

Clarksburg Cluster Elementary School #9 Site Selection Advisory Committee

November 16, 2017



BACKGROUND

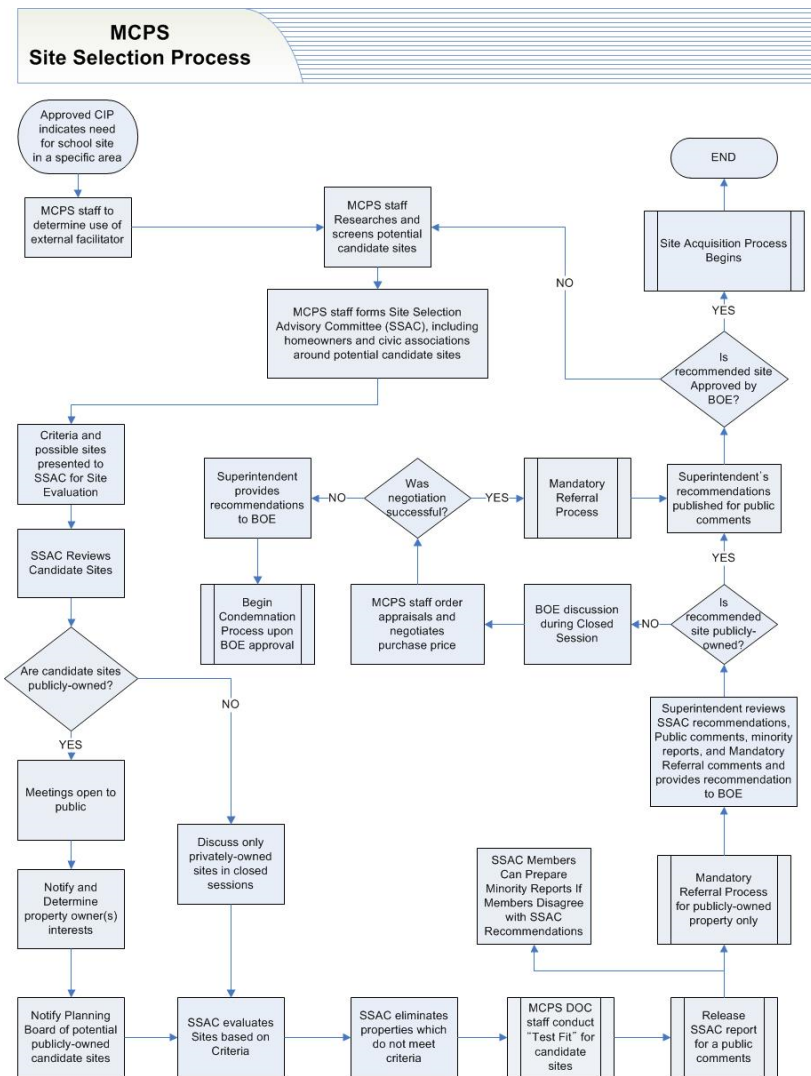
- The Clarksburg Master Plan allows for development of approximately 15,000 homes. The rapid development has dramatically increased elementary school enrollment requiring the opening of additional elementary school facilities. In January 2018, MCPS will break ground on a new elementary school in Clarksburg Village. The site was identified as the optimal site during the 2014 site selection process. An alternative school site was identified in the Cabin Branch area.
- On November 21, 2016, the Board of Education adopted a resolution to begin, in Spring 2017, the site selection process for an additional elementary school site.

SITE SELECTION ADVISORY COMMITTEE (SSAC) PURPOSE

- The SSAC is charged with recommending a site for a new elementary school that is:
 - Physically suited to meet program requirements; and
 - Appropriately located within the target geographic area; and
 - Addresses elementary school capacity issues in the Clarksburg Cluster
- The SSAC is comprised of community members and county agency staff with a range of expertise.

