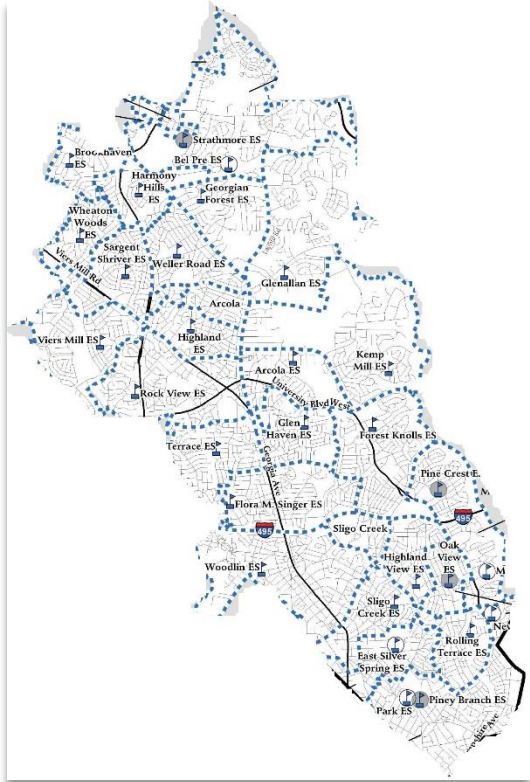


**SITE SELECTION ADVISORY
COMMITTEE RECOMMENDATION**

**FOR
DOWNCOUNTY
CONSORTIUM ELEMENTARY
SCHOOL**



JANUARY 8, 2018

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3-4
BACKGROUND.....	4-5
SITE SELECTION PROCESS.....	5
CRITERIA.....	5-6
CANDIDATE SITES.....	7-19
ANALYSIS OF SITES OPTIONS.....	20-23
CONCLUSION.....	24
EXHIBITS	
EXHIBIT A—SITE SELECTION ADVISORY COMMITTEE MEMBERS.....	25-26
EXHIBIT B—ENROLLMENT PROJECTIONS.....	27
EXHIBIT C—SCORING OF CANDIDATE SITES.....	28
EXHIBIT D—SERVICE AREA MAPS.....	29-31
EXHIBIT E—MINORITY REPORT 1.....	32-33
EXHIBIT F— MINORITY REPORT 2.....	34-38

SITE SELECTION ADVISORY COMMITTEE RECOMMENDATION

DOWNCOUNTY CONSORTIUM ELEMENTARY SCHOOL

JANUARY 8, 2018

EXECUTIVE SUMMARY

Montgomery County Public Schools (MCPS) staff formed a Site Selection Advisory Committee (SSAC) in November 2017 to select a possible site for a Downcounty Consortium elementary school as an option for addressing enrollment growth within the lower Downcounty Consortium. A new school could be an alternative or one of a combination of options currently budgeted for addressing school capacity issues in the lower Downcounty Consortium. The SSAC reviewed the following publicly-owned sites:

- 200 Denver Road
- 315 University Boulevard, West
- 1700 University Boulevard, West
- Forest Grove Elementary School (former)
- MacDonald Knolls Elementary School (former)
- Parkside Elementary School (former)
- Silver Spring Intermediate Neighborhood Park (former Silver Spring Intermediate School)
- Spring Mill Center
- Woodside Elementary School (former)
- Jesup Blair Local Park
- Old Silver Spring Library Site
- Sligo Creek Golf Course

At their third meeting, held on January, 3, 2018, the SSAC voted to remove two public sites from consideration due to timing, availability, and location of the sites. In addition to the publicly-owned candidate sites reviewed, the SSAC reviewed four privately-owned candidate sites. The four privately-owned candidate sites will not be further discussed in this report.

The SSAC recommends the Forest Grove Elementary School site for a new Downcounty Consortium elementary school. The site is located at 9805 Dameron Drive, Silver Spring. It would be the first new elementary school in the Downcounty Consortium since 2012. MCPS Division of Construction (DOC) staff believe a new elementary school could be accommodated on the site. The site currently is owned by Montgomery County Government (County) and is leased by Holy Cross Hospital. An alternate site with the next highest point rating is the MacDonald Knolls Elementary School site, located at 10611 Tenbrook Drive, Silver Spring. This site also is currently owned by the County.

This report will be posted for public comment and sent to the Montgomery County Planning Board for mandatory referral. In late February 2018, the superintendent of schools will make his recommendation to the Board of Education as part of the *FY 2019 Capital Budget and Amendments to the FY 2019–2024 Capital Improvements Program* (CIP) process. In March 2018, the Board will conduct a work session on the recommendation, hold public hearings, and take action on the recommended site. There is no proposed opening date for a new Downcounty Consortium elementary school at this time. A boundary study for a new elementary school will be conducted approximately one year prior to the school’s opening.

The remainder of this report presents background information, details of the site selection process, the 12 publicly-owned candidate sites, and the analysis of these sites by the SSAC.

BACKGROUND

In the 2014–2015 school year, MCPS staff conducted a capacity study to address overutilization in several elementary schools in the lower portion of the Downcounty Consortium. The following elementary schools were included in the study: East Silver Spring, Forest Knolls, Highland View, Rolling Terrace, Sligo Creek, and Woodlin elementary schools. The following paired elementary schools also were included in the capacity study:

- Montgomery Knolls (pre-K–2)/Pine Crest (grades 3–5) elementary schools
- New Hampshire Estates (pre-K–2)/Oak View (grades 3–5) elementary schools
Takoma Park (pre-K–2)/Piney Branch (grades 3–5) elementary schools

The capacity study explored various options to resolve the elementary school overutilization in the lower portion of the Downcounty Consortium that included additions to existing schools, a new school, or a combination of both.

On October 15, 2015, the interim superintendent of schools recommended to the Board of Education to construct additions at East Silver Spring, Montgomery Knolls, Pine Crest, Piney Branch, and Woodlin elementary schools. On November 16, 2015, the Board of Education approved the following capital projects to address the overutilization in the lower portion of the Downcounty Consortium:

- An addition at East Silver Spring Elementary School to relieve the overutilization at Rolling Terrace Elementary School, to be completed by September 2020.
- Additions at Montgomery Knolls and Pine Crest elementary schools to relieve overutilization at Forest Knolls and Pine Crest elementary schools, to be completed by September 2020.
- An addition at Piney Branch Elementary School to relieve its overutilization, to be completed by September 2021.
- An addition at Woodlin Elementary School to relieve its overutilization, to be completed by September 2020.

The Board also approved a feasibility study to explore the possibility of opening an elementary school in the Downcounty Consortium to address the overutilization at the aforementioned schools.

Nine elementary schools serve the lower portion of the Downcounty Consortium. These elementary schools include: East Silver Spring (opened in 1929), Highland View (opened in 1953), Oak View (opened in 1949), Pine Crest (opened in 1941), Piney Branch (opened in 1973), Rolling Terrace (opened in 1988), Sligo Creek (opened in 1934), Takoma Park (opened in 1979), and Woodlin (opened in 1944) elementary schools. An additional 20 elementary schools serve the upper portion of the consortium.

MCPS staff from the Department of Facilities Management (DFM) Division of Capital Planning (DCP) and Real Estate Management (REM) Team facilitated the site selection process. The SSAC was comprised of community members and county agency staff with a wide range of expertise. The SSAC held three meetings: the first meeting was held on November 15, 2017, at 45 West Gude Drive in Rockville; the second meeting was held on December 12, 2017, at the Silver Spring Civic Building in Silver Spring; and the third meeting was held on January 3, 2018, at the Takoma Park Municipal Building in Takoma Park. The first two meetings were held from 7:00 p.m. to 9:00 p.m. and the final meeting was held from 7:00 p.m. to 9:30 p.m.

SITE SELECTION PROCESS

The site selection process enables DCP, DOC, and REM staff to work with county agencies, the Montgomery County Council of Parent Teacher Associations, Inc. (MCCPTA) representatives, civic associations, and homeowner associations when considering sites for school construction. The SSAC focused on recommending an elementary school site that meets specific criteria outlined in Board’s Board Regulation FAA-RA, *Long-range Educational Facilities Planning*, and is physically suited and appropriately located to best serve students within the lower portion of the Downcounty community.

