

Downcounty Consortium
Elementary School #30
Site Selection Advisory Committee

November 15, 2017



BACKGROUND

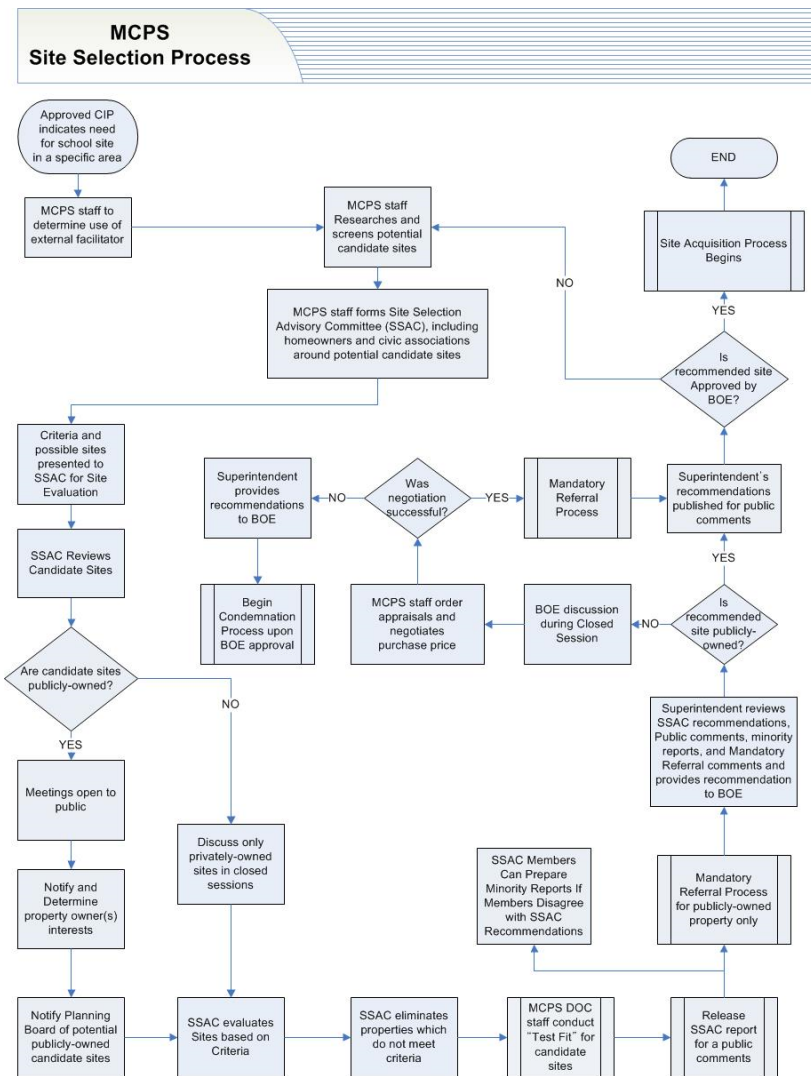
- Following the completion of a capacity study to address overutilization of several elementary schools in the Downcounty Consortium, the Board of Education approved a resolution on August 31, 2017 to form a site selection committee to evaluate potential school sites.
- The current CIP includes four school additions at five elementary schools including East Silver Spring, Montgomery Knolls, Pine Crest, Piney Branch, and Woodlin. No changes are currently recommended for these projects.

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 lower Downcounty Consortium
- The SSAC is comprised of community members and county agency staff with a range of expertise.