PROCESS OVERVIEW: PHASE I

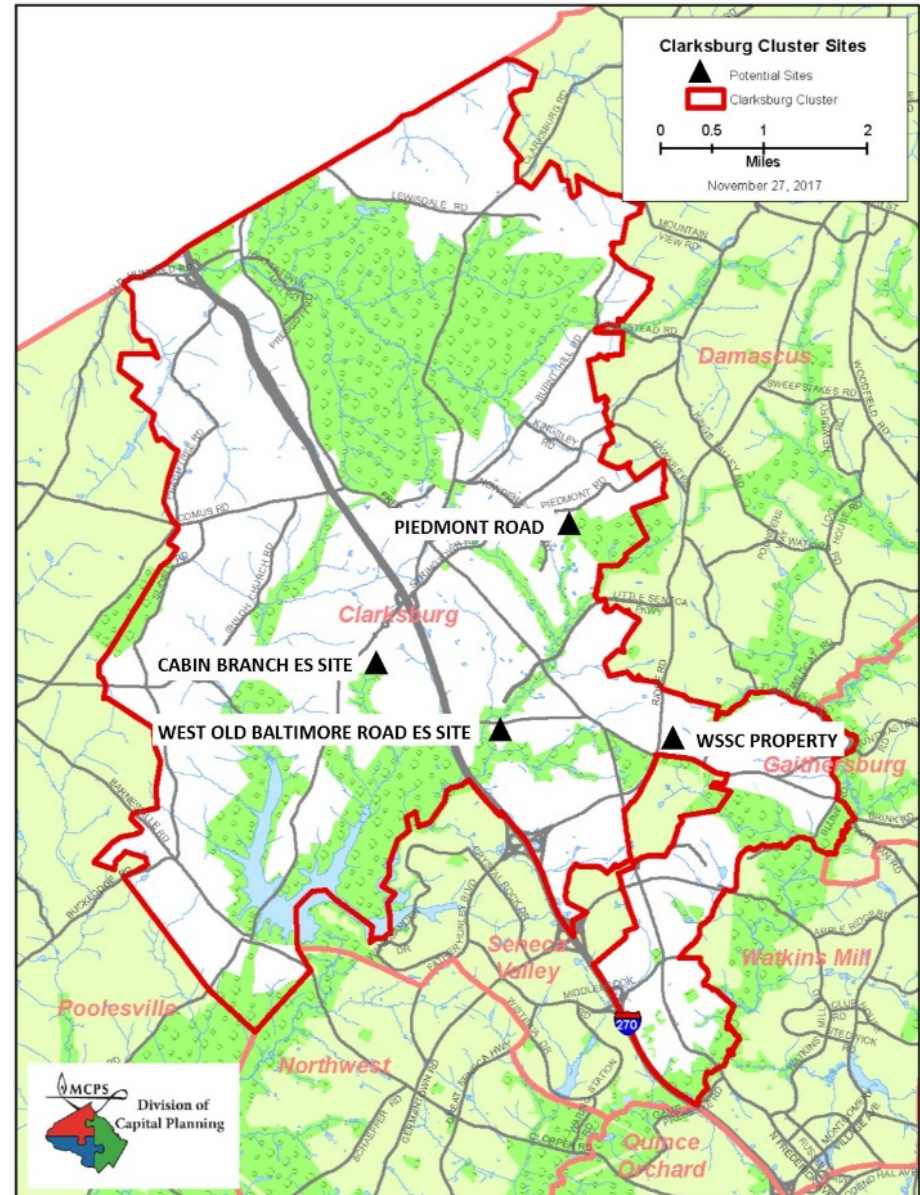
- Site Selection Advisory Committee (SSAC) will include:
 - PTA representatives for area under review
 - HOA/Civic Assoc. representatives for candidate sites
 - MCPS staff
 - County agency staff
 - Montgomery County Department of Planning staff
 - Montgomery County Department of Parks staff
- SSAC receives information on the need for a new school, the characteristics of candidate sites, and the criteria to evaluate sites.



PROCESS OVERVIEW: PHASE I

(continued)

- SSAC discusses pros and cons of candidate sites.
- If private property is discussed, SSAC meets in closed session and members sign confidentiality agreement.
- SSAC scores candidate sites and the highest scoring site is recommended, with next highest scoring site indicated as alternative site.
- MCPS staff compiles a report.



PROCESS OVERVIEW: PHASE I

(continued)

- Committee reviews report and members may submit minority statements for inclusion in the report if they disagree with the outcome.
- SSAC report is transmitted to the superintendent and Board of Education (BOE).

**Clarksburg
Cluster
SSAC Draft
Report**



PROCESS OVERVIEW: PHASE II

- The SSAC report is posted on the MCPS web site for public comment (excluding private properties).
- Public comments are sent to superintendent and BOE.
- The recommended site and alternative site—if public property—are provided to Planning Board for mandatory referral process.
- Planning Board comments are sent to superintendent and BOE.

PROCESS OVERVIEW: PHASE II

(continued)

