of facilities to others.

Recently, in an effort to avoid further contested proceedings and to improve relations between Holton-Arms and its neighbors, a "Neighborhood Reconciliation Agreement" has been completed and signed. As a result of the agreement, the neighbors involved, including the Bradley Boulevard Citizens Association, the Burning Tree Civic Association and a number of individual complainants, have dropped their opposition to the school's requests. Consistent with the terms of the agreement, the school has amended its proposal for a second time to restate certain original requests, modify other elements of the original petition, and request approval of new features not found in the original petition.

## **Elements of Proposal**

### Original Requests Restated

The following items were part of Holton-Arms original proposal and remain unmodified by the second amendment.

- Increase in Land Area - Incorporation of 3.60 acres of land donated to the school in 1998 into the existing special exception. This land area is bisected by Booze Creek and has frontage on Burning Tree Road.
- New Science Wing - Construction of a new science wing measuring 16,720 square feet in size. This will be a three-story addition proposed for each side of an existing breezeway corridor that connects the main academic building with the Performing Arts Center. The location will help to preserve the existing architectural integrity of the academic buildings and locate science, math and technology classes in a consolidated sector in close proximity to existing classrooms. Relocation of the science department will free up old building space that will be renovated and reconfigured.
- Performing Arts Center - Expansion of the performing arts center to accommodate a small theater for presentations, theater practice or for experimental productions; a larger, more modern "Music Room" for both instruction and small group practice/presentations; an expanded "Orchestra Room" for teaching, practice and presentation sessions for larger groups; and an outdoor terrace. These improvements will be located on the interior of a courtyard created by the Performing Arts Center and the Gymnasium/Pool building and will not be visible from any adjoining properties.
- Lower School Addition - Construction of an addition to the Lower School measuring 6,056 square feet in size. The addition will accommodate an "All Purpose Room" to provide space for Lower School gatherings, physical education, and lunches. It will be connected to the southern end of the existing building by a short passageway.

### Modified Elements of the Petition

- Second Entrance - The proposed gated driveway that would connect the main campus to Beech Tree Road has been deleted from the proposal. The only connection between the main campus and the school's land on the east side of Booze Creek will be a bridge carrying a two land driveway for access to the proposed athletic field and track.
- Athletic Field and Track - The athletic field and track will be relocated further to the east so that less ground disturbance and tree loss will result. This resiting also expands the separation between the athletic fields and identified colonies of rare plant species. The reorientation of the field and track also increases the distance from the critical root zones of trees located on the adjacent park property. Seating for spectators has been reduced from 750 to 200. Seating will be some form of bench seating terraced into the hillside overlooking the field and track. A covered press box has been eliminated and replaced with a concrete pedestal located at the top of the seating. Parking for vehicles and buses has been reduced to four handicapped spaces and on-street parking for four buses. All other parking for athletic events will be located in the school's main parking lot. Only one support building will be provided containing bathrooms, a first aid/training room, coach's rooms, and storage areas.
- Centennial Garden - The "Centennial Garden" is located in front of the southern portion of the main building on the campus and is essentially a patio surrounded by formal landscaping. A staircase connects the garden with the dining hall patio located on the second level of the school. The garden has a number of functions including: a setting for classes; an informal gathering place and dining area for students; and as a venue for social functions.
- Emergency Driveway - The Board of Appeals has previously granted to Holton-Arms permission to maintain and use a driveway connecting to Burdette Road for emergency purposes only. At the present time, the driveway is paved for a short distance and serves as a parking area and access for two residences by agreement with the school. The school now proposes to upgrade the driveway for its entire length and extend it to the Lower School parking lot. It will have a gate restricting access except in emergency situations. Where the driveway encroaches upon a nearby athletic field, "grass pavers" will be used as a surface material.
- Paved Pathway - A de facto pathway has been created around the Marriott Library in the northeast corner of the school property. This pathway has been created as a result of pedestrians, athletes, and golf carts utilized by athletic trainers. The traffic has caused loss of grass and erosion of the hillside. To facilitate movement past the library with no further environmental impact, the school proposes a five-foot paved pathway.

### New Features of the Petition

- **New Entrance and Interior Circulation Road** – In order to maximize the operation of the school's sole point of access on River Road, Holton-Arms proposes to widen and reconfigure the entrance to improve the movement of cars entering the campus. By changing the radius of curves at the entrance, cars will be able to proceed more smoothly onto campus. A fourth lane will be added so that, after reconstruction, there will be one inbound lane and three outbound lanes. Redesign of the entrance will require the relocation of the school's existing sign, stone pillars and entrance gate. A new interior circulation road will be constructed, basically running parallel to River Road. This new driveway will provide a connection between the Lower School and the Upper School that will be available even if the River Road entrance is closed by an accident.
- **Front Entrance Circle** – The new science wing will bring the face of the buildings closer to the existing traffic circle at the school's main entrance. In order to maintain an adequately sized "lawn" in front of the building, a modest reconfiguration of the traffic circle has been proposed to create more space and separation from the curb line to the face of the building. The redesign will result in less paved area. It will also allow the creation of a ramp to provide improved handicapped access to the adjacent theater.
- **Light Fixtures** – The school wishes to replace a number of outdated light poles around the campus with better designed more efficient models.

### ANALYSIS

**Master Plan** – As noted in the original technical staff report, the Holton Arms School is located within the area of the 1990 Bethesda-Chevy Chase Master Plan. The Master Plan supports the existing R-90 and R-200 Zones for the subject property. Private educational institutions and child day care facilities are allowed by special exception in those zones.

**Transportation** – Transportation Planning staff have reviewed the applicant's amended proposal including the comprehensive Transportation Management Plan (TMP) developed in conjunction with the Neighborhood Reconciliation Agreement. Staff is satisfied that the proposed TMP is consistent with the requirements for a TMP outlined in the original staff report as well as with the Planning Board's concerns relative to an effective TMP. Staff believes that the TMP will accomplish the stated goals of the school and neighbors. These include managing the flow of traffic at the River Road entrance in a safe and efficient manner without impeding the flow of through traffic on the state highway; ensuring that the circulation of vehicles on the campus is done in an efficient and organized manner; and wherever reasonably possible, reducing the volume of traffic to and from the campus. Aiding in this effort will be the proposed new entrance and interior circulation road.

## Environment

### Forest Conservation

The applicant's proposal is subject to the Montgomery County Forest Conservation Law. In accordance with that law, a Natural Resources Inventory - Forest Stand Delineation plan has been approved (No. 4-99132). As shown on that plan, there is approximately 21 acres of high-quality, upland forest cover in the northeast portion of the property. The dominant tree species within that forest are Tulip, Maple, Sycamore, Beech, Oak and Hickory.

A preliminary Forest Conservation Plan has also been approved. Based on that plan, approximately 7 acres of forest will be cleared to accommodate the athletic field and track. Reforestation requirements for the site total 2.6 acres and can be met with a mixture of landscaping and on-site reforestation. A Final Forest Conservation Plan must be submitted and approved prior to the release of sediment and erosion control permit or building permit, as appropriate. It shall include a tree protection plan (for on-site retention areas and the adjacent parkland), a reforestation-planting plan, appropriate easement agreements, a two-year maintenance and management agreement and financial security.