CRITERIA

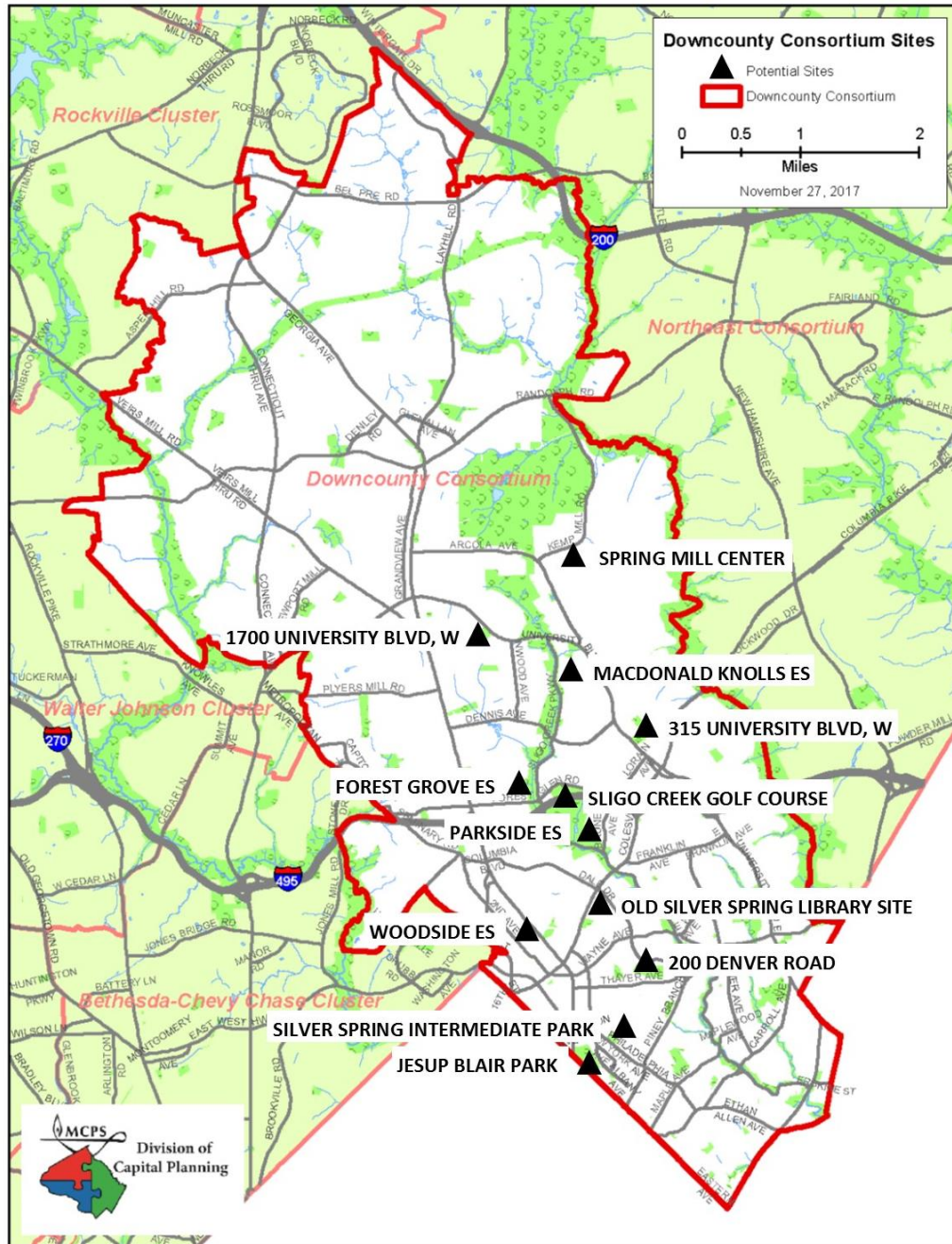
MCPS has established criteria important to the evaluation of school sites. Many of the criterion relate to the suitability of sites for Leadership in Energy and Environmental Design (LEED) certification. MCPS has adopted LEED as a design standard for all MCPS construction projects. The criteria listed below are important to the selection of suitable MCPS school sites:

- **Location**—Candidate sites should be located within the targeted site search area of the Downcounty Consortium and adjacent to residential uses. If possible, sites should be located to allow students to walk to school. Location of existing schools, the build-out of planned residential areas, and the long-term need for additional elementary schools are considered.

- **Acreage**— Optimally-sized sites should have a usable size of 7.5 acres that is capable of accommodating the instructional program, including educational use site requirements. The 7.5 acres is based on an ideal leveled site, and the size may vary depending on the site shape, site constraints, and innovative design solutions.
- **Topography and Environment**—Sites that are fairly flat and level are preferred. When flat sites are not available, a “balanced site” in which soils in higher elevations can be used to fill low elevation areas are preferred to minimize the need to transport soil to or from the site. Topography also is examined to determine the location of wetlands and sensitive environmental areas that may render a portion of the site unusable. Existence of mature trees and steep slopes are considered as these factors could increase development costs or render portions of sites unusable.
- **Access**—Access to sites with relation to road adequacy, traffic, length of road frontage, and potential entrance and exit points are considered. The ideal site would have access to a primary subdivision road that consists of a 70-foot right-of-way. Sites that have at least three points of access are preferred because school bus access can be provided separately from student drop-off, staff, and visitor access. Community sidewalks are preferred to enhance safe student walking access to the school.
- **Utilities**— Public utilities, including water, sanitary sewer, natural gas, and cable should be serving the site or can be provided to the site.
- **Physical Condition**—Existing and planned uses adjacent to sites are considered to ensure compatibility with a positive, rewarding, and productive learning environment. Excessive noise, distracting activities, or hazardous industrial-type uses on adjacent land would not be conducive to education purposes. There should be no evidence of toxic or hazardous waste on sites. Some sites may have existing buildings and infrastructure that must be demolished to allow for new construction.
- **Availability and Timing**—Site availability is considered in instances where a site must be transferred from public ownership or purchased from a private owner. Additionally, in the Downcounty Consortium, timing of development in various areas is a consideration in identifying a preferred site.
- **Cost**— Most master-planned school sites can be acquired at no cost. If no master-planned sites or publicly-owned property are available or suitable, then privately-owned sites and associated acquisition costs are considered. It should also be noted that some publicly owned sites may have acquisition costs associated with prior encumbrances including bond funding, grants, tenant relocation, and alternative property acquisition.

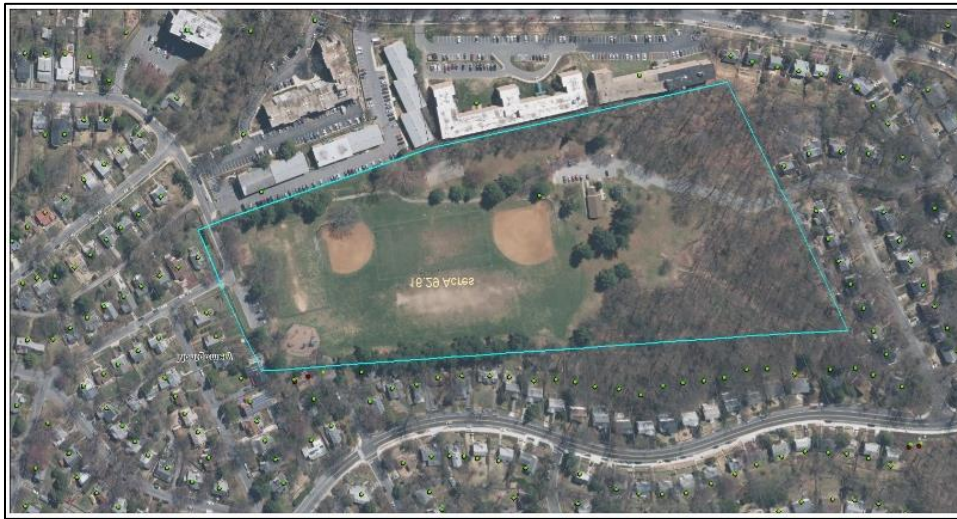
DOWNCOUNTY CONSORTIUM ELEMENTARY SCHOOL CANDIDATES SITES

The SSAC considered 12 publicly-owned candidate sites. A brief description of each elementary school candidate site follows.



200 Denver Road

The 16.29-acre site is owned by Maryland-National Capital Park and Planning Commission (M-NCPPC) and is located at 200 Denver Road in Silver Spring—centrally located in the site search area. Currently used as Nolte Local Park, the site is optimally-sized for an elementary school. Access is provided by Dale Drive, Denver Road, Easley Street, and Mansfield Road, and the site is located in close proximity to public transportation routes along Dale Drive. The western portion of the site is flat with baseball/softball fields, a soccer field, and playground equipment. The eastern portion of the site, containing a park building, is wooded with several hills and depressions. Utilities are currently serving the site.



315 University Boulevard, West

The 6.01-acre site is owned by M-NCPPC and is located at 315 University Boulevard, West, in Silver Spring—in the northern portion of the site search area. The property was purchased from Yeshiva High School of Greater Washington in 1997. Currently used as North Four Corners Local Park, the site is not optimally-sized for an elementary school. The site lends itself to a shared school/park concept. Access to the site is provided by northbound University Boulevard, West and is located in close proximity to public transportation routes. The site is fairly flat with a slope running along University Boulevard. Utilities are currently serving the site.



1700 University Boulevard, West

The 9.60-acre site is owned by M-NCPPC and is located at 1700 University Boulevard, West, in Silver Spring—in the northern portion of the site search area. The site is located one-third of a mile from Glen Haven Elementary School. Currently used as Wheaton Forest Local Park, the site is optimally-sized for an elementary school. Access to the site is provided by southbound University Boulevard, West. The site is relatively flat with a slight slope from University Boulevard and contains baseball/softball fields, a soccer field, tennis courts, playground equipment and a park pavilion. Utilities are currently serving the site.



Forest Grove Elementary School

The 6.16-acre site is owned by Montgomery County Government and is located at 9805 Dameron Drive in Silver Spring—centrally located in the site search area. The site is a former Board of Education school site. The Board declared the property surplus and transferred it to Montgomery County Government in 1993. Access to the site is provided by Dameron Drive. The site is currently leased to Holy Cross Hospital. The site slopes downward from south to north. There is an existing building on the site which takes advantage of the slopes—two stories on the north side and one story on the south side. The north end of the site contains basketball courts and playground equipment and is part of Forest Grove Neighborhood Park. The eastern portion of the site is heavily wooded with steep slopes. Utilities are currently serving the site.