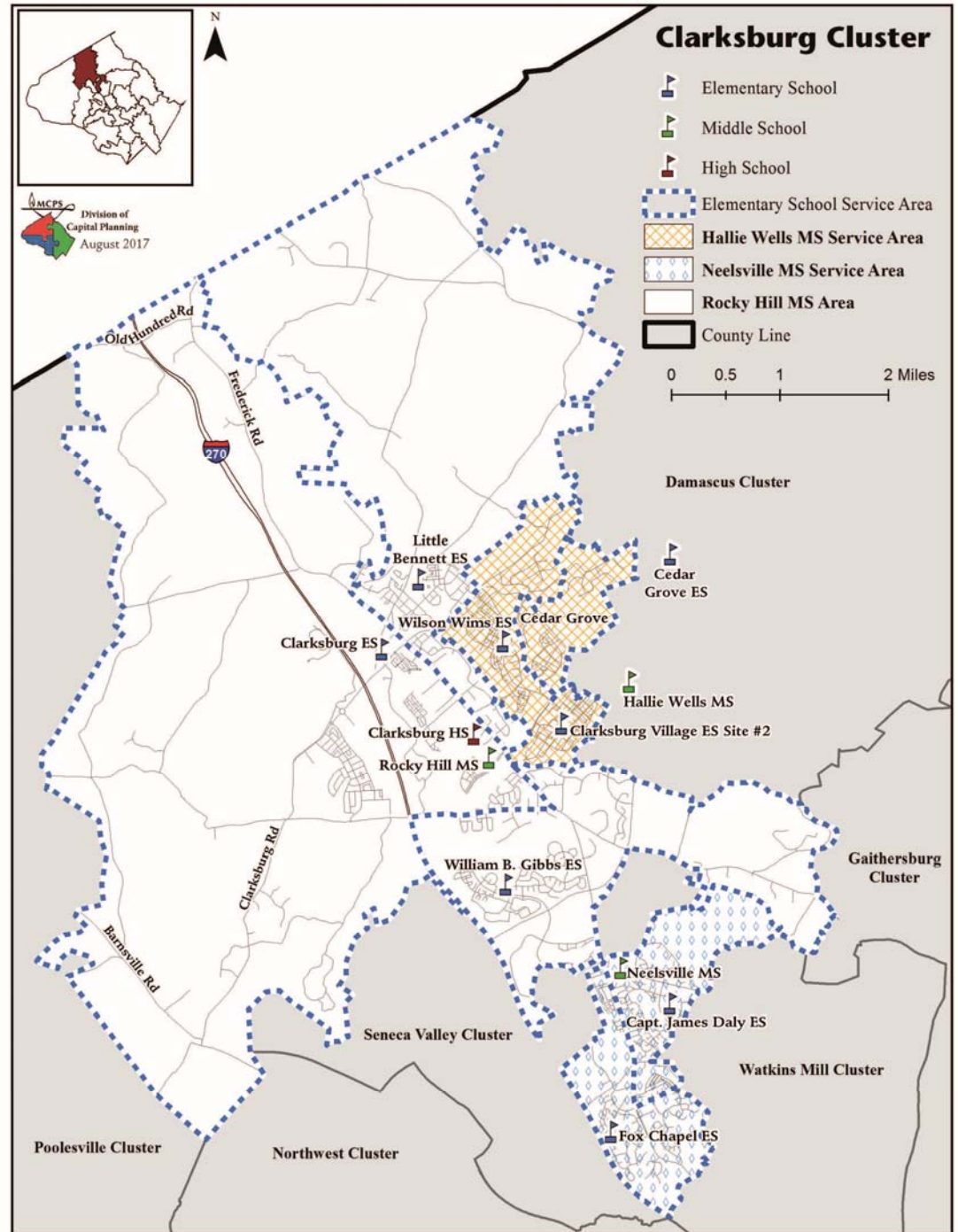
- Superintendent reviews SSAC report, the general public comments and Planning Board mandatory referral comments and recommends a site to the BOE.
- Superintendent's recommendation is posted on the MCPS web site for public comment.
- If recommended site is private property then the recommendation is confidential and not posted on the MCPS web site.

PROCESS OVERVIEW: PHASE III

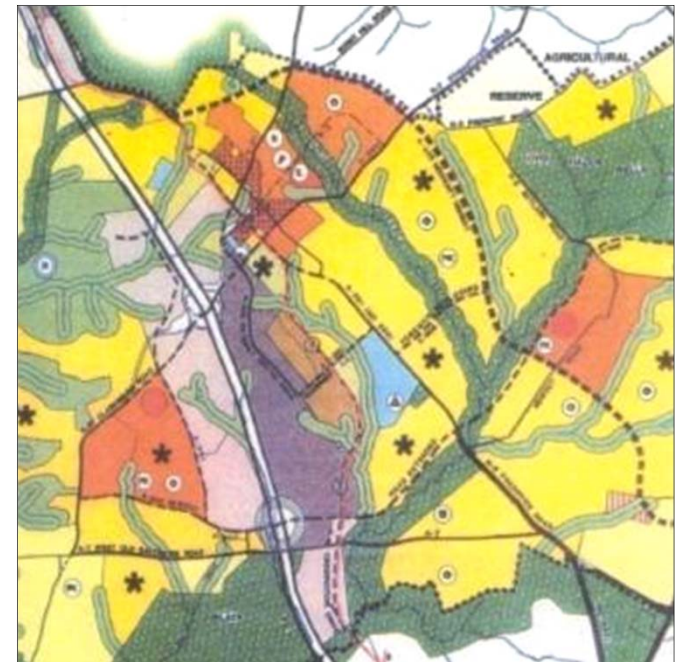
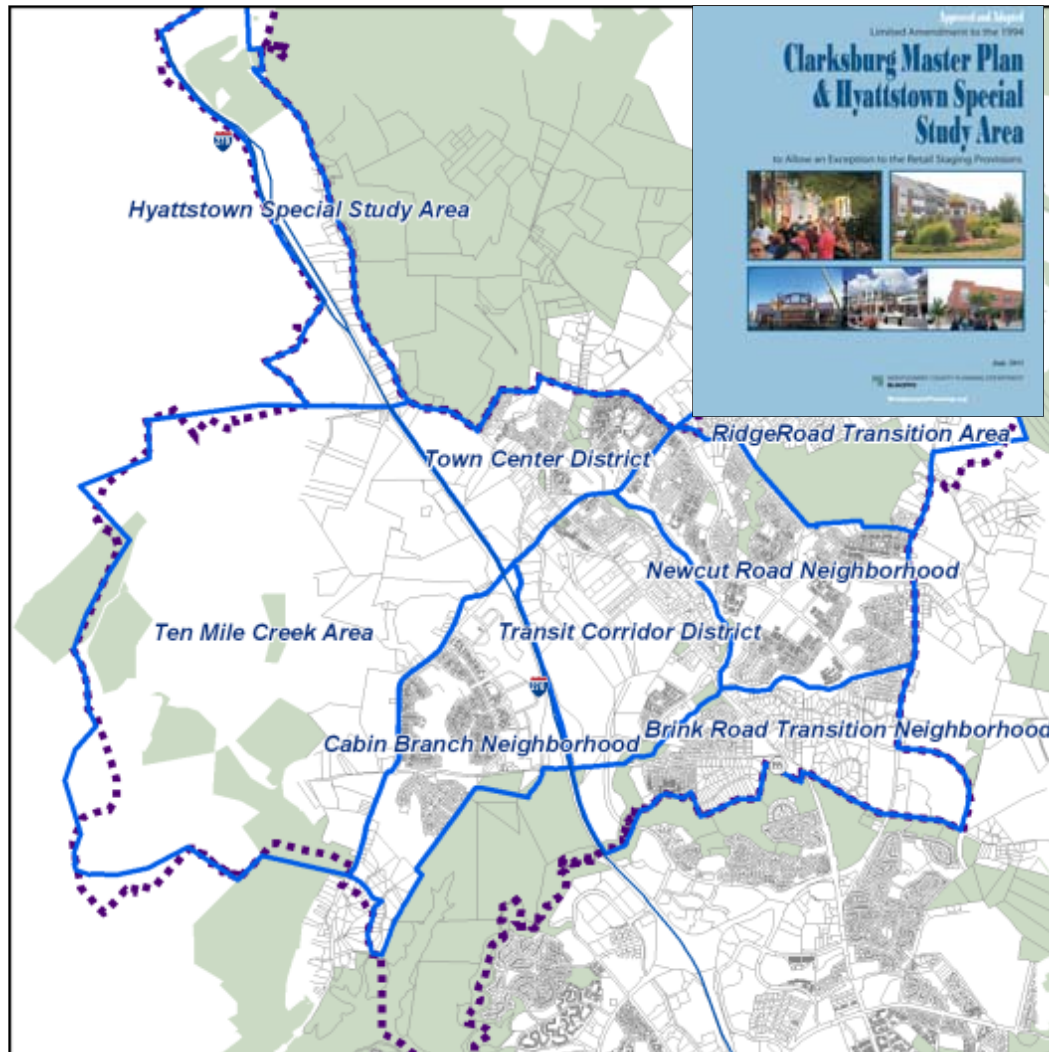
- If recommended site is public property, BOE discusses in public session and may take action to approve site for the new school.
- If recommended site is private property, BOE discusses in closed session and may direct staff to negotiate for purchase of the property. If contract is successful then BOE takes action to approve the site in public session.