### Stormwater Management

The subject property is located in the Lower Booze Creek subwatershed of the Cabin John watershed, Use I-P. The *Countywide Stream Protection Strategy* assesses the Lower Booze Creek subwatershed as having poor stream conditions and fair to good habitat conditions, labeling it as a Watershed Restoration Area. The Montgomery County Department of Permitting Services (DPS) is reviewing a stormwater management concept plan submitted by the applicant. The plan proposes to provide water quality control via surface sand filters. Water quantity control shall be provided via detention ponds.

Neighbors have asked that the applicant be required to perform water quality testing in the stream before, during and after construction to ensure that sediment and erosion control measures and stormwater management facilities are functioning properly. Currently, this type of water quality testing is only required within Special Protection Areas. In addition, standard sediment and erosion control methods are only 70% effective. After discussing this issue with both the DPS and the Montgomery County Department of Environmental Protection (DEP), staff feels that it is inappropriate to require such a condition at this time. However, staff suggests that the citizens and the applicant contact and work with the Friends of Cabin John Creek (FOCJC), a volunteer water quality monitoring coalition. At present, the FOCJC monitors tributaries within the Cabin John watershed quarterly, in accordance with County and State monitoring standards, and submits the results to the DEP.

### Stream Restoration

The applicant has submitted a stream restoration plan as mitigation for the athletic field and track, stream crossing and related construction. The DEP and technical staff must review and approve a final restoration plan prior to the release of sediment and erosion control or building permit, as appropriate. The goals of the stream restoration plan are to stabilize eroding stream banks with riprap, boulder vanes, and live cuttings as well as remove invasive species, trash and debris within the entire floodplain, where appropriate.

### Wetlands and Floodplains

There are two wetlands on the property. One is located in the northeastern portion of the site and the other is located near the proposed stream crossing southwest of the athletic facilities. Wetlands are regulated by the Army Corps of Engineers with oversight by the Maryland Department of the Environment (MDE). The site also has a 100-year floodplain bisecting the property from north to south. Floodplains are regulated through the DPS.

In 1994, Holton-Arms granted a sewer easement to the Washington Suburban Sanitary Commission for the purpose of installing and maintaining sewer lines. At that time the Army Corps of Engineers performed a jurisdictional delineation (JD) as the easement encroached into the wetlands. In November 2000, the Army Corps of Engineers performed a second JD to verify the extent of the wetlands. A comparison of the two indicates a discrepancy between the JD's.

As such, concerned neighbors have contacted the MDE and the Army Corps of Engineers to resolve the dispute. Regardless of the outcome, both wetlands lie within the floodplain and stream valley buffers and shall be fully protected except for that portion of the southeastern wetland into which encroachment is unavoidable due to the necessary bridged crossing to reach the athletic facilities. This encroachment would be mitigated by the previously mentioned stream restoration plan. In addition, a wetland and waterways disturbance permit must be reviewed and approved by MDE for the crossing.

### Rare, Threatened, Endangered and Watchlist Species

In August 2000, five plant species of note were found within the forested area of the property (see table below). The Maryland Department of Natural Resources, Natural Heritage Program states that private property owners are not legally required to protect Rare, Threatened, Endangered (RTE) or Watchlist species, although protection is strongly encouraged. However, all populations of these five species lie within the proposed forest retention areas and will not be disturbed.

Neighbors have requested that each population of RTE or Watchlist species on the property be delineated and fenced for protection. However, staff believes that these rare and watchlist populations should not be fenced or demarcated in any way whatsoever. Bringing attention to them may only serve to bring them to an early demise. Previous measures of protective fencing were recommended only because the forested buffer was miniscule and the populations of concern needed as much protection as possible. Now that the buffers have increased significantly staff does not believe that there is a need for individual protective fencing.

Common Name	Scientific Name	Maryland DNR Status	On-site Population
Narrow Melic Grass	Melica Mutica	Highly State Rare	52 plants
Showy Skullcap	Scutellaria serrata	Watchlist	105 plants
Shining Bedstraw	Galium concinnum	Watchlist	Several populations
Shingle Oak	Quercus imbricaria	Watchlist	3
Swamp White Oak	Quercus bicolor	Uncommon (species under review for inclusion on Heritage List)	1 specimen

#### Blasting – Noise and Vibrations

The applicant had a preliminary subsurface exploration report done to determine whether blasting may be required. The report states that due to geology in the area, varying rock elevations and hardness are expected. In addition, soils may well obscure subsurface rock where subsurface exploration did not occur. Upper layers of rock should be removable with standard construction equipment. However, hard rock may be encountered requiring alternative removal methods such as hoe ramming or blasting.

Blasting, regulated by the State Fire Marshall's office, may cause noise and vibrations. Noise mitigation measures should be used to reduce the impact on nearby residents. Based on the County noise ordinances and State blasting regulations blasting will be limited to the following times only: 7 a.m. to 7 p.m. weekdays and from 9 a.m. to 7 p.m. Saturdays.

Vibrations from blasting may stress nearby trees or cause damage to house foundations. Seismographs may be necessary to measure noise and ground shock to reduce impact. Trees that may be affected will need to be assessed by a qualified tree care professional and stress reduction measures taken prior to blasting such as, root pruning, fertilizing or pruning.

**Inherent/Non-inherent Adverse Effects** – The inherent and non-inherent adverse effects of the existing school are presumed by staff to have been addressed at the time of the original special exception approval. The inherent adverse effects associated with private educational institutions include buildings and facilities designed to accommodate the demands of academic, athletic, and arts programs for school aged children. Parking facilities must be provided in support of these programs and traffic will be generated.

As amended by the applicant, the proposal will not have an adverse impact on the inherent characteristics of the use. The school has proposed a number of new improvements to accommodate the needs of the academic, athletic, and arts programs. These include the construction of a new science wing, expansion of the Performing Arts Center, Lower School Building addition, and new athletic field and track. Staff continues to be in support of these proposed facilities and finds that they will be compatible with the surrounding neighborhood. The new buildings will respect the setbacks, design, and materials of existing buildings. The athletic field and track will be scaled back in size, with increased setbacks providing additional buffer from neighboring properties. The proposed lighting is more efficient than the existing lighting it replaces and reduces the potential impact on neighbors. The proposed landscaping, particularly in the vicinity of the new entrance on River Road will mitigate the impact of the grading necessary to accommodate that road improvement. Staff finds that there are no non-inherent adverse effects that warrant denial of the request.

**Community Concerns** – Staff understands that the Neighborhood Reconciliation Agreement between the school and its neighbors has addressed most or all of the communities previous concerns with the proposal.

**General and Specific Special Exception Provisions** – The staff has reviewed the application for compliance with the applicable special exception provisions. As noted in the attached, with conditions recommended by staff, all general and specific requirements for the private educational institution and child day care center uses will be satisfied.

**Conclusion** – Staff finds that the proposed modification and new special exception will satisfy all general and specific requirements for the uses found in Sections 59-G-1.21, 59-G-2.19 and 59-G-2.13.1 of the Zoning Ordinance. Therefore we recommend approval with the conditions found at the beginning of this report.