PROCESS OVERVIEW: PHASE I

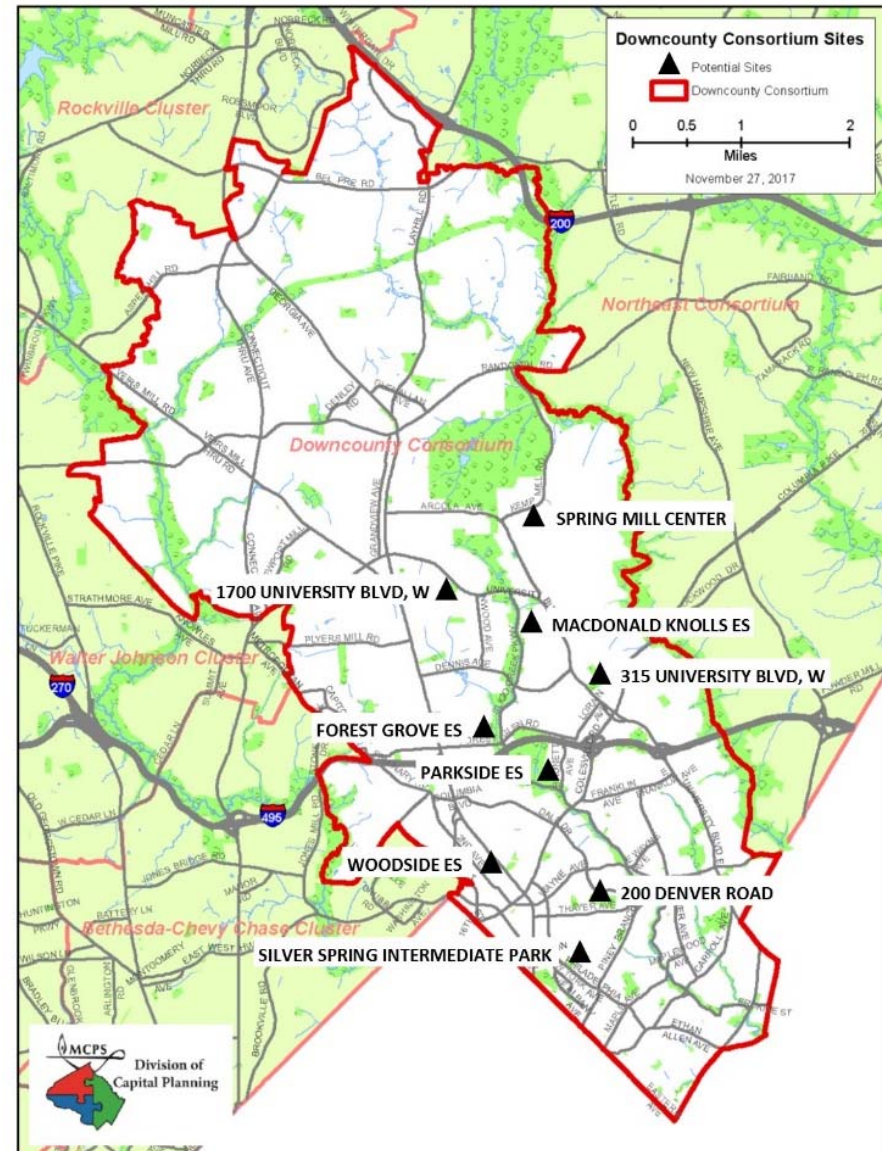
- Site Selection Advisory Committee (SSAC) will include:
 - PTA representatives for area under review
 - HOA/Civic Assoc. representatives for candidate sites
 - MCPS staff
 - Municipal government staff
 - County agency staff
 - Montgomery County Department of Planning staff
 - Montgomery County Department 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).