MASTER PLANS AND ENROLLMENT TRENDS

CLARKSBURG CLUSTER



MASTER PLAN CLARKSBURG MASTER PLAN & HYATTSTOWN SPECIAL STUDY AREA



SCHOOLS IN THE CLUSTER

HIGH SCHOOLS

- Clarksburg HS

MIDDLE SCHOOLS

- Neelsville MS
- Rocky Hill MS
- Hallie Wells MS

ELEMENTARY SCHOOLS

- Cedar Grove ES
- Clarksburg ES
- Daly ES
- Fox Chapel ES
- Gibbs ES
- Little Bennett ES
- Wilson Wims ES
- *Clarksburg Village ES #2 (in planning)*

ENROLLMENT PROJECTIONS

Schools		Actual	Projections					
		17-18	18-19	19-20	20-21	21-22	22-23	23-24
Cedar Grove ES	Capacity	418	418	418	418	418	418	418
	Enrollment	612	609	598	590	611	622	622
	Available Space	(194)	(191)	(180)	(172)	(193)	(204)	(204)
Clarksburg ES	Capacity	312	312	312	312	312	312	312
	Enrollment	402	410	462	519	550	572	589
	Available Space	(90)	(98)	(150)	(207)	(238)	(260)	(277)
Clarksburg Village ES	Capacity			741	741	741	741	741
	Enrollment			0	0	0	0	0
	Available Space			741	741	741	741	741
Clarksburg ES #9	Capacity					740	740	740
	Enrollment					0	0	0
	Available Space					740	740	740
Capt. James E. Daly ES	Capacity	518	518	518	518	518	518	518
	Enrollment	615	605	615	597	598	606	616
	Available Space	(97)	(87)	(97)	(79)	(80)	(88)	(98)

ENROLLMENT PROJECTIONS (continued)

Schools		Actual	Projections					
		17-18	18-19	19-20	20-21	21-22	22-23	23-24
Fox Chapel ES	Capacity	683	683	683	683	683	683	683
	Enrollment	620	605	620	615	613	624	626
	Available Space	63	78	63	68	70	59	57
William B. Gibbs, Jr. ES	Capacity	730	730	730	730	730	730	730
	Enrollment	705	700	708	707	756	755	754
	Available Space	25	30	22	23	(26)	(25)	(24)
Little Bennett ES	Capacity	624	624	624	624	624	624	624
	Enrollment	629	614	636	633	635	628	611
	Available Space	(5)	10	(12)	(9)	(11)	(4)	13
Wilson Wims ES	Capacity	752	752	752	752	752	752	752
	Enrollment	1208	1220	1273	1311	1332	1359	1399
	Available Space	(456)	(468)	(521)	(559)	(580)	(607)	(647)
Total Elementary	ES Utilization	119%	118%	122%	104%	92%	94%	95%
	ES Enrollment	4791	4763	4912	4972	5095	5166	5217