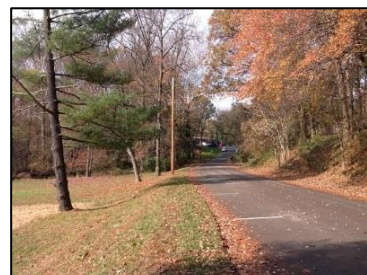
MacDonald Knolls Elementary School

The 7.74-acre site is owned by Montgomery County Government and is located at 10611 Tenbrook Drive in Silver Spring—in the northern portion of the site search area. The site is a former Board of Education school site. The Board declared the property surplus and transferred it to Montgomery County Government in 1976. Access to the site is provided by Tenbrook Drive. The site is currently used by Montgomery County Government to house an adult care program, ARC of Montgomery County, and a child care center. An alternate site would need to be identified to relocate the County and tenant uses. The site slopes upward from Tenbrook Drive and flattens at the top of a hill. The rear of the site is flat with an area where the school fields were once located. The site is optimally-sized for an elementary school. Utilities are currently serving the site.



Parkside Elementary School

The approximately 15.60-acre site is comprised of properties owned by Montgomery County Government and M-NCPPC. The site is located at 9500 Brunett Avenue in Silver Spring—centrally located in the site search area. The site is optimally-sized for an elementary school. The northern portion of the site owned by Montgomery County Government is comprised of two parcels totaling 11.60 acres (Parcel “A” is 6.19 acres and Parcel P900 is 5.41 acres). The site is a former Board of Education school site. The Board declared the property surplus and transferred it to Montgomery County Government in 1976. It currently houses M-NCPPC Parks Division Headquarters and a child care center which has occupied the site since 1977. M-NCPPC will be vacating the facility and moving its operations to Wheaton. The approximately 4-acre southern portion of the site is owned by M-NCPPC. Access to the 15.60-acre site is provided by Sligo Creek Parkway to Brunett Avenue. The site slopes steeply from Brunett Avenue west toward the existing Parks Headquarters building and is part of a floodplain. There are steep slopes and forest stand areas on the Sligo Creek Parkway side of the site. A low area at the corner of Brunett Avenue and Sligo Creek Parkway holds water. Utilities are currently serving the site.



Silver Spring Intermediate Neighborhood Park

The 3.75-acre site is currently owned by the Board of Education and is located at 615 Philadelphia Avenue, Takoma Park – in the south-central portion of the site search area. The Silver Spring Intermediate School closed in 1973 and transferred it to Montgomery County Government in 1976. The building was demolished with the exception of the gymnasium, which was used for community use. The remainder of the building was demolished in 1991. The former school site, currently referred to and used as Silver Spring Intermediate Neighborhood Park, is scheduled to be transferred to M-NCPPC as part of a property swap approved by the Board of Education in 2005 for improvements at Wood Acres and Broad Acres elementary schools. Access is provided by Chicago Avenue and the site is located in close proximity to public transportation routes. The site is not optimally-sized for an elementary school, but innovative design solutions could be used to construct a school. The site gently slopes from the southwest side of the site down toward the northeast corner. There is a concrete retaining wall located on the northern property boundary. Utilities are currently serving the site.



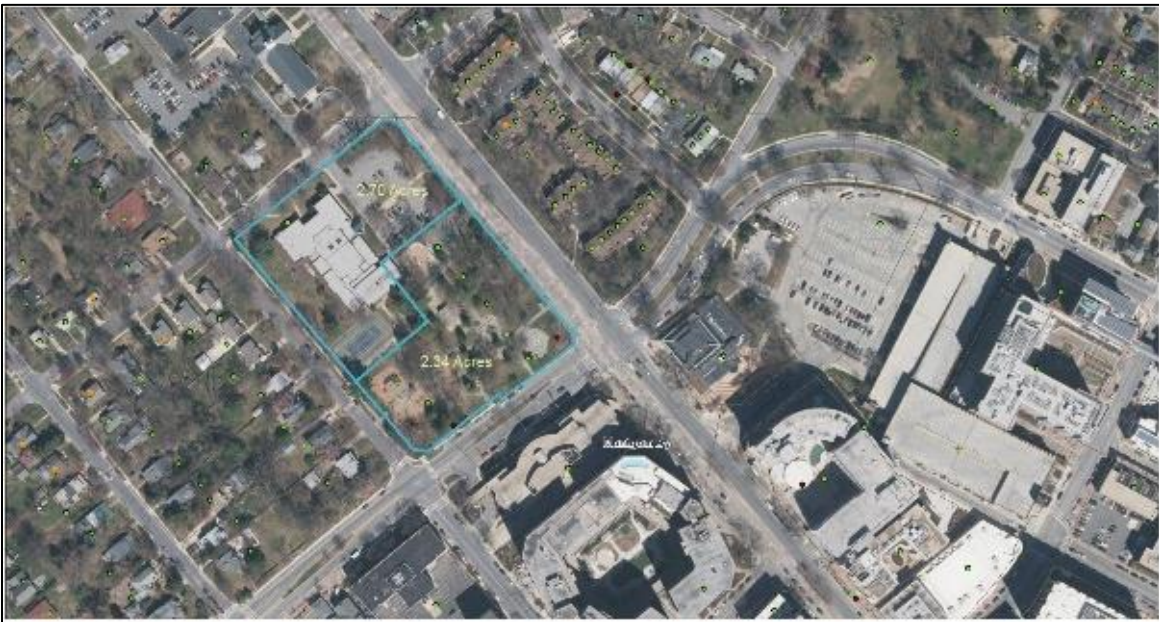
Spring Mill Center

The 7.69-acre site is owned by the Board of Education and is located at 11721 Kemp Mill Road in Silver Spring—the northernmost site in the site search area. It is located between Northwood and Springbrook high schools. Access to the site is provided by Kemp Mill Road and Fulham Street. The site is currently used as an MCPS Field Office, and existing uses would need to be relocated to another closed school facility or office space. The site slopes upward from Kemp Mill Road to the existing building and then slopes slightly down from the building toward the playing field. The site is optimally-sized for an elementary school. Utilities are currently serving the site.



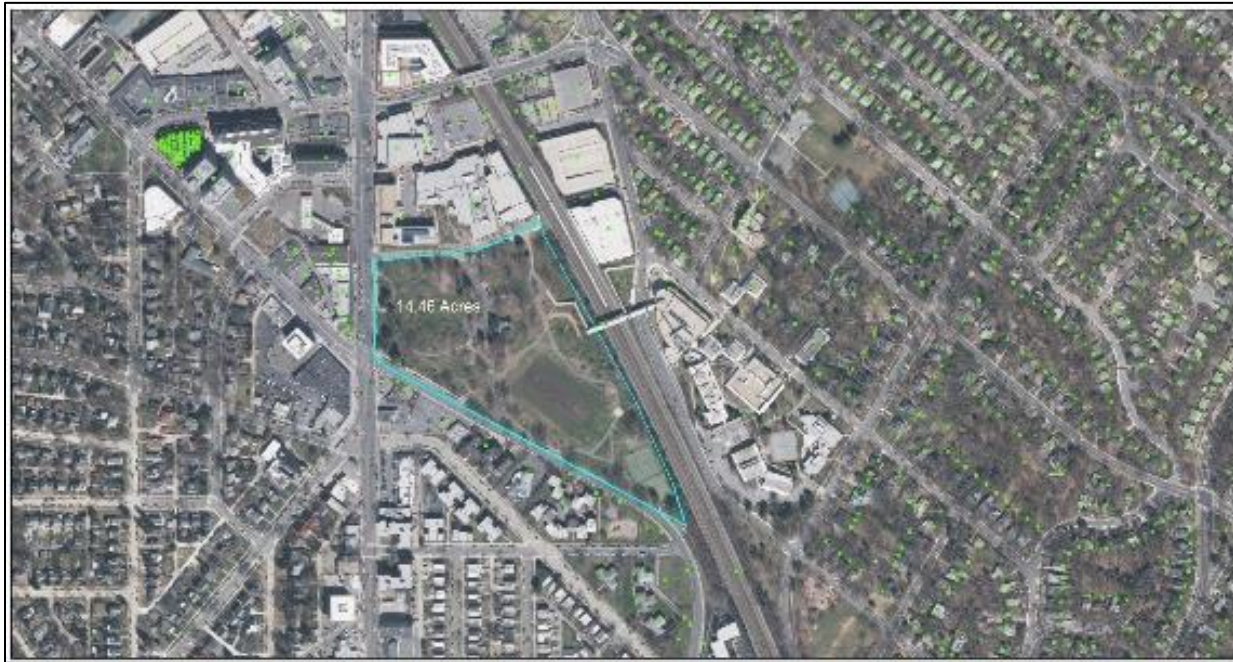
Woodside Elementary School

The 5.04-acre site is comprised of properties owned by Montgomery County Government and M-NCPPC. It is located at 8818 Georgia Avenue in Silver Spring—centrally located in the site search area. The 2.70-acre northern portion of the site is owned by Montgomery County Government and is a former Board of Education school site. The Board declared the property surplus and transferred it to Montgomery County Government in 1991. It currently houses a Montgomery County Health and Human Services center. The 2.34-acre southern portion of the site is owned by M-NCPPC and is currently used as Woodside Urban Park. Access to the site is provided by Ballard Street and it is located in close proximity to public transportation routes. The portion of the site with the existing building is lower than the park on the southern portion of the site. The site is not optimally-sized for an elementary school. Utilities are currently serving the site.



Jesup Blair Local Park

The 14.46-acre site is owned by M-NCPPC and is located at 900 Jesup Blair Drive in Silver Spring—in the southernmost portion of the site search area. It abuts the District of Columbia border and Metro and railroad tracks. Access to the site is provided by Jesup Blair Drive. Currently used as Jesup Blair Local Park, the site is optimally-sized for an elementary school. The site is flat and contains some trees. The site is not walkable for MCPS students. Utilities are currently serving the site.