Attachments

## Montgomery County Zoning Ordinance

### 59-G-1.21. General conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

*The use is so allowed under Section 59-C-1.31 of the Zoning Ordinance.*

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

*As noted below, the use will be in compliance with these standards and requirements.*

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan thereof adopted by the Commission. Any decision to grant or deny special exception must be consistent with an recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that the granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

*The subject property is covered by the 1990 Bethesda – Chevy Chase Master Plan. The Plan supports the existing R-90 and R-200 Zones for the property and private educational institutions and child day care facilities are allowed by special exception in those zones.*

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

*The use will be in harmony with the neighborhood considering these criteria. The modification will intensify the character of activity and impact traffic but not to the point where it will affect harmony.*

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The modification will not result in the school being detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.*

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The modification will not have a detrimental effect for any of these reasons. Anticipated noise from the athletic field and track will be well within the standards imposed by the Noise Ordinance and should not have any affect on the existing "soundscape". The field will not be lit. Other lighting proposed will be limited and of a superior design to the existing lighting on campus. Special emphasis will be placed on shielding the source point of the lights to control their spread of light.*

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

*The modification is to an existing school that has existed by special exception on this site since 1963.*

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective on any adverse effects the use might have if established elsewhere in the zone.

*The existing special exception has operated for many years without causing these effects.*

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

*The subject property will continue to be served by adequate public facilities.*

- (i) If the special exception use requires approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

*The modification will not require approval of a preliminary plan of subdivision.*

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

*The applicant is no longer proposing a second entrance as part of the modification.*

**59-G-2.19. Educational Institutions, private.**

- (a) **Generally.** A lot, tract or parcel of land may be allowed to be used for a private educational institution upon a finding by the Board:

- (1) That such use will not constitute a nuisance because of traffic, number of students, noise, type of physical activity or any other element which is incompatible with the environment and character of the surrounding neighborhood; and

*The proposed modification will not constitute a nuisance because of traffic, number of students, noise, type of physical activity or any other element. The school has been in operation at this location for many years. The school buildings, athletic field, and other activity areas are well setback from adjoining uses, and the topography and forest buffer will provide additional buffering. The minimum setback for the field will be substantially greater than the minimum 100 feet recommended in the Montgomery County Recreational guidelines. Spectator seating for the field will be limited to 200.*

- (2) That, except for buildings and additions thereto completed, or for which building permits have been obtained prior to the time of adoption of this section, such use will be housed in buildings architecturally compatible with other buildings in the surrounding neighborhood, and, in the event such building is to be located on a lot, tract or parcel of land of 2 acres or less, in either an undeveloped area or an area substantially developed with single-family homes, that the exterior architecture of such building will be of a residential home design, and at least comparable to existing residential homes, if any, in the immediate neighborhood; and

*The existing school buildings have been found architecturally compatible with the surrounding neighborhood. The proposed science wing, performing arts center expansion, and lower school building will be designed and constructed of similar materials. The support building for the athletic field, while of institutional design, will be inset into the proposed grade to mitigate its impact.*

- (3) That such use will not, in and of itself or in combination with other existing uses, affect adversely or change the present character or future development of the surrounding residential community; and

*The modification use will not adversely affect or change the present character or future development of the surrounding neighborhood. The proposed setbacks and existing buffering will be sufficient to prevent any adverse effect.*

- (4) That such use can and will be developed in conformity with the following area, density, building coverage, frontage, setback, access and screening requirements, where specified:

- a. **Area, Frontage and Setback** - As shall be specified in a site plan of development approved by the Board; provided, that in no event shall such standards be less than the area regulations for the zone in which the private educational institution is proposed to be located; and
- b. **Access Building Coverage and Screening** - As shall be specified in a site plan of development approved by the Board; and

c. **Density** - Such density, being the allowable number of pupils per acre permitted to occupy the premises at any one time as shall be specified by the Board upon consideration of the following factors:

1. Traffic patterns, including:
  - a) Impact of increased traffic on residential streets;
  - b) Existence of arterial highways; and
2. Noise or type of physical activity; and
3. Character, percentage and density of existing development and zoning within the community;
4. Topography of the land to be used for the special exception:
5. Provided that a density in excess of 87 pupils per acre may only be permitted upon a finding that:
  - (a) the program of instruction, special characteristics of students, or other circumstances justify reduced space and facility requirements,
  - (b) the additional density will not adversely affect adjacent properties,
  - (c) additional traffic generated by the additional density will not adversely affect the surrounding streets; and
  - (d) adequate provisions for drop-off and pick-up of students will be provided.

*The applicant has submitted statements, site plans, and architectural drawings that demonstrate that the modification will conform to the development standards for the R-200 and R-90 Zones. The campus is comprised of 58.5 acres. The minimum lot sizes for the R-200 and R-90 Zones is 40,000 and 9,000 square feet respectively. The school buildings are setback well in excess of the required 40 foot minimum front yard, 15 foot side yard, and 30 foot rear yard setbacks. The proposed athletic field greatly exceeds the minimum setback of 100 feet recommend in the County Recreational Guidelines. Traffic patterns will not change. The number of students has been reduced to 645 but previous action of the Board of Appeals and is well below the maximum allowed density of 87 students per acre.*

(b) **Site plan.**

- (1) In addition to submitting such other information as may be required, an applicant shall submit with his application a site plan of proposed development. Such plan shall show the size and shape of the subject property, the location thereon of all buildings and structures, the area devoted to parking and recreation facilities, all access roads and drives, the topography and existing major vegetation features, the proposed grading, landscaping and screening plans and such other features necessary for the evaluation of the plan.

*The applicant has submitted such a plan and staff finds it acceptable.*

(2) No special exception, building permit or certificate of occupancy shall be granted or issued except in accordance with a site plan of development approved by the Board. In reviewing a proposed site plan of development the Board may condition its approval thereof on such amendments to the plan as shall be determined necessary by the Board to assure a compatible development which will have no adverse effect on the surrounding community, and which will meet all requirements of this chapter. Any departure from a site plan of development as finally approved by the Board shall be cause for revocation of the special exception, building permit or certificate of occupancy, in the manner provided by law.

- (c) **Exemptions.** The requirements of this section shall not apply to the use of any lot, lots or tract of land for any private educational institution, or parochial school, which is located in a building or on premises owned or leased by any church or religious organization, the government of the United States, the State of Maryland or any agency thereof, Montgomery County or any incorporated village or town within Montgomery County.

*Not applicable.*

- (d) **Nonconforming uses.** Nothing in this chapter shall prevent any existing private educational institution which obtained a special exception prior to the effective date of this chapter, from continuing its use to the full extent authorized under the resolution granting the respective special exception, subject, however, to division 59-G-4 of this chapter.

*Not applicable.*

- (e) **Public Buildings.**

- (1) A special exception is not required for any private educational institution that is located in a building or on premises that have been used for a public school or that are owned or leased by Montgomery County.