ELEMENTARY SCHOOL PROGRAM

BASIC PROGRAM AND DESIGN ELEMENTS FOR A 740 CAPACITY ELEMENTARY SCHOOL

- Provide a bus loop and a student drop off loop - separate bus traffic from car traffic
- Provide 100 parking spaces
- Provide a service/loading drive
- Ensure pedestrian safety- avoid crossing driveways to access site amenities
- Separate community use spaces from education spaces to facilitate after-hours use
- Provide natural daylight for all regularly occupied spaces
- Athletic Fields:
 - Two softball fields with 250' radius and soccer field superimposed
 - One soccer field 105'x180' (minimum) to 150'x240' (preferred)
- Play areas :
 - Two 80'x100' Paved Play Areas for Grades 1-5
 - Two 40'x40' Soft Surface Play Areas for Grades 1-5
 - One 40'x60' (minimum) to 80'x100' (preferred) Paved Play Area for Kindergarten
 - One 40'x60' Soft Surface Play Area for Kindergarten
 - One 40'x40' Paved Play Area for Pre-Kindergarten
 - One 40'x40' Soft Surface Play Area for Pre-Kindergarten

SITE EVALUATION



SITE SELECTION CRITERIA



- Location
- Acreage
- Topography/Environment
- Access
- Utilities
- Physical Condition
- Availability/Timing
- Cost

SITE EVALUATION GRID

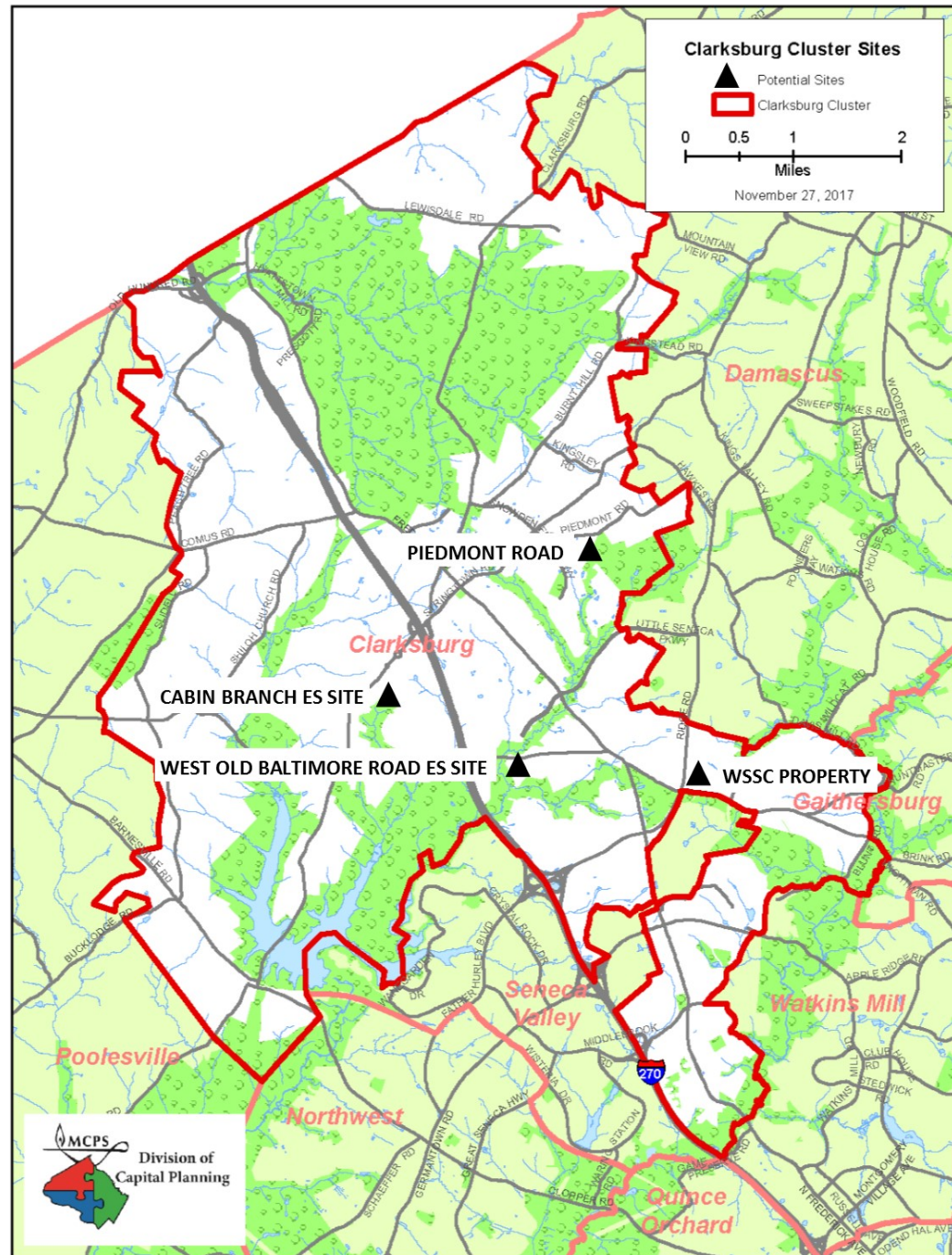
Clarksburg Cluster Elementary School #9
Site Selection Advisory Committee (SSAC) - November 16, 2017

Criteria:	Sites:					
	Cabin Branch ES	West Old Baltimore Road	Piedmont Road	WSSC	Private Site #1	Private Site #2
Location						
Acreage						
Topography/ Environment						
Access						
Utilities						
Physical Condition						
Availability/ Timing						
Cost						
Total Score						

* **Scoring System:** Each SSAC member places a "+1" in a cell to indicate the site is "good" on that criterion, places a "0" in a cell to indicate the site is "average," and places a "-1" in a cell to indicate the site is "poor." The scores for all members are then totaled for each cell. The total score for each site is the sum of the scores in each cell.