**Downcounty
Consortium
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.

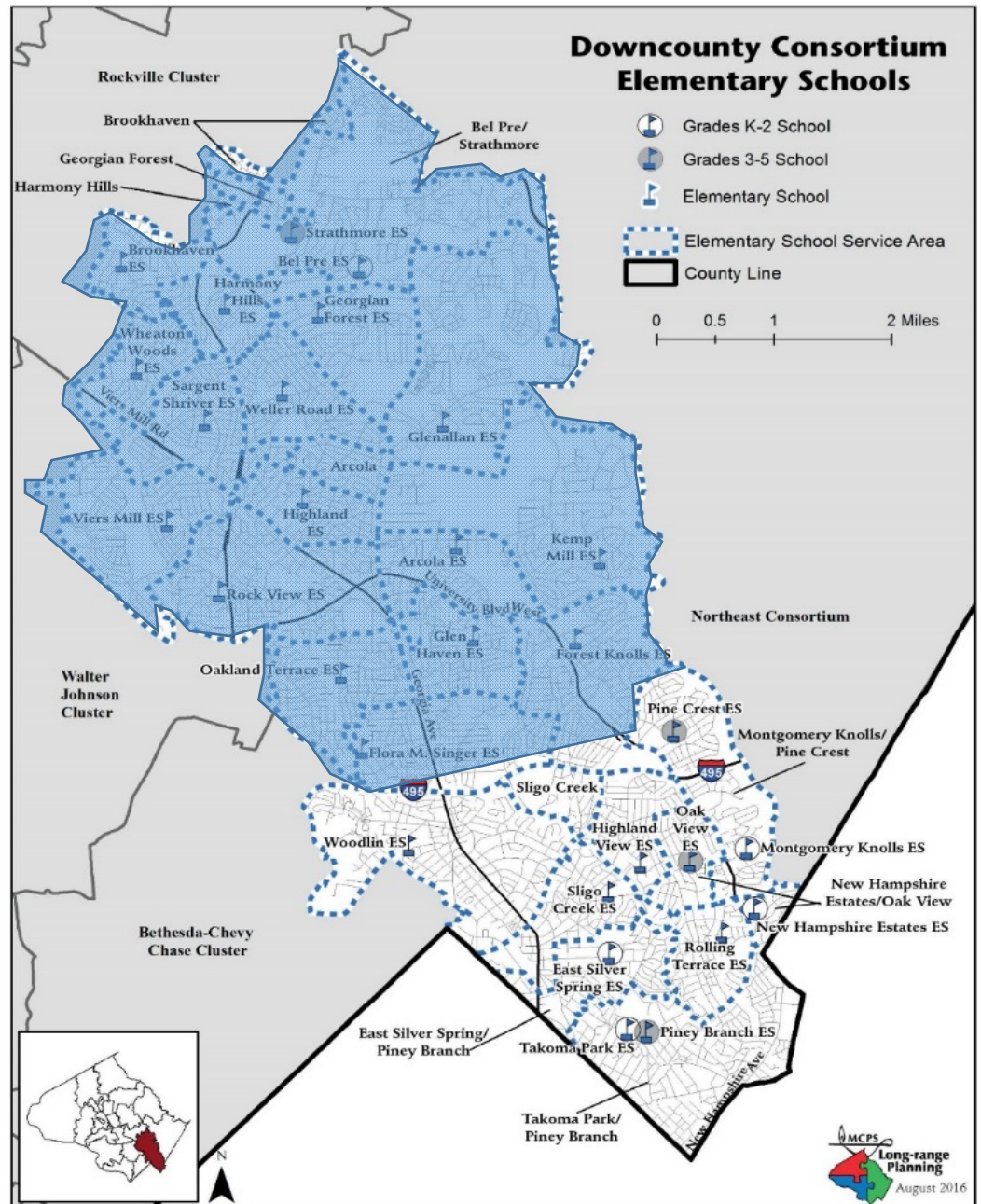
PROCESS OVERVIEW: PHASE III

- 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 may action to approve the site in public session.