*Not applicable.*

#### **Sec. 59-G-2.13.I. Child day care facility.**

- (a) The Hearing Examiner may approve a child day care facility for a maximum of 30 children if:

- (1) a plan is submitted showing the location of all buildings and structures, parking spaces, driveways, loading and unloading areas, play areas, and other uses on the site;

*A plan has been submitted showing all of the applicable information.*

- (2) parking is provided in accordance with the parking regulations of article 59-E. The number of parking spaces may be reduced by the Hearing Examiner if the applicant demonstrates that the full number of spaces required in section 59-E-3.7 is not necessary because:

*The required number of parking spaces based on the proposed size of the facility and the number of staff is 10 spaces. A total of 20 parking spaces are available in the immediate vicinity of the use.*

- (A) existing parking spaces are available on adjacent property or on the street abutting the site that will satisfy the number of spaces required; or
- (B) a reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems;

- (3) an adequate area for the discharge and pick up of children is provided;

*There will be an adequate area for the discharge and pickup of children.*

- (4) the petitioner submits an affidavit that the petitioner will:

- (A) comply with all applicable State and County requirements;
- (B) correct any deficiencies found in any government inspection; and
- (C) be bound by the affidavit as condition of approval for this special exception; and

*The applicant has submitted such an affidavit stating compliance to the above-cited conditions.*

- (5) the use is compatible with surrounding uses and will not result in a nuisance because of traffic, parking, noise or type of physical activity. The hearing examiner may require landscaping and screening and the submission of a plan showing the location, height, caliper, species, and other characteristics, in order to provide a physical and aesthetic barrier to protect surroundings properties from any adverse impacts resulting from the use.

*The use will be compatible with surrounding uses and will not result in a nuisance because of traffic, parking, noise or type of physical activity.*

- (b) A child day care facility for 31 or more children may be approved by the Board of Appeals subject to the regulations in subsection (a) above, and the following additional requirements:

- (1) a landscaping plan must be submitted showing the location, height or caliper, and species of all plant materials; and

*Not applicable*

- (2) in the one-family residential zones, facilities providing care for more than 30 children must be located on a lot containing at least 500 square feet per child.

*Not applicable.*

- (c) The requirements of section 59-G-2.13.1 do not apply to a child day care facility operated by a nonprofit organization and located in:

- (1) a structure owned or leased by a religious organization and used for worship; or

*Not applicable*

- (2) a structure located on premises owned or leased by a religious organization that is adjacent to premises regularly used as a place of worship; or

*Not applicable*

- (3) a structure used for private parochial educational purposes which is exempted from the special exception standards under section 59-G-2.19(c); or

*Not applicable*

- (4) a publicly owned building.

*Not applicable*

VICINITY MAP FOR

# HOLTON-ARMS SCHOOL



Map compiled on February 20, 2001 at 11:38 PM | Site located on base sheet no - 210NW07

## NOTICE

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

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

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center



1:9600



NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY LAYOUT
2	10/15/88	REVISIONS
3	11/1/88	FINAL LAYOUT
4	11/15/88	REVISIONS
5	12/1/88	FINAL LAYOUT

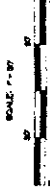
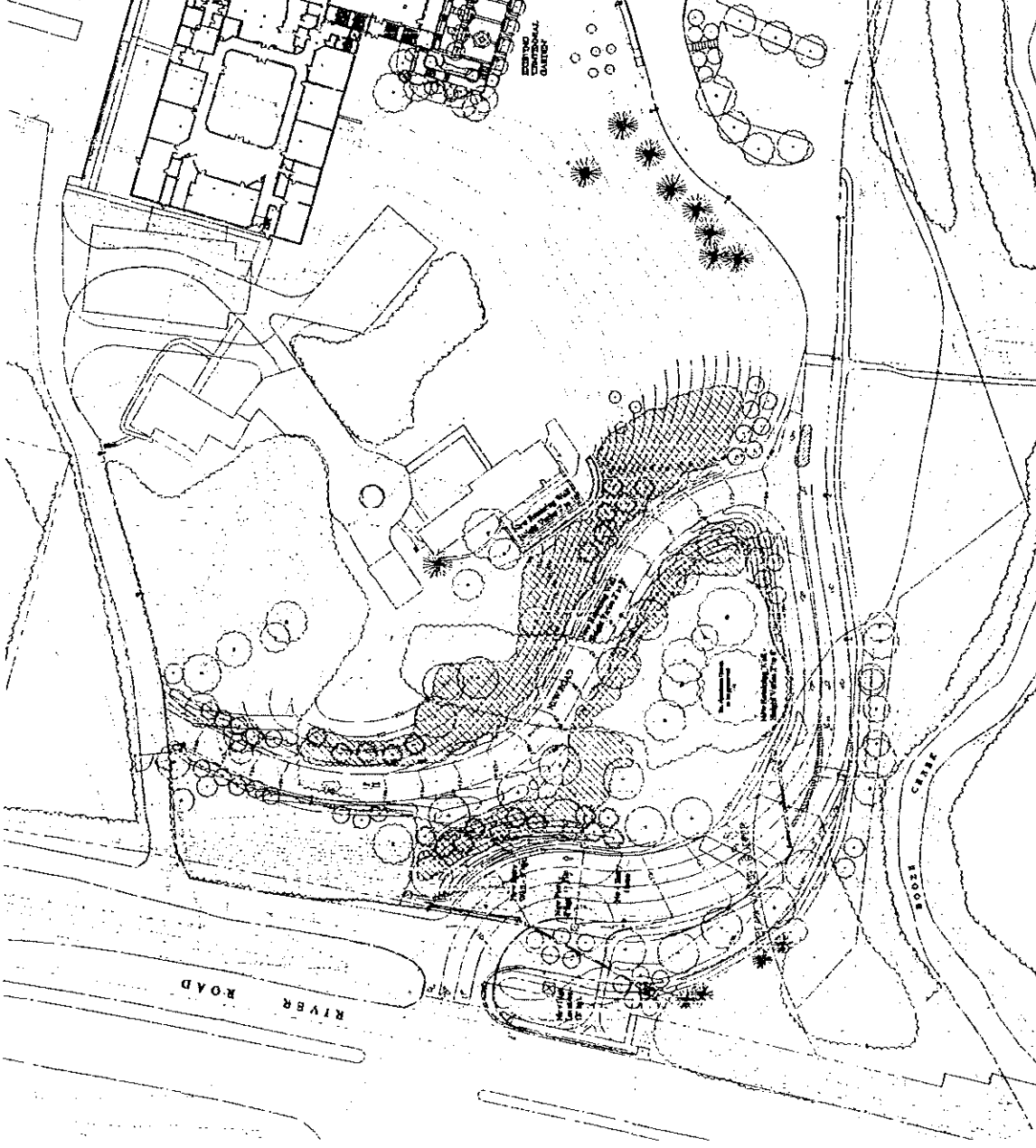
**THE  
 HOLTON ARMS  
 SCHOOL  
 SPECIAL  
 EXCEPTION  
 PLAN**