CLARKSBURG CLUSTER

Publicly Owned Candidate Sites



Publicly Owned Candidate Site #1
Cabin Branch Elementary School Site

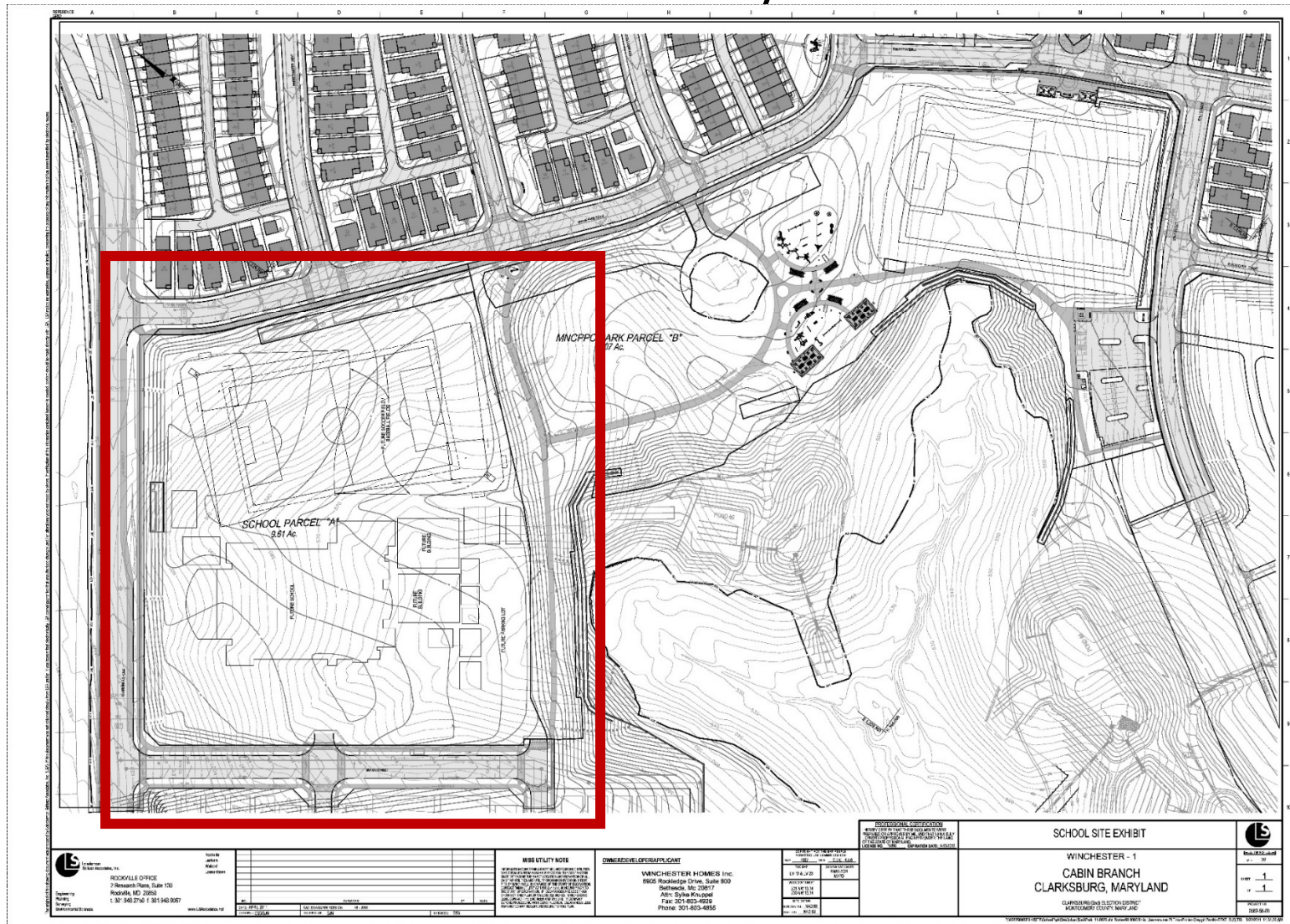


Publicly Owned Candidate Site #1
Cabin Branch Elementary School Site



Publicly Owned Candidate Site #1

Cabin Branch Elementary School Site



Publicly Owned Candidate Site #1

Cabin Branch Elementary School Site

- **Owner:** Montgomery County Board of Education
- **Location:** Clarksburg Road/Byrne Park Road
- **Size:** 9.61 acres
- **Zoning:** CRT
- **Access:** Byrne Park Road
- **Topography:** The site slopes slightly down from the northwest portion of the site. However, the site has been rough graded.
- **Current Use:** Vacant field
- **Comments:** The master planned future school site is in an area currently being developed with new housing units. The total number of planned dwelling units for the Cabin Branch Neighborhood is 1,886 within a mix of housing types. Utilities are available to the site.