MASTER PLANS AND ENROLLMENT TRENDS

DOWNCOUNTY CONSORTIUM Elementary Schools

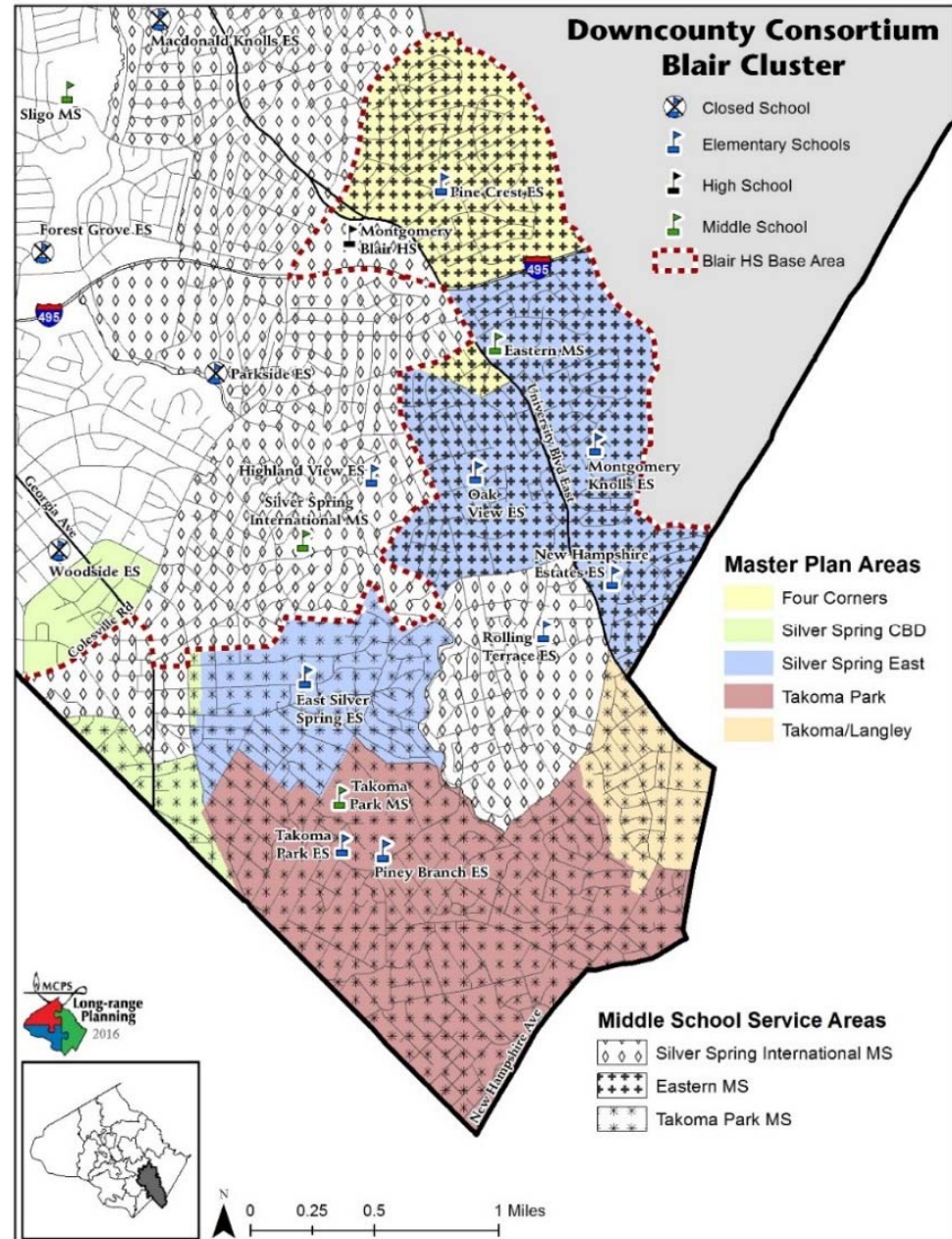
(below the beltway)



DOWNCOUNTY CONSORTIUM

MASTER PLANS:

- Four Corners
- Silver Spring CBD
- Silver Spring East
- Takoma Park
- Takoma/Langley



SCHOOLS IN THE AREA

HIGH SCHOOLS

- Montgomery Blair HS
- Albert Einstein HS
- Northwood HS

MIDDLE SCHOOLS

- Eastern MS
- Silver Spring International MS
- Sligo MS
- Takoma Park MS

ELEMENTARY SCHOOLS

- East Silver Spring ES
- Forest Knolls ES
- Highland View ES
- Montgomery Knolls ES
- New Hampshire Estates ES
- Oak View ES
- Pine Crest ES
- Piney Branch ES
- Rolling Terrace ES
- Flora Singer ES
- Takoma Park ES
- Woodlin ES