1000 N. 10TH ST.  
 DENVER, CO 80202

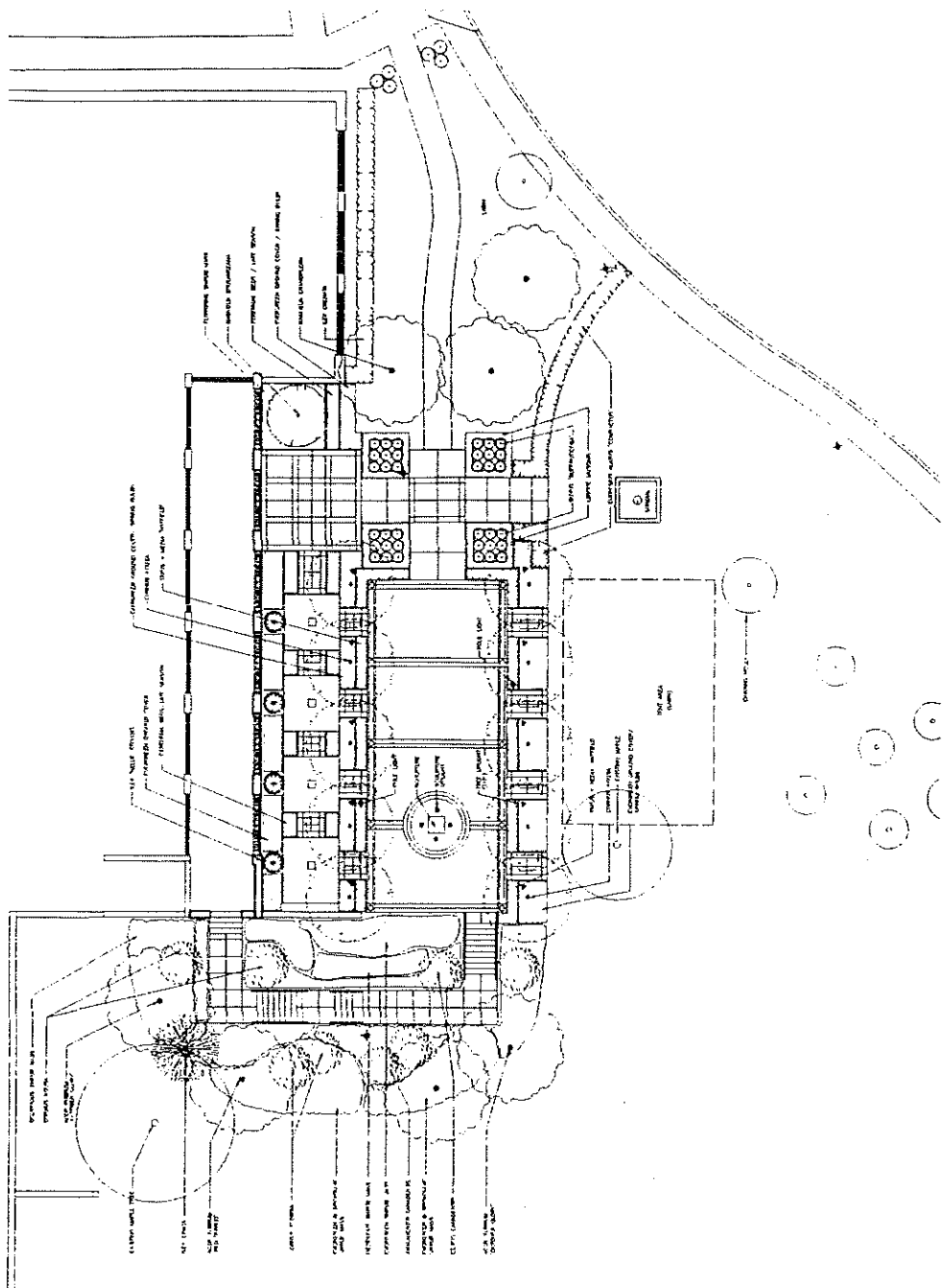
NEW ENTRY ROAD  
 LANDSCAPE PLAN

SE 14

- LEGEND**
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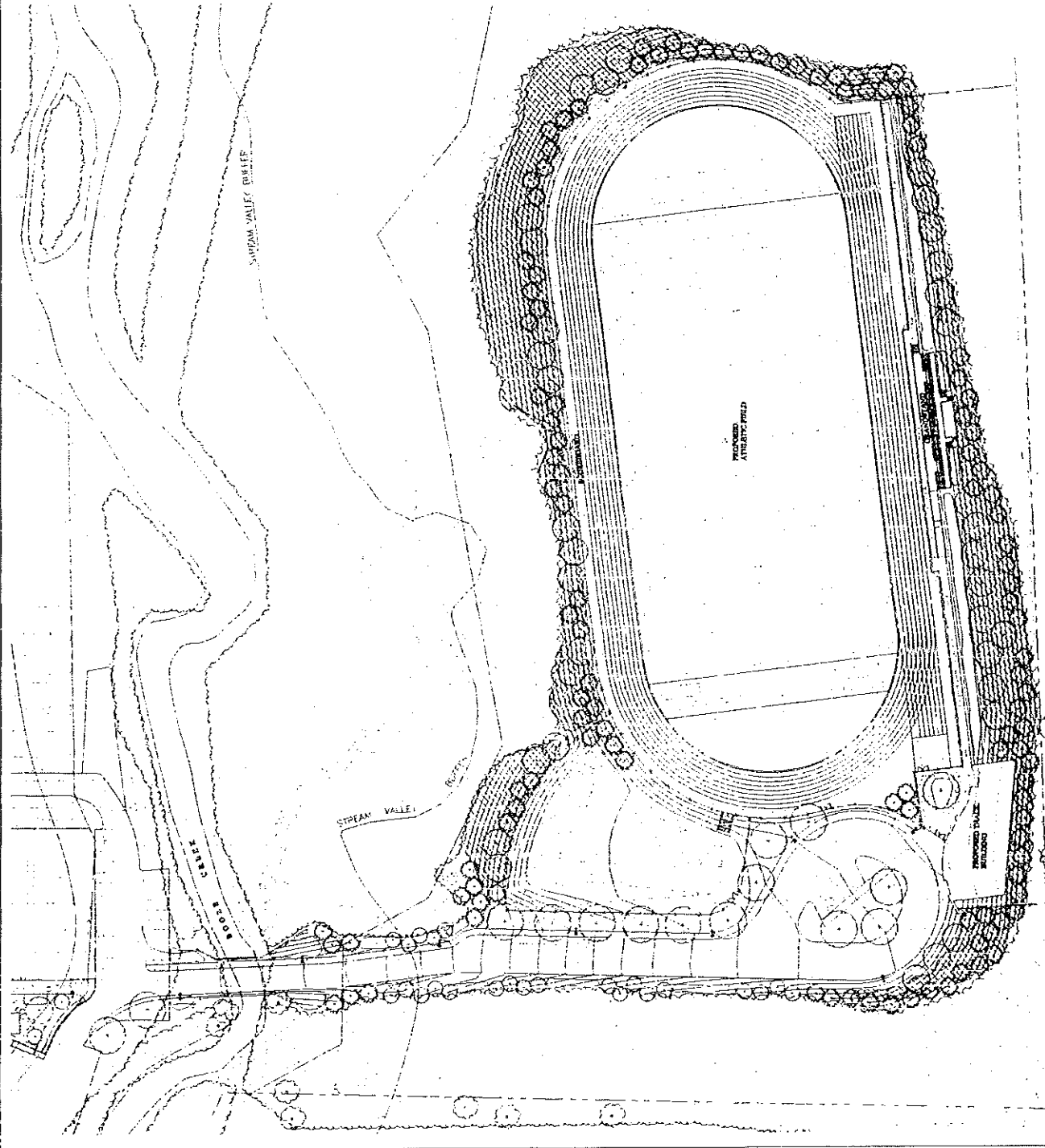
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APPROVED BY: [illegible]