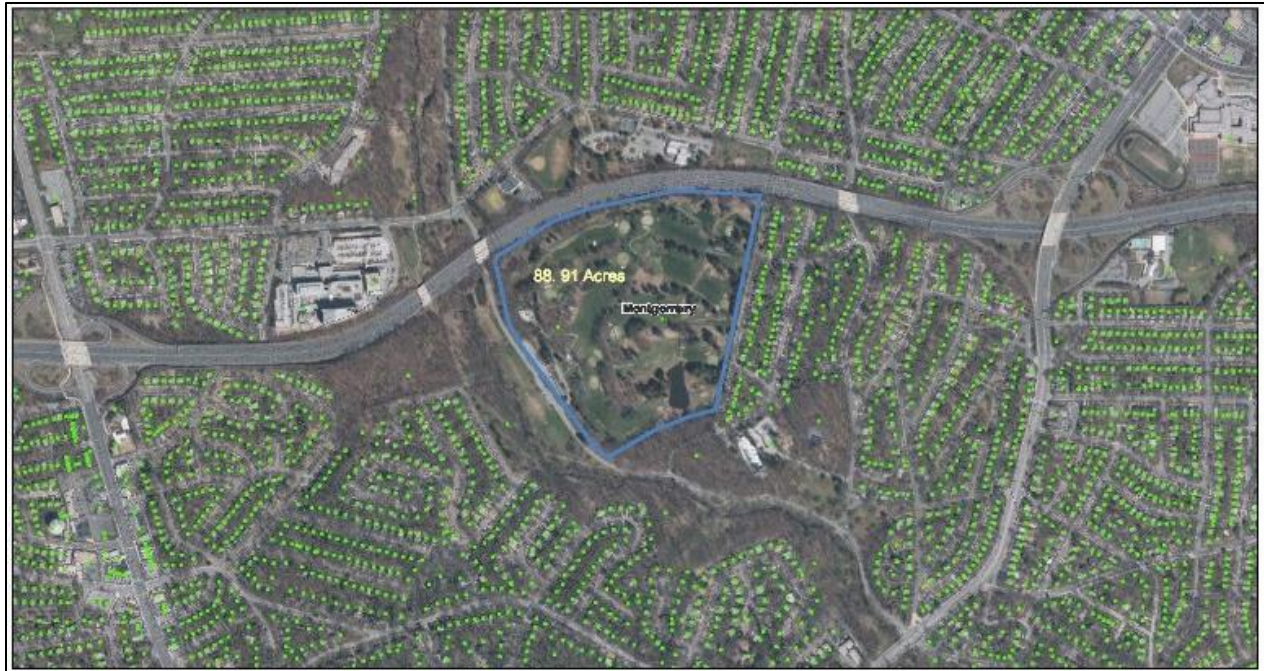
Old Silver Spring Library Site

The 5.96-acre site is comprised of properties owned by Montgomery County Government and M-NCPPC. It is located at 8901 Colesville Road in Silver Spring —centrally located in the site search area. The 2.80-acre southern portion of the site is owned by Montgomery County Government and houses the former library which currently houses a County tenant. The 3.16-acre northern portion of the site is owned by M-NCPPC and is currently used as Ellsworth Urban Park. Access to the site is provided by Ellsworth Drive. The site is relatively flat with a raised area and small hill. Utilities are currently serving the site.



Sligo Creek Golf Course

The 88.91-acre site is owned by M-NCPPC and is located at 9701 Sligo Creek Parkway in Silver Spring—centrally located in the site search area. Access to the site is provided by Sligo Creek Parkway. Currently used as Sligo Creek Golf Course, the site is optimally-sized for an elementary school. The site is hilly with open flat areas. There are stormwater management ponds and forested areas. Utilities are currently serving the site.



ANALYSIS OF SITE OPTIONS

The lower portion of the Downcounty Consortium spans seven county master and sector plan areas. These include the Capitol View and Vicinity Sector Plan (1982), East Silver Spring Master Plan (2000), Forest Glen Sector Plan (1996), Four Corners Master Plan (1996), Greater Lyttonsville Master Plan (2017), North and West Silver Spring Master Plan (2000), Silver Spring Central Business District Master Plan (2000), and Takoma Park Master Plan (2000). The earlier master plans were drafted during periods of declining student enrollment. The anticipation of closing elementary schools and creating community parks and facilities was a common theme. The need for new school sites was not envisioned by the community. Instead, public open space and ball fields were planned for surplus Board of Education owned sites. However, the Forest Glen Sector Plan recommended that Forest Grove Elementary School be reserved for future use by the Board. In 2017, when the Greater Lyttonsville Master Plan was adopted, the planning environment had changed substantially. Student enrollment growth was being propelled by new development, redevelopment, and new families relocating into the area. The Greater Lyttonsville Master Plan recommended three closed schools in the Albert Einstein High School service area be considered for new elementary school sites to address capacity issues. The three former school sites include Forest Grove, MacDonald Knolls, and Woodside elementary schools.

In preparation for the SSAC review process, MCPS staff identified nine potential elementary school sites which included closed schools, local parks, and a privately-owned site. These sites were presented to the SSAC and were discussed in terms of the site selection criteria previously outlined and further expanded upon during the first meeting. The SSAC discussed the sites in the context of the recommendations and goals set forth in Board of Education Resolution No. 384-17, dated August 31, 2017, to expand the available options to address the capacity issues within the Downcounty Consortium. Additionally, the SSAC members were encouraged to suggest additional sites for consideration. The SSAC members suggested six additional sites for review and consideration. These included three publicly-owned sites and three privately-owned sites. The privately-owned sites are not expanded upon or further discussed in this report and will remain confidential. The SSAC members were required to sign confidentiality and non-disclosure statements for the evaluation of privately-owned sites.

During the course of the meetings, the SSAC discussed major challenges, including capacity and student enrollment data, the use of public parks for school sites, site constraints—including size, environmental issues, and topography—and location of some candidate sites in relation to those areas most impacted by overutilization. SSAC members generally agreed that the number of options for school sites in the lower portion of the Downcounty Consortium are limited due to several factors: urban nature of the area, need for public open spaces—as identified in the master plans—long-established neighborhood amenities, urban forested areas, and high costs of land. Because of these limitations, it was important to consider a broad range of public and private options. The SSAC developed pros and cons for each candidate site, based upon the selection criteria and SSAC member input.

During the third meeting, the SSAC voted to remove the following properties from the evaluation process:

- 315 University Boulevard, West—it had recently undergone a \$2.5 million renovation
- Spring Mill Center—the property was too far north of the site search area
- Old Silver Spring Library Site—an award was pending for site redevelopment as senior housing and child care
- Sligo Creek Golf Course—the nearly 90-acre site would not be usable as a nine-hole golf course if a five- to seven-acre parcel was carved away for an elementary school. The SSAC agreed that should the property be developed in the future a school site should be considered.
- The SSAC also voted to remove one privately-owned site from consideration due to its size, configuration, and topography.

The sites remaining for evaluation included eight publicly-owned sites and four privately-owned sites. The following publicly-owned properties remained on the list of potential sites: 200 Denver Road, 1700 University Boulevard, West., Forest Grove Elementary School (former), MacDonald Knolls Elementary School (former), Parkside Elementary School (former), Silver Spring Intermediate Neighborhood Park (former Silver Spring Intermediate School), Woodside Elementary School (former), and Jesup Blair Local Park. The SSAC determined that all candidate sites would be suitable for an elementary school if the site constraints were able to be appropriately mitigated. Utilities are currently serving all the sites. Several of the SSAC members expressed concern about the timing to acquire several sites and acquisition-related costs for both publicly- and privately-owned sites. However, the SSAC generally agreed former public school sites were more desirable than park sites but did not believe the use as a park should be a limiting factor.

200 Denver Road

The 200 Denver Road site, currently used as Nolte Local Park, is centrally located in the search area. The 16.29-acre site has multiple access points and is relatively flat on the western portion of the property. The SSAC discussed the site as an ideal location for a shared school/park site due to its size. Some SSAC members speculated that 3–4 acres could be utilized for a school and the remaining portion of the site continue to serve the community as parkland and ball fields. Some SSAC members expressed reservations about the site due to the status of the site as a community park since 1948. The SSAC also considered environmental constraints on the eastern portion of the property related to forest coverage, slopes, and soil conditions. The SSAC discussed the site as a possible future middle school site considering property of this size is scarce in the downtown Silver Spring/Takoma Park area.

1700 University Boulevard, West

The 1700 University Boulevard, West site, currently used as Wheaton Forest Local Park, is situated in the northern portion of the site search area—located on the southbound side of University Boulevard, West. The site is approximately one-third mile from Glen Haven Elementary School. The topography and size are optimal for an elementary school and the 9.06-acre site could serve as a school/park site. However, the SSAC were concerned that the only access point was from University Boulevard. Heavy traffic during morning and evening hours was a concern. Stacking cars and buses dropping off students would be a hazard to students, parents, and commuters along this busy stretch of University Boulevard. Additionally, the property has been a neighborhood park since 1965. The ball fields, tennis courts, basketball courts, and playground are heavily used by the community and local sports organizations. The loss of this community amenity was considered by the SSAC.