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
<i>Space Avail/Deficit</i>	<i>21</i>	<i>17</i>	<i>13</i>	<i>29</i>	<i>48</i>	<i>140</i>	<i>137</i>
Forest Knolls ES							
Capacity	549	549	549	549	549	549	549
Enrollment	737	741	766	772	761	791	769
<i>Space Avail/Deficit</i>	<i>-188</i>	<i>-192</i>	<i>-217</i>	<i>-223</i>	<i>-212</i>	<i>-242</i>	<i>-220</i>
Highland View ES							
Capacity	288	288	288	288	288	288	288
Enrollment	397	415	417	414	413	406	410
<i>Space Avail/Deficit</i>	<i>-109</i>	<i>-127</i>	<i>-129</i>	<i>-126</i>	<i>-125</i>	<i>-118</i>	<i>-122</i>

ENROLLMENT PROJECTIONS (continued)

School	Actual Enroll 2017–18	Projected Enrollment					
		2018–19	2019–20	2020–21	2021–22	2022–23	2023–24
Montgomery Knolls ES							
Capacity	537	537	537	681	681	681	681
Enrollment	498	505	515	525	521	521	530
<i>Space Avail/Deficit</i>	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
<i>Space Avail/Deficit</i>	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
<i>Space Avail/Deficit</i>	-137	-96	-83	-82	-79	-79	-76

ENROLLMENT PROJECTIONS (continued)

School	Actual Enroll 2017–18	Projected Enrollment					
		2018–19	2019–20	2020–21	2021–22	2022–23	2023–24
Pine Crest ES							
Capacity	404	404	404	588	588	588	588
Enrollment	468	465	476	474	465	473	471
<i>Space Avail/Deficit</i>	<i>-64</i>	<i>-61</i>	<i>-72</i>	<i>114</i>	<i>123</i>	<i>115</i>	<i>117</i>
Piney Branch ES							
Capacity	611	611	611	611	726	726	726
Enrollment	665	680	668	660	661	660	664
<i>Space Avail/Deficit</i>	<i>-54</i>	<i>-69</i>	<i>-57</i>	<i>-49</i>	<i>65</i>	<i>66</i>	<i>62</i>
Rolling Terrace ES							
Capacity	747	747	747	747	747	747	747
Enrollment	896	873	865	862	857	866	849
<i>Space Avail/Deficit</i>	<i>-149</i>	<i>-126</i>	<i>-118</i>	<i>-115</i>	<i>-110</i>	<i>-119</i>	<i>-102</i>

ENROLLMENT PROJECTIONS (continued)

School	Actual Enroll 2017-18	Projected Enrollment					
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Flora Singer ES							
Capacity	680	680	680	680	680	680	680
Enrollment	709	701	714	708	695	709	708
<i>Space Avail/Deficit</i>	<i>-29</i>	<i>-21</i>	<i>-34</i>	<i>-28</i>	<i>-15</i>	<i>-29</i>	<i>-28</i>
Takoma Park ES							
Capacity	629	629	629	629	629	629	629
Enrollment	629	626	652	655	662	664	661
<i>Space Avail/Deficit</i>	<i>0</i>	<i>3</i>	<i>-23</i>	<i>-26</i>	<i>-33</i>	<i>-35</i>	<i>-32</i>
Woodlin ES							
Capacity	476	476	476	476	476	635	635
Enrollment	573	595	606	626	621	623	627
<i>Space Avail/Deficit</i>	<i>-97</i>	<i>-119</i>	<i>-130</i>	<i>-150</i>	<i>-145</i>	<i>12</i>	<i>8</i>

ENROLLMENT PROJECTIONS (continued)