THE  
HOLTON ARMS  
SCHOOL  
SPECIAL  
EXCEPTION  
PLAN

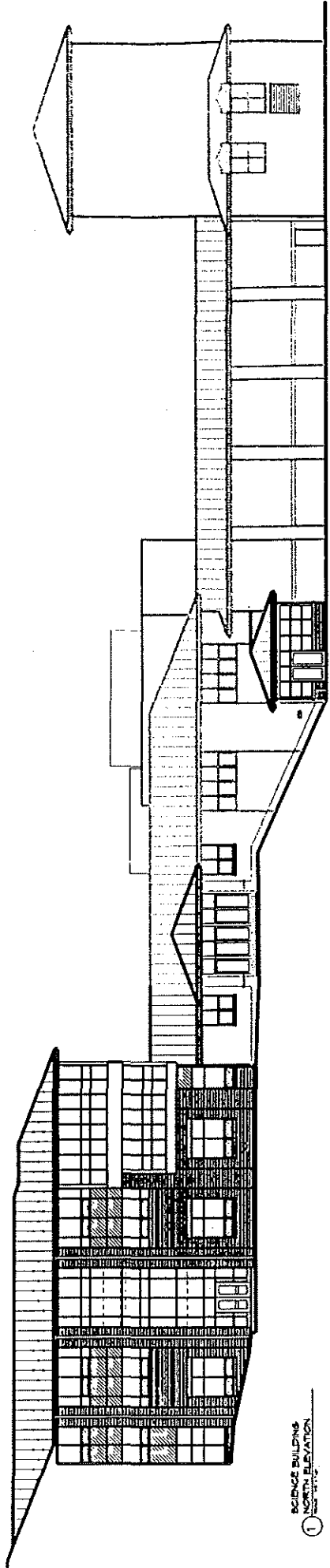
TRACY AND FIELD  
LANDSCAPE PLAN

SE 16

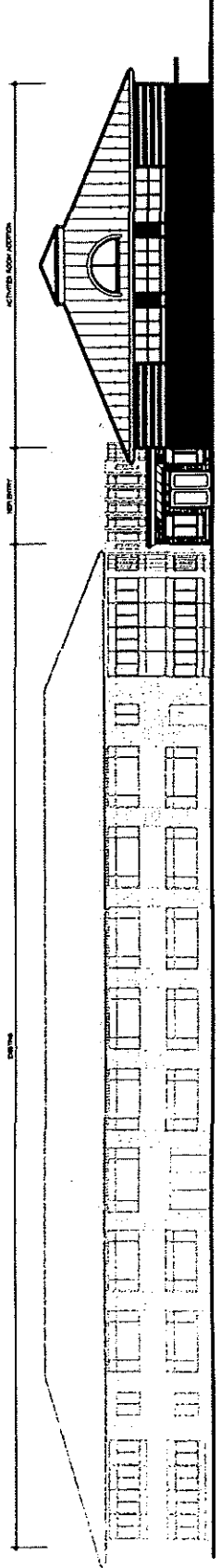
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  - PROPOSED LIGHTING
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  - PROPOSED SIGNAGE
  - PROPOSED STRUCTURE
  - PROPOSED UTILITIES
  - PROPOSED LANDSCAPE
  - PROPOSED TRAIL
  - PROPOSED DRIVEWAY
  - PROPOSED PARKING
  - PROPOSED PLAY AREA
  - PROPOSED SPORTS FIELD
  - PROPOSED TENNIS COURT
  - PROPOSED GOLF COURSE
  - PROPOSED GOLF CART PATH
  - PROPOSED GOLF CART STORAGE
  - PROPOSED GOLF CART WASH
  - PROPOSED GOLF CART REPAIR
  - PROPOSED GOLF CART MAINTENANCE
  - PROPOSED GOLF CART STORAGE
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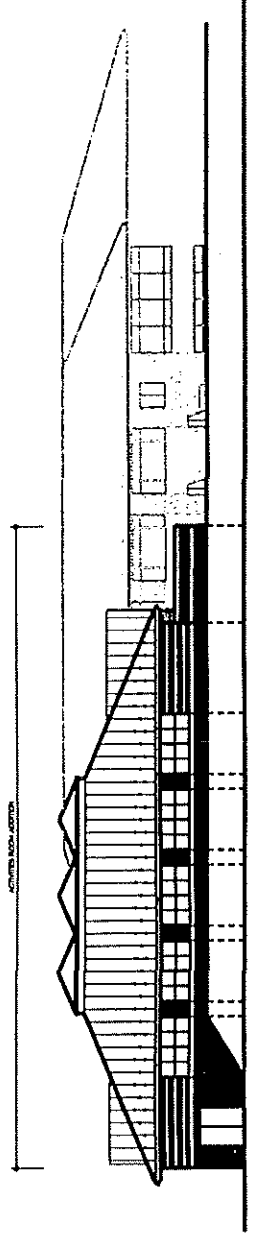
ENTRANCE      MAIN ENTRANCE      ENTRANCE      MAIN ENTRANCE      ENTRANCE