Publicly Owned Candidate Site #2
West Old Baltimore Road Elementary School Site
(Linthicum East Elementary School Site)



Publicly Owned Candidate Site #2

West Old Baltimore Road Elementary School Site (Linthicum East Elementary School Site)



Publicly Owned Candidate Site #2

West Old Baltimore Road Elementary School Site (Linthicum East Elementary School Site)



Publicly Owned Candidate Site #2

West Old Baltimore Road Elementary School Site (Linthicum East Elementary School Site)

- **Owner:** Maryland National Capital Park and Planning Commission (M-NCPPC)
- **Location:** West Old Baltimore Road/Seneca Ayr Drive
- **Size:** 9.30 acres
- **Access:** Seneca Ayr Drive
- **Topography:** The site has been graded with steep slopes on the western property boundary. The site also drops a few feet toward the southern end of the site.
- **Current Use:** Vacant field
- **Comments:** The master planned future school site is currently owned and maintained by M-NCPPC. The tax records list the property as Linthicum East Elementary School Site. The site abuts a small community and is centrally located between Cabin Branch and Clarksburg Village neighborhoods. West Old Baltimore Road is a small two lane road with a bike path and sidewalks. Utilities can be made available to the site.

Publicly Owned Candidate Site #3 Piedmont Road



Publicly Owned Candidate Site #3 Piedmont Road



Publicly Owned Candidate Site #3

Piedmont Road

- **Owner:** Maryland National Capital Park and Planning Commission (M-NCPPC)
- **Location:** Skylark Road and Piedmont Road
- **Size:** 9.72 acres
- **Zoning:** R-200
- **Access:** Access may be provided from Skylark Road.
- **Topography:** The site slopes from the northern edge of the site toward Skylark Road.
- **Current Use:** Vacant field
- **Comments:** The site abuts the Ovid Hazen Wells Recreational Park. The master plan shows the site as rural residential. The site is oddly shaped which may make it difficult to construct outdoor spaces. Public utilities can be made available to the site.