School	Actual Enroll 2017-18	Projected Enrollment					
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Total Enrollment							
Capacity	6296	6296	6296	6624	6739	6973	6973
Enrollment	7051	7048	7123	7107	7047	7088	7068
<i>Space Avail/Deficit</i>	-755	-752	-827	-483	-308	-115	-92

- Capacity reflects approved addition projects at the following schools:
 - East Silver Spring ES (to relieve Rolling Terrace ES)
 - Montgomery Knolls ES and Pine Crest ES (to relieve Forest Knolls ES)
 - Piney Branch ES
 - Woodlin ES
- The Board of Education authorized the site selection committee to evaluate potential elementary school sites in the lower portion of the Downcounty Consortium. Based on the outcome of this study, the Board of Education will determine which, if any, of these additions will proceed.

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

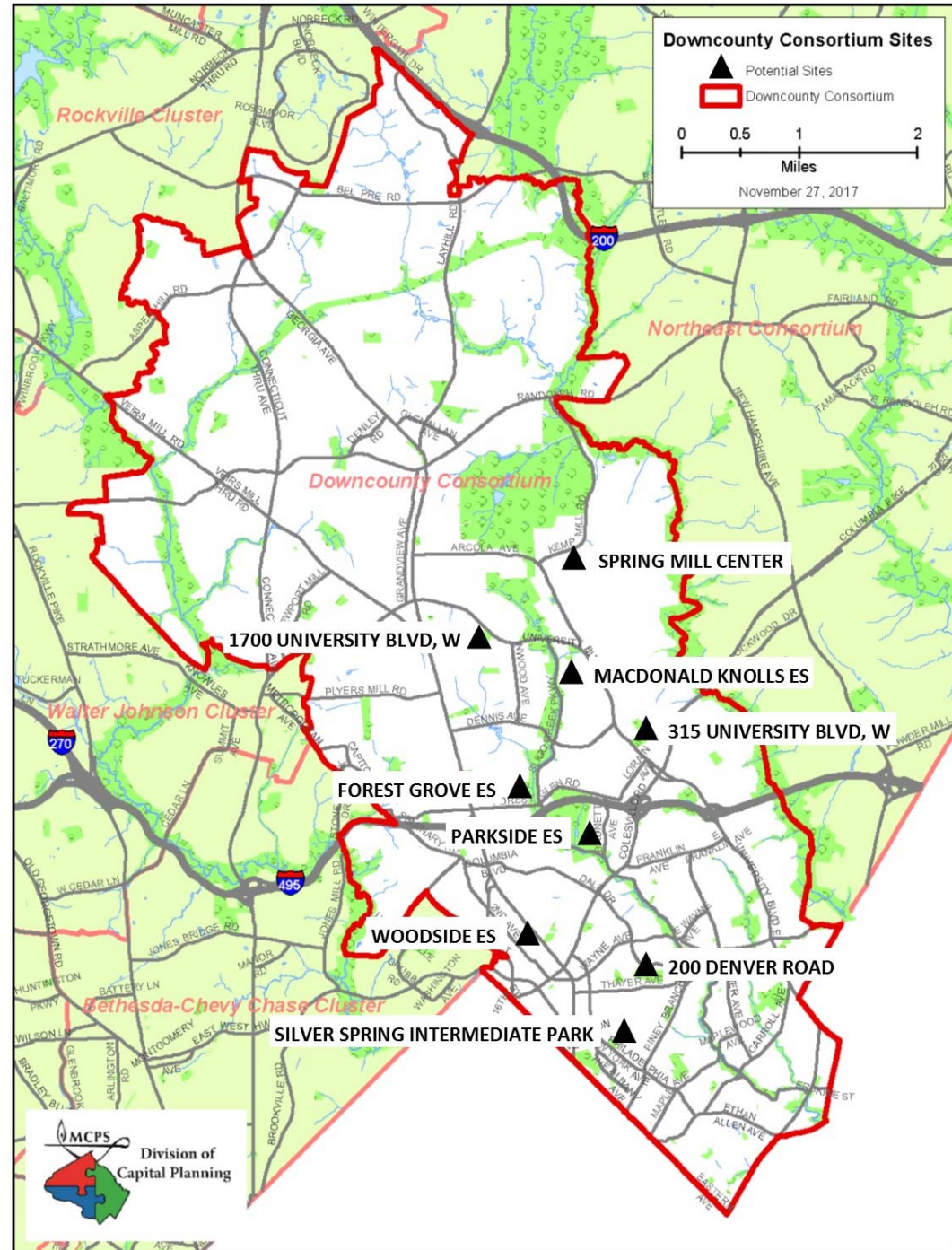
SITE EVALUATION GRID

Downcounty Consortium Elementary School
Site Selection Advisory Committee (SSAC) - November 15, 2017
Evaluation Grid

Criteria:	Sites:									
	200 Denver Road	315 University Boulevard	1/00 University Boulevard	Forest Grove ES	Macdonald Knolls ES	Parkside ES	Silver Spring Intermediate	Spring Mill Center	Woodside ES	Private Site #1
Location										
Acreage										
Topography/ Environment										
Access										
Utilities										
Physical Condition										
Availability/ Timing										
Cost										
Total Score										

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

DOWNCOUNTY CONSORTIUM Publically Owned Candidate Sites



Publicly Owned Candidate Site #1 200 Denver Road



Publicly Owned Candidate Site #1
200 Denver Road



Publicly Owned Candidate Site #1
200 Denver Road



Publicly Owned Candidate Site #1

200 Denver Road

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 200 Denver Road, Silver Spring
- Size: 16.29 acres
- Zoning: R-60
- Access: Denver Road, Easley Street, Mansfield Road, and Dale Drive; located in close proximity to public transportation routes along Dale Drive.
- Topography: 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.
- Current Use: Nolte Local Park