1 SCIENCE BUILDING  
NORTH ELEVATION



2 ACTIVITIES ROOM  
WEST ELEVATION

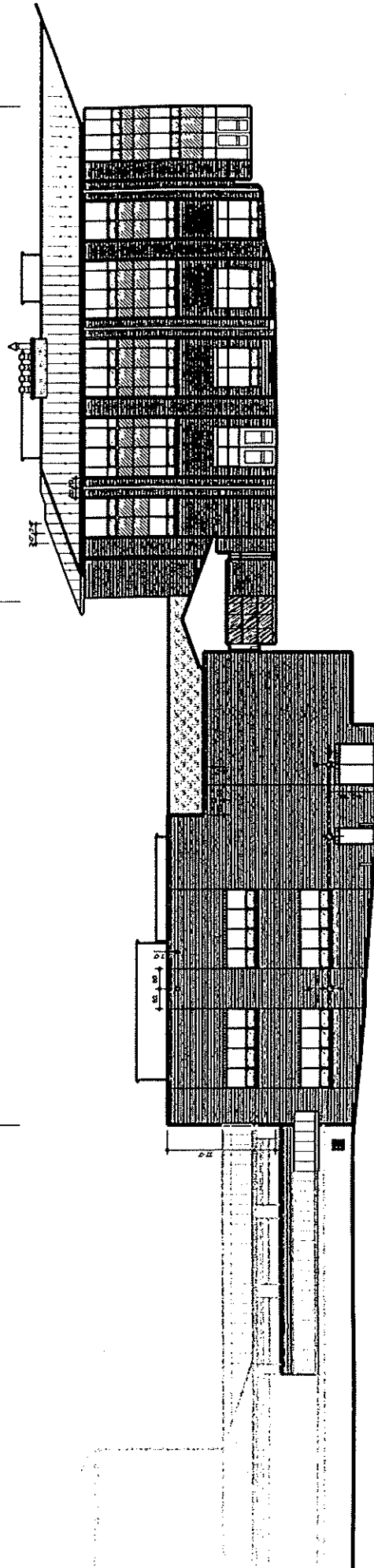


3 ACTIVITIES ROOM  
SOUTH ELEVATION

NOT TO SCALE BUILDING

NOT TO SCALE ARTS

SECTION



SCIENCE BUILDING  
 NORTH ELEVATION

SECTION

THE  
 HOLTON ARMS  
 SCHOOL  
 SPECIAL  
 EXCEPTION  
 PLAN  
 8/14/2007









ELEVATIONS

SE-10



Firm Characteristics		1970	1971	1972
Number of employees	10-19	10-19	10-19	10-19
Number of employees	20-49	20-49	20-49	20-49
Number of employees	50-99	50-99	50-99	50-99
Number of employees	100-199	100-199	100-199	100-199
Number of employees	200-499	200-499	200-499	200-499
Number of employees	500-999	500-999	500-999	500-999
Number of employees	1000-1999	1000-1999	1000-1999	1000-1999
Number of employees	2000-4999	2000-4999	2000-4999	2000-4999
Number of employees	5000-9999	5000-9999	5000-9999	5000-9999
Number of employees	10000-19999	10000-19999	10000-19999	10000-19999
Number of employees	20000-49999	20000-49999	20000-49999	20000-49999
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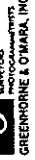
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94	100%
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99	100%
100	100%



100  
SE-20

## NATURAL RESOURCES INVENTORY/FOREST STAND DEFINITION MAP

**Using Math to**

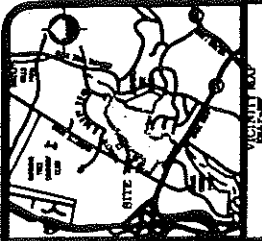


I hereby certify that the National Democratic Assembly (NDA) is a political party registered with the National Electoral Commission of Nigeria (NEC) and is a member of the National Democratic Coalition (NADECO).

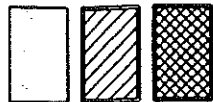


WHEEL,  
HOLTON, ALANES SCHOOL  
1200 WEST 1040  
MAYESDA, MARYLAND 21114-1117  
201-363-3308

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# LEGEND



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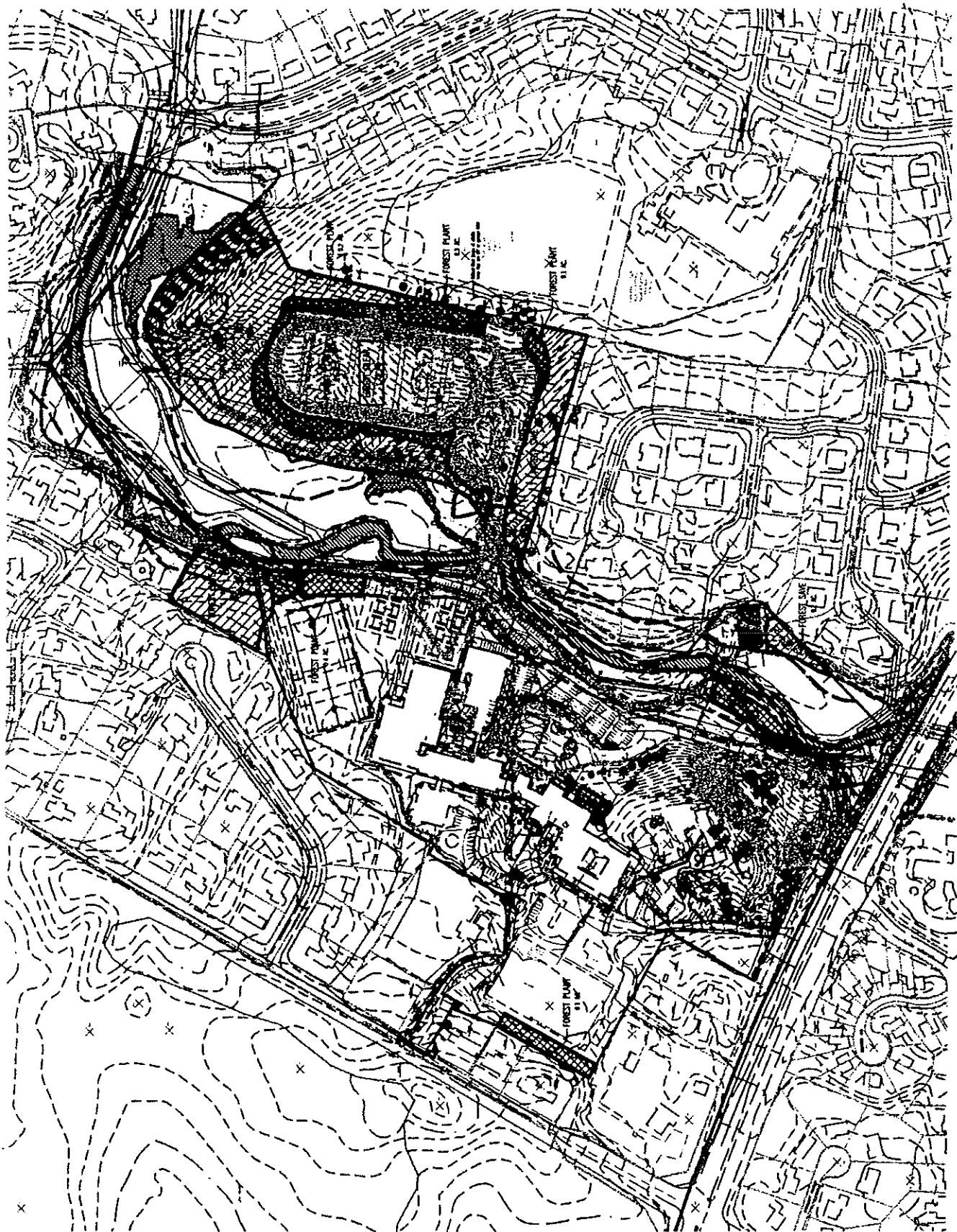
FOREST PLANT 100/100

FOREST PLANT 100/100

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FOREST PLANT 100/100



PRELIMINARY FOREST CONSERVATION PLAN  
 HOLTON ARMS SCHOOL  
 PROJECT 1. HOLON ARMS ROAD, A.D. No. 11111  
 KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET

FOR THE BOARD OF  
 KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET

FOR THE BOARD OF  
 KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET, KITCHEN FOR ELECTRIC STREET

SEP-21

**EXHIBIT E****TRANSPORTATION MANAGEMENT PLAN****Introduction**

The following document describes the strategies and techniques to be employed, by Holton-Arms School, in organizing and managing vehicular traffic to and from its campus at 7303 River Road, Bethesda, Montgomery County, Maryland.

Holton-Arms is a dynamic, private educational institution for young women with a single point of access on River Road, a busy and heavily traveled major highway. A Transportation Management Plan is essential to accomplishing the following goals of the School:

1. Managing the flow of traffic at its River Road entrance in a manner that traffic movements to and from the campus are made in a safe and efficient manner without impeding the flow of through traffic on a state highway.
2. To ensure that queuing and circulation of vehicles on campus is conducted in an organized and efficient manner that supports the School's operations.
3. To, wherever reasonably possible, reduce the volume of traffic to and from the Holton-Arms campus so as to support goals 1 and 2 above.