Forest Grove Elementary School

Forest Grove Elementary School, a former school site, closed in 1982, and the property was deeded to Montgomery County Government in 1993. Holy Cross Hospital leases the old school building is occupied for child and adult care services. Holy Cross Hospital has a 15-year lease with two 5-year renewal periods. Holy Cross Hospital is approximately halfway through the first five-year renewal period. The lease allows for termination with a five-year notice, provided a project is included within the County's Capital Improvement Program (CIP) budget.

Forest Grove Elementary School was the most highly-rated site by the SSAC. An alternate site would be required for the current hospital uses. In order for a new elementary school project to move forward at this location within the six-year CIP, MCPS may have to negotiate an agreement with the current tenant to relocate its operations prior to the five-year notice period. The SSAC discussed the option of relocating the current tenant to the Parkside Elementary School (former) property once the Montgomery County Department of Parks relocates in 2020.

MacDonald Knolls Elementary School

MacDonald Knolls Elementary School was the alternate site recommended by the SSAC. Though the site is a little farther north than some of the sites located near downtown Silver Spring and Takoma Park, the site is in public ownership, located within a neighborhood, and acquisition costs would be minimal in comparison to a private property. The former school was closed in 1976 and deeded to Montgomery County Government the same year. The facility currently is leased to two tenants providing child-care and other services to the community. The leases allows the county to terminate upon 240 days' notice to the tenants.

Parkside Elementary School

Parkside Elementary School is a former elementary school site and closed in 1976. The 11.60-acre portion of the 15.60-acre candidate site was deeded to Montgomery County Government the same year. The remaining approximately 4-acre portion of the 15.60-acre candidate site is owned by M-NCPPC. The publicly-owned candidate site is one of the more challenging to develop as a new elementary school primarily because of steep slopes, forested areas, limited access, and wetlands. Any new school on this site would have to include use of the heavily forested County-owned portion of the site; the eastern portion houses a child care center and the western portion houses the M-NCPPC Parks Division Headquarters. As a result of the environmental issues and site constraints, the SSAC believed this site would be costly and difficult to redevelop as a new elementary school.

Silver Spring Intermediate Neighborhood Park

Silver Spring Intermediate Neighborhood Park is the site of the former Silver Spring Intermediate School, which closed in 1973. The school was demolished with the exception of the gymnasium, which was retained for community use until 1991 when the entire building was demolished. The site has been operated by M-NCPPC as a neighborhood park since. In 2005, the Board of Education approved transfer of the property to M-NCPPC in exchange for property conveyed to the Board to allow for the expansion of Wood Acres and Broad Acres elementary schools. The property transfer was not completed and the property remains in Board ownership. The SSAC believed the site was in a choice location, but the long-term use as a neighborhood park and small size (less than four acres) would present challenges.

Woodside Elementary School

Woodside Elementary School opened as an MCPS elementary school in 1909. The former school closed in 1982 and the property was deeded to Montgomery County Government in 1991. During the early 1970s, M-NCPPC acquired and assembled the residential properties surrounding the site and converted the area into an urban park. The existing school building, located on the County-owned portion of the site, currently houses programs for the Department of Health and Human Services. Because the County-owned portion of the site is less than three acres, the abutting park property would have to be included in any school construction project as a shared school/park concept. While the location is ideal for an elementary school site, some SSAC members expressed concerns about the loss of the urban park, which is a highly-valued community amenity. Finally, a shared park/school concept would be beneficial to the community, the requirement for play areas suitable for students is not compatible to the current park configuration.

Jesup Blair Local Park

The final publicly-owned candidate site evaluated by the SSAC was Jesup Blair Local Park, located along the border of the District of Columbia. While the site is more than adequately-sized for an elementary school, the location of the historic mansion in the center of the site would make it difficult to design a school and outdoor play spaces without impacting the view and access. Additionally, the site abuts Metro and freight rail tracks which would provide a disruptive learning environment. Finally, it was noted by a SSAC member that the property was left to the State of Maryland for the purpose of preserving the site. There may be covenants that prohibit any other uses rather than a historical park.

CONCLUSION

The SSAC rated the candidate sites by using a site evaluation grid and reached a conclusion for the two top-rated sites. Forest Grove Elementary School is the SSAC-recommended site to be selected for a new elementary school, with the MacDonald Knolls Elementary School site as an alternate site. The Forest Grove Elementary School site offers the best range of ideal site characteristics, including access, cost, availability, location, and is consistent with the established selection criteria provided to the SSAC. In making its recommendation, the SSAC emphasized that retention of park facilities in the Downcounty Consortium is important and every effort should be taken in future to preserve as much open space as possible. It is also important to ensure that any proposed development or redevelopment of the few large parcels remaining in the Downcounty Consortium include future school sites.

**EXHIBIT A:
Site Selection Advisory Committee Members**

Mr. Seth P. Adams

Director, Division of Construction
Montgomery County Public Schools

Mr. Joe K. Awakian

Transportation Cluster Manager
Montgomery County Public Schools

Ms. Corinne Blackford

Planner, Division of Capital Planning
Montgomery County Public Schools

Ms. Sonja M. Bloetner

Leader, Latino Student Achievement Action Group
Montgomery County Public Schools

Mr. Cooper Brown

Acorn Hill Waldorf Kindergarten

Ms. Sharon Canavan

President
Northwood-Four Corners Civic Association

Mr. Jay Elvove

Community Representative

Ms. Frances Frost

President, Montgomery Blair High School
Montgomery County Council of
Parent Teacher Associations, Inc.

Mr. Peter J. Geiling

Team Leader, Real Estate Management
Montgomery County Public Schools

Ms. Therese Gibson

Cluster Coordinator, Montgomery Blair High School
Montgomery County Council of
Parent Teacher Associations, Inc.

Ms. Mayra Griggs

Representative, Highland View Elementary School
Parent and Teacher Association

Ms. Rosalind Grigsby

Community Development Manager
City of Takoma Park

Dr. John E. Hench

Chief, Planning and Stewardship Division
Maryland-National Capital Park and
Planning Commission

Mrs. Veronica Hill

Assistant Director, Division of Construction
Montgomery County Public Schools

Mr. Craig Howard

Senior Legislative Analyst
Montgomery County Council

Ms. Lisa C. Howard

Data Analyst, Real Estate Management
Montgomery County Public Schools

Ms. Adrienne L. Karamihas

Acting Director, Division of Capital Planning
Montgomery County Public Schools

Ms. Jaimie T. Koppel

Takoma Park Elementary School
Delegate, Montgomery County Council
of Parent Teacher Associations, Inc.

Mr. Robert Kronenberg

Division Chief of Area 1, Montgomery Planning
Maryland-National Capital Park and
Planning Commission

Mr. Keith Levchenko

Senior Legislative Analyst
Montgomery County Council

Ms. Erika López-Finn

Capital Improvements Program Budget Analyst
Office of Management and Budget
Montgomery County Government

EXHIBIT A:
Site Selection Advisory Committee Members

Ms. Michele Moller

Cluster Coordinator, Northwood Cluster
Montgomery County Council
of Parent Teacher Associations, Inc.

Mr. Paul Mortensen

Senior Urban Designer, Director's Office
Montgomery Planning
Maryland-National Capital Park and
Planning Commission

Ms. Monica Nermark

Assistant Administrator
Acorn Hill Waldorf Kindergarten

Ms. Pat Price

Communications Chair
National Association for the Advancement
of Colored People Parents' Council

Mr. Reemberto Rodriguez

Director, Silver Spring Regional Services Center
Montgomery County Government

Ms. Crystal Ruiz

Assistant to Councilmember Hans Riemer
Montgomery County Council

Ms. Lisa Seigel

Vice President of Communications
Rolling Terrace Elementary School
Montgomery County Council of
Parent and Teacher Associations, Inc.

Ms. Karla Silvestre

Latino Student Achievement Action Group

Mr. Andy Stager

Representative, Highland View Elementary School
Parent and Teacher Association

Ms. Laura Stewart

Cluster Coordinator, Albert Einstein Cluster
Montgomery County Council of
Parent Teacher Associations, Inc.

Mr. Mark Wallis

Maryland-National Capital Park and
Planning Commission

Ms. Rachel Watkins

Viers Mill Elementary School
National Association for the Advancement
of Colored People Parents' Council

Mr. Michael Welsh

President
North Hills of Sligo Civic Association

EXHIBIT B: Downcounty Consortium Elementary Schools Student Enrollment Projections