Publicly Owned Candidate Site #4 WSSC Property



Publicly Owned Candidate Site #4 WSSC Property



Publicly Owned Candidate Site #4 WSSC Property



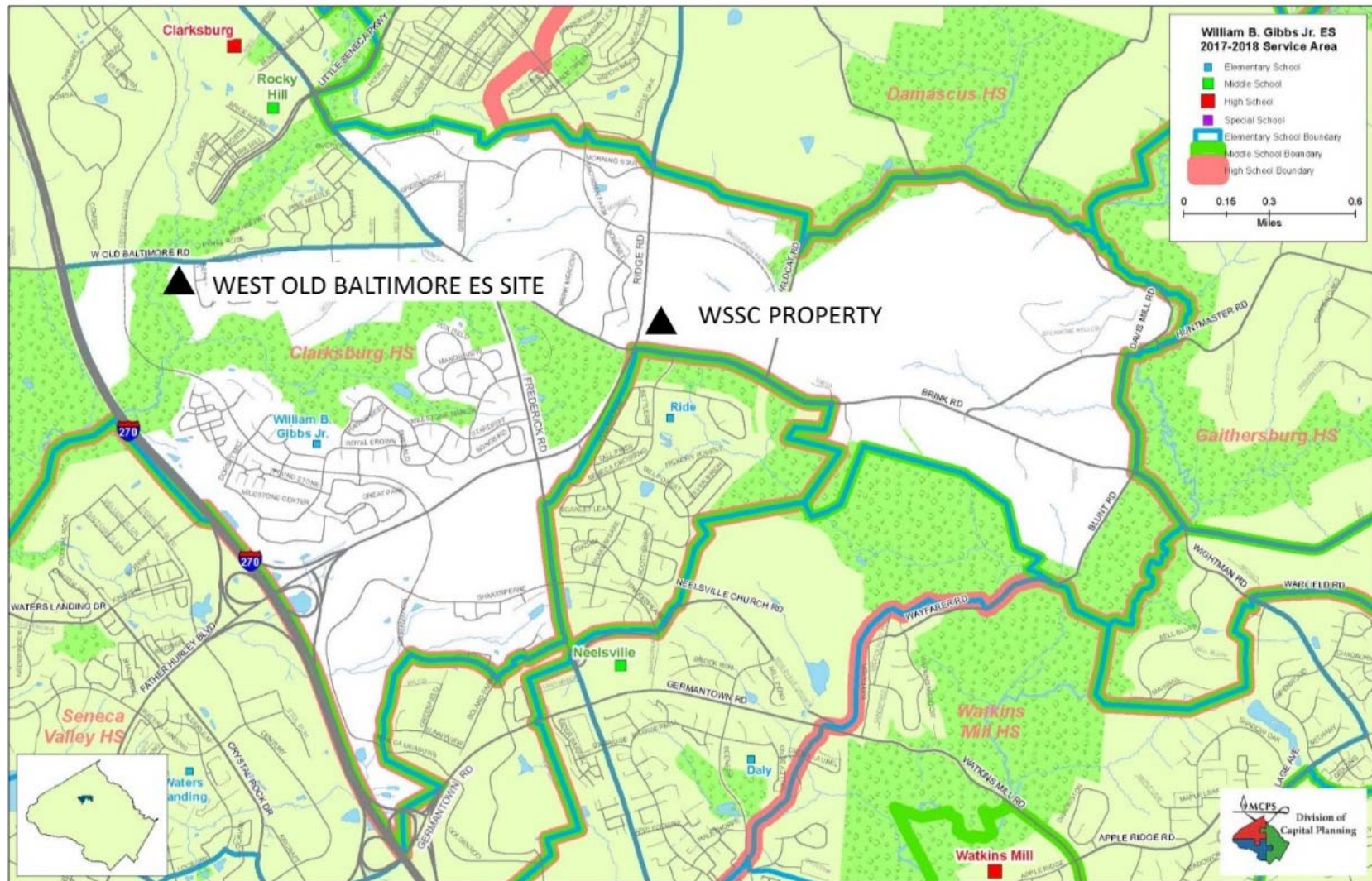
Publicly Owned Candidate Site #4

WSSC Property

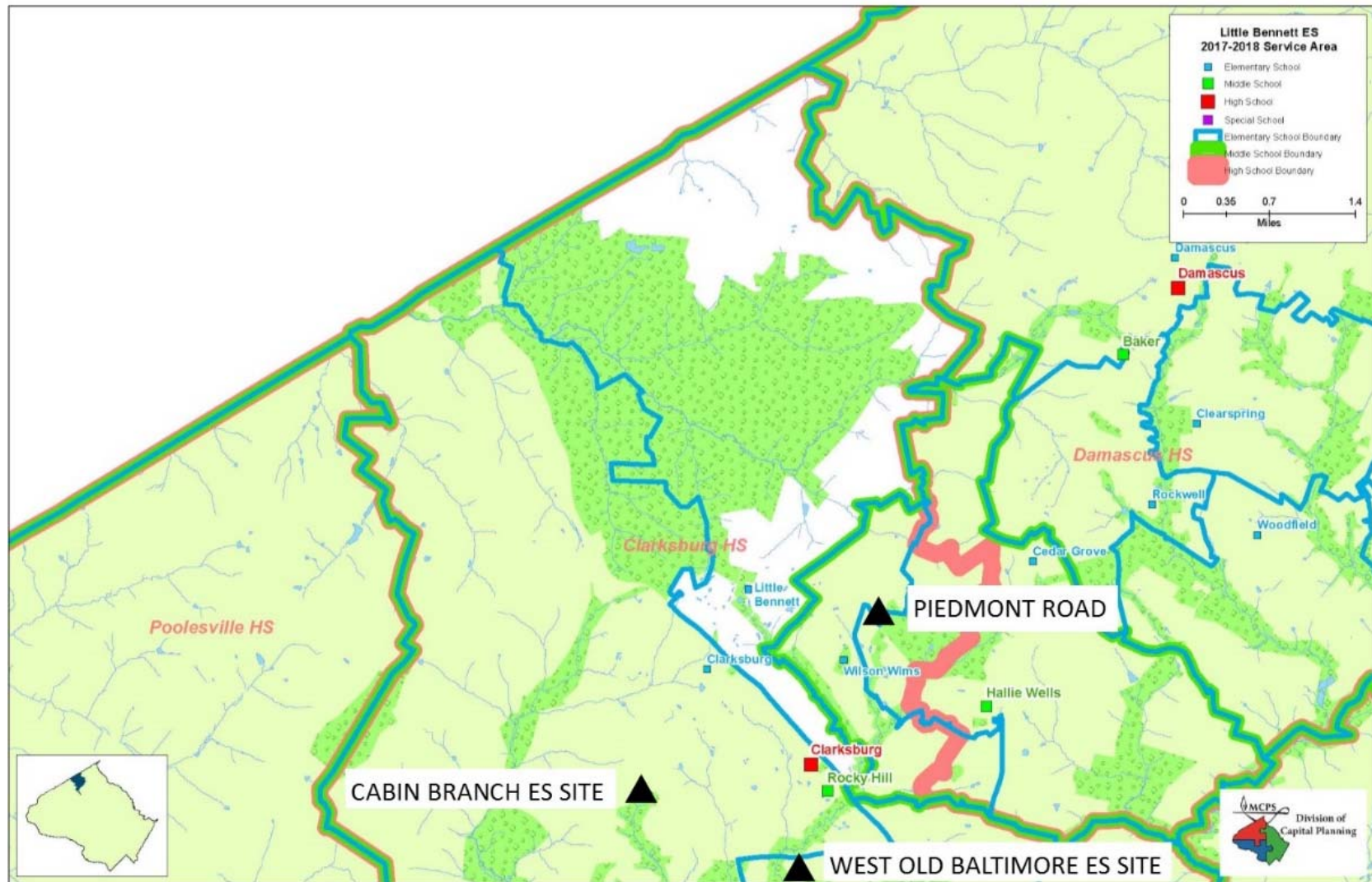
- **Owner:** Washington Sewer and Sanitation Commission (WSSC)
- **Location:** Northwest intersection of Route 27 and Brink Road
- **Size:** 13.74 acres
- **Zoning:** AR (Agricultural Reserve)
- **Access:** Access may be provided from Ridge Road (Route 27)
- **Topography:** The site slopes gently from north to south with steeper slopes on the eastern edge of the site.
- **Current Use:** A water tower facility is located on the northern portion of the site.
- **Comments:** The site is located further on the edge of the desired site search area. It's location off route 27 may make access difficult especially in the morning and evening hours. There are also unknown elements including whether any underground infrastructure is located on the site. A walk of the site did not reveal any manholes, vents, or other indications of underground structures.

CLARKSBURG CLUSTER ELEMENTARY SCHOOLS
SERVICE AREA MAPS
AND PUBLICLY OWNED CANDIDATE SITES

Gibbs ES Service Area



Little Bennett ES Service Area



DISCUSSION