**Background**

The Transportation Management Plan for Holton-Arms School has three major components: (1) the minimization of vehicular traffic; (2) the management of vehicular traffic; and (3) the distribution of traffic away from the peak hours of usage of River Road.

The program to minimize vehicular traffic, both in terms of total volume and during certain periods of the day, will include efforts to encourage carpooling, the use of public and private bus service, and the restriction of vehicles on campus. The management of vehicular

traffic will include programs to optimize the circulation and parking of vehicles; the use of traffic control measures; the supervision of campus traffic by both staff members and police officers; and the education of persons commuting to and on the Holton campus.

### Personnel

The Transportation Management Plan will be implemented by a staff person who has been designated to act as Transportation Coordinator. This person will act as a liaison with other persons and other divisions in the School to facilitate the programs described in this Plan. Examples of the persons and department with which the Coordinator will interact include (a) Building and Grounds staff; (b) Admissions office staff; (c) Holton events scheduler; (d) parent groups; (e) bus operators; (f) Montgomery County police; and (g) School Registrar.

### Program

#### I. Minimization of Vehicular Traffic

##### A. Carpooling

1. The Transportation Coordinator will direct efforts to encourage, coordinate and maintain carpools.
2. The Transportation Coordinator is authorized to undertake the following steps to encourage and support carpooling at Holton-Arms School.
  - a. Before the commencement of each academic year, Holton-Arms will mail to parents of students a postcard sized response form requesting information on a student's travel patterns and her interest in opportunities to travel to school by public transportation,

private bus transportation, or multiple occupancy vehicles (carpools).

- b. The information garnered from this mailing will then be collated by the Transportation Coordinator and will be sorted into geographical areas.
- c. The Transportation Coordinator will use this information to create an area map for parent/student review showing the location of families involved in existing carpools or families interested in forming carpools.
- d. The Transportation Coordinator will also establish and maintain a carpool registry at the School's reception desk so that carpool formation can be fostered during the entire school year, or, alternatively, so that short term carpooling arrangements can be made.
- e. Parents of students will be encouraged in literature and publications mailed by the School to organize carpools from the information provided by the carpool coordinator, or to consult the coordinator for further assistance.
- f. In addition to the above, the School will include information about carpool opportunities in:
  - (1) correspondence periodically mailed by the School to parents;
  - (2) the school's web site;

- (3) the student handbook;
- (4) the school directory, which includes a listing of students by zip code area to facilitate carpool formation;
- (5) materials sent to parents with enrollment, or re-enrollment contracts.

- (a) A clause will be included in the enrollment contract signed by parents stating that compliance with the Transportation Management Plan is required.

B. Bus Transportation

Holton-Arms is dedicated to encouraging travel to School by bus, both public and private.

1. Public Bus Transportation:

Public bus transportation is available on River Road with bus stops on River Road in front of the School. The following measures have been taken, and will be maintained, to encourage public bus transportation to and from the campus:

- a. Enhancing a bus stop in front of the campus by installing a comfortable bench to be used by Holton's students and employees;
- b. Collaboration with Montgomery County, Maryland, in creating a safe set of bus pick-up and drop-off points on both sides of River Road; and

- c. Coordination with Montgomery County of sidewalk improvements to facilitate movement from the bus stop to the Holton-Arms academic buildings; and
- d. Advertising the availability of public transportation on its web site and in its handbook.

2. Private bus transportation:

- a. Holton-Arms currently operates a program of private bus transportation, in cooperation with Landon School, connecting the schools with various residential areas. Parents are notified of bus routes and schedules during the summer preceding each school year. Through literature mailed by the School, families are encouraged to participate in this program.
- b. At present, private bus transportation comprising three separate routes is available to the Friendship Heights and Silver Spring areas of Montgomery County; portions of Prince George's County; and to Alexandria, Arlington, and McLean, Virginia.
- c. Holton continually attempts to initiate new private bus routes where sufficient ridership can be attained in conjunction with Landon School and/or other nearby private schools.
- d. The School will undertake the following programs to improve the attractiveness of private bus travel to and from the School:

1. Include in all School literature, on its web site, and in periodic mailings to parents, information about bus service from off-site locations to the School.
2. Sponsor busing programs to and from designated assembly points.
3. Collaborate with parents and with Landon School to foster private bus service sponsored by parent groups or organizations.
4. Coordinate with other area schools to jointly sponsor bus routes.
5. Continually assess how expanded private bus service can be employed as a recruitment tool and using such a program to attract new students from areas not historically well represented within the Holton-Arms student body.
6. Create a subcommittee of the Building & Grounds Committee to investigate further opportunities to increase bus usage.

C. Vehicle limitations:

1. Limit the number of student vehicles on campus by restricting driving privileges to seniors only.
2. Faculty and administration will be encouraged to share travel opportunities to and from school.

II. Management of Traffic

Management of traffic flow and on-campus circulation will have both physical and human components.

A. Traffic Management Tools

1. Improvements to Holton's entrance will improve entrance and exit movements at River Road. Widening the entrance will allow cars to move more easily through the intersection. Eliminating left turn movements for incoming cars will reduce conflicts and improve the functioning of the intersection.
2. Construction of a new internal service road will disburse traffic more evenly between the Upper and Lower Schools thus reducing the queues that occur in the front traffic circle.

B. Human Controls

Holton will rely on the following personnel to facilitate traffic movement onto, off and within the Holton campus.

1. Off-duty Montgomery County policemen, private traffic control consultants staff and Holton employees will be stationed at the River Road entrance to facilitate the movement of cars at the intersection.
2. Holton will station staff at the intersection of the main drive and the Lower School service road to ensure that vehicles don't block this intersection and to enable left turn movements for inbound cars.
3. Holton will utilize staff to expedite pick up of carpool vehicles by having an employee located at the point where the main driveway and the main parking lot entrance conjoin. This employee will identify vehicles by carpool numbers posted on the windshield. The employee will then call ahead by portable phone to a staff member positioned at the front entrance. The second staff person will then organize the respective

carpools to facilitate their efficient pickup and departure. Similar arrangements will be organized for pickups at the Lower School.

### III. Dispersal of Vehicular Traffic

As a dynamic, private educational institution, there is much more activity on the campus than just classroom teaching. In order to reduce the volumes of traffic during peak hours, Holton-Arms has numerous committees, groups and advisors whose trips could conflict with the normal pick-up and delivery of students. Accordingly, Holton-Arms has developed the following protocols:

- A. Faculty and staff will be instructed to commute whenever possible, to and from the campus outside of the hours of morning drop off or afternoon pick up.
- B. Parent-teacher meetings, when they must occur early in the morning or late in the afternoon will, where possible, be scheduled to take place outside of the School's peak hours of traffic flow.
- C. Non-essential meetings of committees and boards will be scheduled to occur outside of the School's peak hours of traffic flow.
- D. Holton events, such as alumnae activities will, where possible, be scheduled in the evening or on weekends.
- E. Holton's events scheduler will ensure that activities to occur on the campus will be organized so that they will avoid traffic movements during peak hours to the extent reasonably possible.
- F. Holton agrees to consider other proposed changes if traffic problems exist after completion of the circulation improvements.

#### IV. SUMMARY

The foregoing Transportation Management Plan is intended to improve access and circulation on the Holton-Arms campus for the benefits of the members of the Holton community, its neighbors and the general traveling public.