School	Actual Enroll 2017-18	Projected Enrollment					
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
East Silver Spring ES							
Capacity	565	565	565	565	565	640	640
Enrollment	544	548	552	536	517	500	503
Space Avail/Deficit	21	17	13	29	48	140	137
Forest Knolls ES							
Capacity	549	549	549	549	549	549	549
Enrollment	737	741	766	772	761	791	769
Space Avail/Deficit	-188	-192	-217	-223	-212	-242	-220
Highland View ES							
Capacity	288	288	288	288	288	288	288
Enrollment	397	415	417	414	413	406	410
Space Avail/Deficit	-109	-127	-129	-126	-125	-118	-122
Montgomery Knolls ES							
Capacity	537	537	537	681	681	681	681
Enrollment	498	505	515	525	521	521	530
Space Avail/Deficit	39	32	22	156	160	160	151
New Hampshire Estates ES							
Capacity	475	475	475	475	475	475	475
Enrollment	463	468	474	458	460	461	462
Space Avail/Deficit	12	7	1	17	15	14	13
Oak View ES							
Capacity	335	335	335	335	335	335	335
Enrollment	472	431	418	417	414	414	411
Space Avail/Deficit	-137	-96	-83	-82	-79	-79	-76
Pine Crest ES							
Capacity	404	404	404	588	588	588	588
Enrollment	468	465	476	474	465	473	471
Space Avail/Deficit	-64	-61	-72	114	123	115	117
Piney Branch ES							
Capacity	611	611	611	611	726	726	726
Enrollment	665	680	668	660	661	660	664
Space Avail/Deficit	-54	-69	-57	-49	65	66	62
Rolling Terrace ES							
Capacity	747	747	747	747	747	747	747
Enrollment	896	873	865	862	857	866	849
Space Avail/Deficit	-149	-126	-118	-115	-110	-119	-102
Flora Singer ES							
Capacity	680	680	680	680	680	680	680
Enrollment	709	701	714	708	695	709	708
Space Avail/Deficit	-29	-21	-34	-28	-15	-29	-28
Takoma Park ES							
Capacity	629	629	629	629	629	629	629
Enrollment	629	626	652	655	662	664	661
Space Avail/Deficit	0	3	-23	-26	-33	-35	-32
Woodlin ES							
Capacity	476	476	476	476	476	635	635
Enrollment	573	595	606	626	621	623	627
Space Avail/Deficit	-97	-119	-130	-150	-145	12	8
Total Enrollment							
Capacity	6296	6296	6296	6624	6739	6973	6973
Enrollment	7051	7048	7123	7107	7047	7088	7068
Space Avail/Deficit	-755	-752	-827	-483	-308	-115	-92

**EXHIBIT C:
Site Selection Advisory Committee Scoring of Candidate Sites**

Downcounty Consortium Elementary School
Site Selection Advisory Committee (SSAC) - January 3, 2018

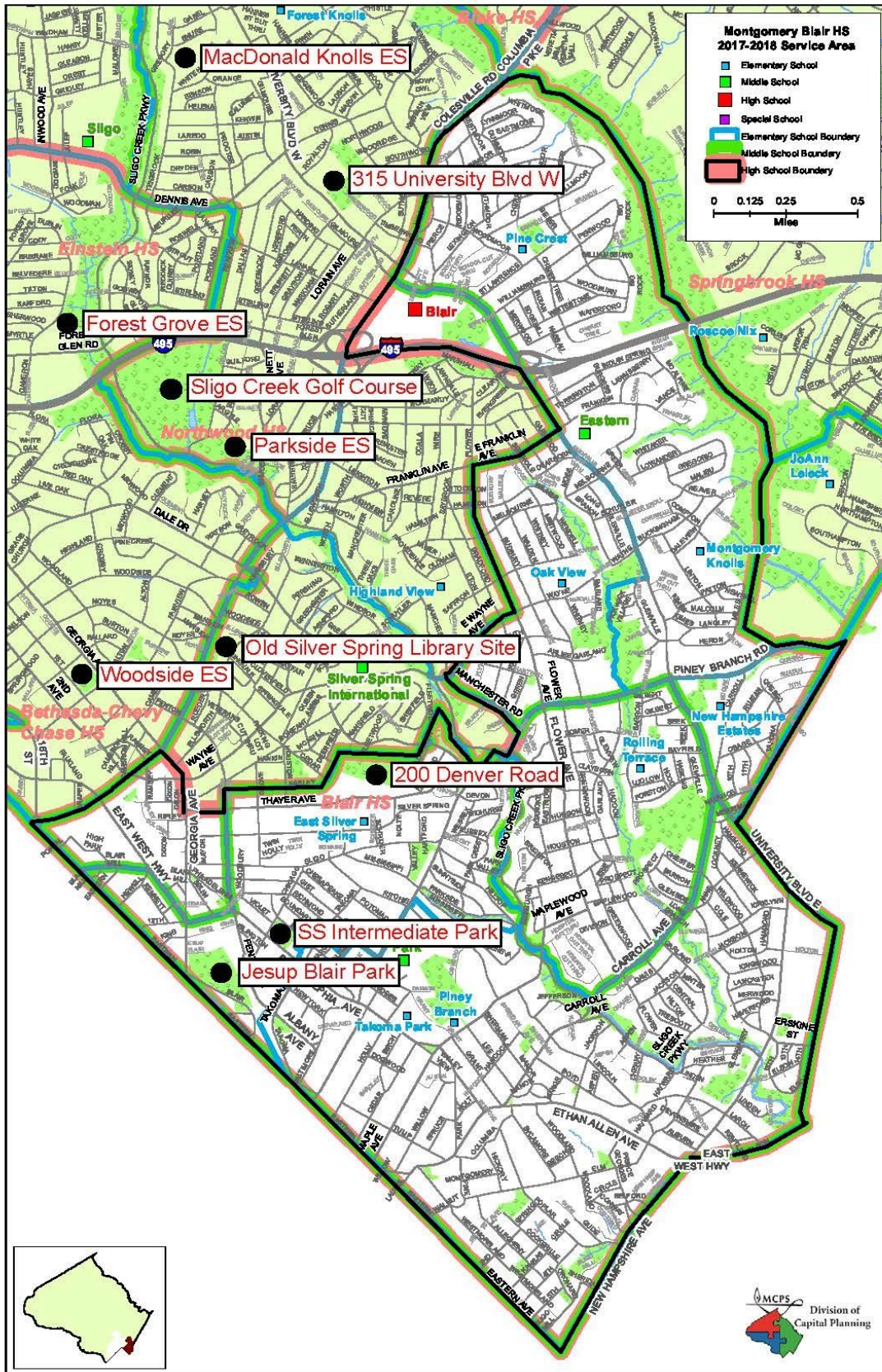
SITE EVALUATION GRID

Criteria:	Sites:							
	200 DENVER RD	1700 UNIVERSITY BLVD, W	FOREST GROVE ES	MACDONALD KNOLLS ES	PARKSIDE ES	SILVER SPRING INTERMEDIATE PARK	WOODSIDE ES	JESUP BLAIR PARK
Location	5	-9	8	0	7	6	10	-6
Acreage	5	5	11	8	5	-3	4	6
Topography/Environment	1	3	5	6	-8	7	3	-7
Access	-1	-6	9	7	-5	7	1	-9
Utilities	3	4	7	5	5	4	8	1
Physical Condition	1	0	4	0	-7	-1	1	-8
Availability/Timing	-4	-2	3	2	6	3	-1	-5
Cost	0	1	7	3	3	2	2	-2
Total Score	10	-4	54	31	6	25	28	-30

* Scoring System: SSAC members placed a score in each cell to rate the specific criteria for the specific site.
Place a "+1" in the cell to indicate the site is "good" on the specified criteria.
Place a "0" in the cell to indicate the site is "average" on the specified criteria.
Place a "-1" in the cell to indicate the site is "poor" on the specified criteria.

EXHIBIT D: Service Area Maps

Montgomery Blair High School Service Area Map



**EXHIBIT D:
Service Area Maps**

Albert Einstein High School Service Area Map

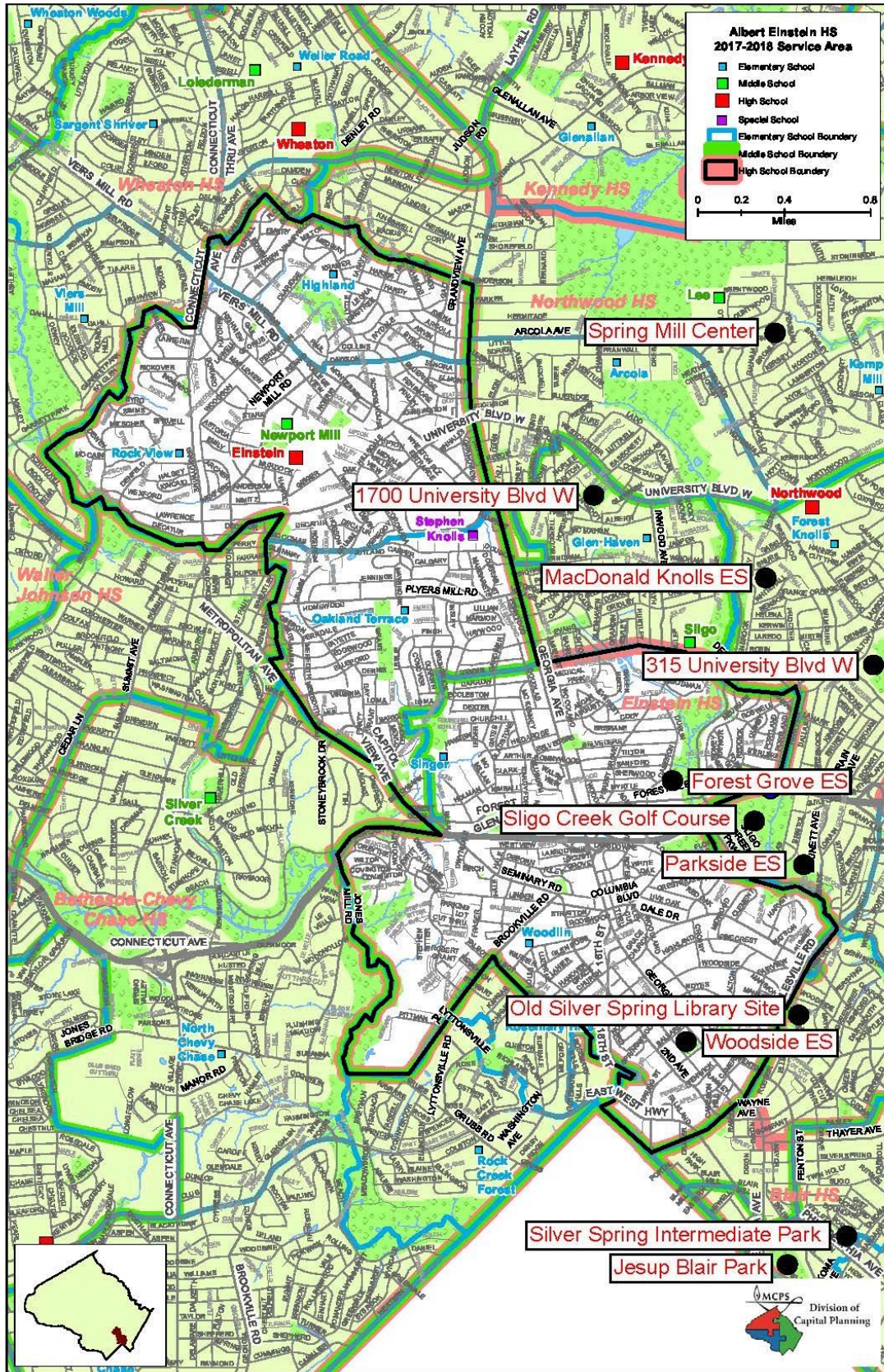


EXHIBIT D: Service Area Maps

Northwood High School Service Area Map

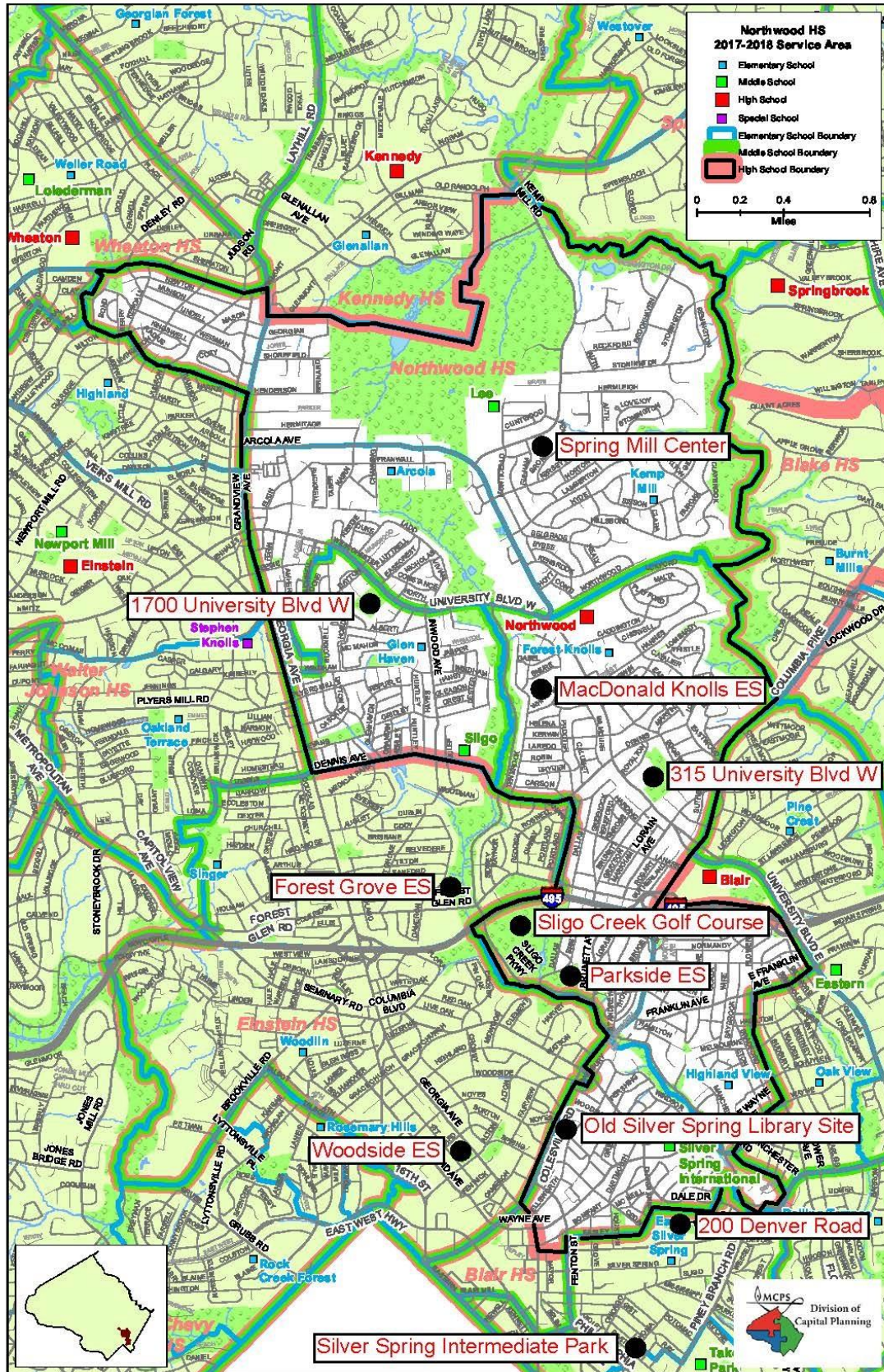


EXHIBIT E: Minority Report 1



City of Takoma Park, Maryland
Housing and Community Development Department

Memorandum

To: Peter Geiling, MCPS Real Estate Management Team Leader
From: Rosalind Grigsby, Community Development Manager
Date: January 25, 2018
Subject: Downcounty Consortium Elementary School Site Selection Advisory Committee Recommendation

On January 3, 2018, the Downcounty Consortium Elementary School Site Selection Advisory Committee recommended Forest Grove Elementary School, 9805 Dameron Drive, Silver Spring, as a new school site and MacDonald Knolls Elementary School, 100611 Tenbrook Drive, Silver Spring, as the second choice. MCPS staff ran a well-organized process and was responsive to including new properties for consideration during the selection.

As I participated in the process, however, I noted the limitations of the information provided, as well as limitations with the criteria and weighting system used. Because of these constraints, the two sites that were recommended were the only sites that could have been selected.

However, thoughtful changes to the criteria and ranking system might have resulted in sites that better meet MCPS and County goals and that would be more appropriate in densely-developed areas such as Takoma Park. My comments follow.

The Selection Committee needs more specific information regarding MCPS needs and sites.

The staff provided current and projected enrollment numbers by current boundary lines, but additional information is needed: the demographics of where students live; environmental impacts of construction; costs for replacement of parks, recreation and open space when such land is taken to be used for schools; the impact on the planned CIP projects and related costs; and the process and costs of acquisition.

Criteria and ranking system needs to align with County goals and allow for weighted scores.

Committee members are tasked with rating each site according to the following eight criteria: location, acreage, topography, access, utilities, physical condition/adjacent uses, availability and timing, and cost (with a +1, 0 or -1 for each characteristic). The criteria do not include consideration of identified County programs and goals and equity goals. The cost criteria only takes into consideration initial costs, not expected long-term or operations costs. The point system precludes using weighted criteria for significantly positive or negative factors.

The review of privately-owned sites needs to be more robust.

The committee is given little guidance regarding cost, acquisition process, timing and availability on the privately-owned parcels under consideration, and about the MCPS process for acquisition. The

EXHIBIT E:

Minority Report 1

opportunity to repurpose and redevelop built sites, rather than taking undeveloped land, should be pursued more systematically with full details.

The list of public sites ought to be vetted by County or municipal agencies.

The list of possible locations in this process consisted of 12 County-owned sites and five privately-owned sites. Some of the public sites were unavailable due to already approved commercial development plans or historic covenants that prevent building. Vetting by County agencies before the Committee met would have removed these sites from consideration. One of the public sites had no pedestrian access so should not have been placed into consideration. Information could have been obtained in advance from County or municipal agencies about all of the sites that could help clarify the extent to which use of the sites would be consistent with Master Plans or other plans and policies.

MCPS should develop a policy, in consultation with park agencies, about when and how to consider parkland for potential school sites.

Nine of the sites considered in this process were sites characterized as parks, recreation or open space. Particularly in densely developed, economically-poorer areas of Montgomery County, the existence of parkland becomes essential for healthful living. In these areas, criteria may need to be adjusted to discourage the use of parkland for schools. Policies or criteria developed in advance could help guide future staff and committees in the site selection process.

Takoma Park issues:

The specific concerns about the students and schools in Takoma Park are not addressed by the Committee's selection. The ramifications for the expansion project at Piney Branch Elementary School and the impact on the overcrowding at Rolling Terrace Elementary School are uncertain, even with the site selection process complete. Because of Takoma Park's location on the border of Prince George's County and Washington, D.C., future redistricting options are more constrained than in most areas of Montgomery County. Students will need a new school in or near Takoma Park or there will be a domino effect northward, requiring many students to be bused far from their homes, creating difficulties for families and a long-term expense for MCPS. Creative options for smaller, paired elementary schools (K-2 and 3-5), redeveloping commercial sites, or consideration of other non-traditional possibilities may better meet MCPS and County priorities than a standard 740-student school. The Takoma Park-Silver Spring area has many paired schools, so non-traditional arrangements may be more acceptable here than in other parts of Montgomery County.

EXHIBIT F: Minority Report 2

Statement by Therese Gibson
Member of the DCC Elementary School Site Committee
January 25, 2018

I submit this statement in response to issues raised by Suzanne Ludlow, city manager of Takoma Park, in her January 8th letter to Superintendent Jack Smith regarding the work of the DCC Elementary School Site Selection Committee (SSEC).

Takoma Park, like much of the down county, has elementary schools that are at capacity or overenrolled. The DCC schools with the greatest overcrowding are Rolling Terrace Elementary School, Sergeant Shriver Elementary School, Woodlin Elementary School, Forest Knolls Elementary School, and Highland View Elementary School.

Takoma Park's Rolling Terrace Elementary School may see its enrollment drop as the policy of enrolling only students from the school's in-boundary area transitions into place. The remaining aforementioned DCC elementary schools that are critically overenrolled are located in Silver Spring.

I would like to address the problems enumerated in Ms. Ludlow's letter:

- 1. No information was presented to the committee as to where students live in the coming years. Without residential location information, schools could be built far from where students live.** Ros Grigsby, the City of Takoma Park employee on the committee, had available residential land use data for Takoma Park. I wish she had openly shared this information at the committee meetings. We would have welcomed consideration of the Takoma Park land use data and may well have asked the school district staff to supply such information for the rest of the DCC. The fact is that the committee was invited by staff to supply information that would aid our decision-making. We were also invited to submit additional sites for consideration, which is how Jesup Blair Park and Sligo Golf Course came under our review. Among the committee members, Ms. Grigsby had unique access to land-use information as a municipal employee. That she chose not to share the information with the group is unfortunate, particularly as the city has chosen to voice concerns about this issue.

Perhaps more importantly, the limited availability of suitable school sites in the DCC seems the key driver in determining a new school location. We have to use space that is potentially available. It would be optimal to consider a new school in a location that has the greatest concentration of school children. However, there may not be an available school site in such an area.

As a member of the site selection committee, and as someone who has worked as a school advocate in Takoma Park for years, I find it puzzling that I was not contacted prior to Ms. Ludlow sending her letter. I could have shared information that may have allayed some concerns. The DCC Elementary School Site Selection Committee members

EXHIBIT F:

Minority Report 2

received an orientation at our first meeting as to our role and the key issues for our consideration in the site selection process. It bears repeating here that the work of the committee takes place near the beginning of the school district's planning process for considering a potential new school site. The school district staff will take the recommendations of the committee and then conduct additional research and costing on the committee's recommended sites, and perhaps other sites. The school district and other public agencies or other parties will enter into substantive negotiations as MCPS staff considers sites and the ramifications behind recommending individual sites to the superintendent for his consideration and recommendation to the board of education. There are additional opportunities for public comment prior to any school site being chosen.

- 2. The list of possible sites was not vetted with county agencies before presentation and some properties already had approved development plans.** I am not sure how many properties were presented that already had development plans, perhaps just the old Silver Spring Library property? Part of that property evidently has been sold but some of the land remains publicly owned. I don't see it as a problem that we reviewed that site; we merely removed the old library property from active consideration and moved on. Park properties were considered. The parks department was well represented on the committee and voiced their views and concerns throughout the process. I do not understand the concern about vetting. Again, considerable negotiations between MCPS and county agencies or parties will take place as the site selection process moves forward.
- 3. Some sites that were considered are not walkable.** This is true, and this criticism was duly noted as a downside for certain sites. However, to remove these sites from consideration would have been wrong, in my opinion. I wish we had the luxury in down county to strike various sites from the list for lacking certain desirable attributes, such as walkability. We do not have this luxury.
- 4. Many of the sites presented would have removed park land from our densely populated neighborhoods.** No one, school district staff and leaders included, delights at the prospect of building an elementary school on a park site. The down county has no optimal site choices for a new elementary school. Parks were on the list because parks in some DCC areas represent the only open spaces upon which to build a school. Concerns about this issue should be directed first to the county for consideration. And then, we, as an entire community, should address the issue of endangered park land. Rightly or wrongly, there is no public moratorium on building high-rise residences in downtown Silver Spring. Therefore, MCPS is obligated to provide public school seats for students moving into Silver Spring and the remaining lower down county, which also continues to grow. I must note that, pertinent to point three in Ms. Ludlow's letter, the parks in our densely developed neighborhoods represent school sites that are walkable.

EXHIBIT F: Minority Report 2

5. **No cost criteria were included for park land loss and restoration, environmental issues, demolition, or increased bus transportation.** Determining costs for park land loss and restoration is complex and beyond the scope of the committee. I refer to my comments in point four. Endangered park land is an issue that should be considered by the community at large, and by many public agencies and officials, not just MCPS. MCPS does cost out demolition, as needed, but this estimation occurs further along in the site selection process, when the selection has been narrowed to fewer sites. It happens after the committee's work is completed. I believe that the school district staff could have provided us some very general estimates on demolition. To my knowledge, no one inquired about demolition costs at the committee meetings.

The school district prefers to minimize bus transportation for cost and environmental reasons. However, the dire need for increased elementary school capacity and the limited number of potential school sites may force the school district to rely on bus transportation. Bus transportation cannot be costed at this point in the process. Busing is considered as school boundary lines are set by the board of education. The process for determining school boundaries begins two years before a school opens. Therefore, bus transportation costs cannot be estimated during the initial work of the site selection committee.

6. **Consideration of privately owned property was unclear and may prove more cost-effective and advance other community goals as well.** The current practice is that the county and MCPS trade public properties (and have done so for years), according to locations and the current need or lack of need of land for a particular use. It is my understanding that this practice occurs with no exchange of real funds between the public entities. Like all public agencies, MCPS must watch its dollars carefully. Therefore, the ability to work with the county on determining potential new school sites likely offers a real-dollar advantage that cannot be matched in the purchase of a private site. The public sites by this measure are more cost-effective. This may be short-sighted: that is an issue for the larger community and all local government entities to address. It is beyond the scope of the site selection committee.

Ms. Ludlow's letter references three privately owned school sites in Takoma Park. I know only two: **REDACTED TEXT**

In my opinion, the committee was provided sufficient information for meaningful consideration of the two private sites in Takoma Park. I had hoped that **REDACTED TEXT**

However, for purposes of transparency, it would be helpful for the school district to share the private site scores with committee members who have signed nondisclosure agreements.

This leaves for review the last school site in Takoma Park that was considered by the committee, Silver Spring Intermediate Park. While small, the property is flat, walkable, and

EXHIBIT F:

Minority Report 2

owned by MCPS. As the committee's work commenced, I asked both the city manager and mayor of Takoma Park if they would be in favor of this property for an elementary school. It was the site I favored and voted for most highly. The city manager did not respond to me and the mayor wrote me that she had other pressing concerns at the moment.

And I accepted their responses, because I understand that this site, like all the others, has its drawbacks. However, I do not find it fair for Takoma Park leaders to reject the Silver Spring Intermediate site on a de facto basis and then voice concern that MCPS is not addressing Takoma Park's elementary school capacity needs. The school district and the committee most certainly considered the needs of Takoma Park students.

The committee also had a responsibility to consider the needs of other parts of the DCC. The crisis of our overcrowded schools is replete throughout the area. The families of the greatly overcrowded Sergeant Shriver Elementary School, Woodlin Elementary School, Forest Knolls Elementary School, and Highland View Elementary School deserve the same consideration as the families of Takoma Park. And, while Takoma Park has valid concerns that its geographical space for schools is limited by its contiguous borders with Washington, DC and Prince George's County, it is also important to note that other DCC areas are equally constrained. Overcrowding elsewhere cannot be relieved by a boundary change with another elementary school. Except for one elementary school in Kennedy Cluster, all the remaining DCC elementary schools are very close to capacity, at capacity, or overcrowded. Few population trade-offs are possible.

Ms. Ludlow's concern that Takoma Park's current school sites are small is valid. I share this concern. Takoma Park Elementary School and Rolling Terrace Elementary School have no available space for expansion. The possible addition at Piney Branch Elementary School will add vehicular and pedestrian traffic that may overwhelm the area during drop-off and pick-up times. The school's core space will not be increased. There is insufficient parking for Piney Branch school staff now and an addition will exacerbate this problem. Because of the physical limitations of current Takoma Park elementary school sites, I voted most highly for the Silver Spring Intermediate Park site to be recommended as a new school site.

I met with Suzanne Ludlow on Wednesday, January 24, 2018 to review issues articulated in her January 8th letter to the superintendent. We discussed some of the city's concerns and I left the meeting feeling that the City of Takoma Park looks forward to a constructive relationship with MCPS in addressing Takoma Park's school needs. I suggested to Ms. Ludlow that Takoma Park may wish to provide a formal addendum to its master plan to identify potential school sites that the city views as optimal. This would help MCPS better consider specific school sites that have been pre-vetted by the City of Takoma Park.

In closing, I would like to thank MCPS for its attention to the schools that Takoma Park students attend by noting some of MCPS' work:

- The 2010 expansion of Takoma Park Elementary School.
- The completed study and possible addition to Piney Branch Elementary School.

EXHIBIT F: Minority Report 2

- The possible addition to East Silver Spring Elementary School.
- The planned addition to Takoma Park Middle School.
- The play field rehabilitation at Rolling Terrace Elementary School.
- The planned play field rehabilitation at Takoma Park Elementary School.
- The 2017 local enrichment school designation of Piney Branch Elementary School.
- The flexibility demonstrated by the school district in transitioning Rolling Terrace's partial Spanish immersion program from the school as a Spanish dual-language program is introduced throughout the school, grade by grade.
- The Takoma Park Middle School magnet program.
- The Eastern Middle School magnet program.
- The Blair High School Communications Arts Program.
- The Blair High School magnet program.