- Comments: The site has acreage needed for an elementary school. The school area could be smaller with a shared school/park concept. The shared school/park concept would have to be agreed upon by M-NCPPC in consideration of current community uses. Alternatively, due to its size, the site could be reserved for a future middle school since land in this portion of the county is limited.

Publicly Owned Candidate Site #2
315 University Boulevard, West



Publicly Owned Candidate Site #2
315 University Boulevard, West



Publicly Owned Candidate Site #2
315 University Boulevard, West



Publicly Owned Candidate Site #2

315 University Boulevard, West

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 315 University Boulevard, West, Silver Spring
- Size: 6.01 acres
- Zoning: R-60
- Access: University Boulevard, West northbound; traffic in the area is fairly heavy which could negatively impact site access during morning and evening hours; located in close proximity to public transportation routes.
- Topography: The site is fairly flat with a slope running along University Boulevard.
- Current Use: North Four Corners Local Park
- Comments: The site is in the northern portion of the site search area. The park improvements were recently completed. The property was purchased from Yeshiva High School of Greater Washington in 1997. The site lends itself to a shared school/park concept. M-NCPPC recently completed \$2.5 million in improvements to the park.

Publicly Owned Candidate Site #3
1700 University Boulevard, West



Publicly Owned Candidate Site #3
1700 University Boulevard, West



Publicly Owned Candidate Site #3
1700 University Boulevard, West



Publicly Owned Candidate Site #3

1700 University Boulevard, West

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 1700 University Boulevard, West, Silver Spring
- Size: 9.60 acres
- Zoning: R-60
- Access: University Boulevard, West
- Topography: The site is fairly flat. There is a slight slope from University Boulevard.
- Current Use: Wheaton Forest Local Park; contains baseball/softball fields, a soccer field, tennis courts, playground equipment, and a park pavilion.
- Comments: The site is in the northern part of the site search area. Access may be difficult due to morning and evening traffic. The site is also only a third of a mile from Glen Haven Elementary School. While the site is suited for an elementary school, it may not be practical given its location.

Publicly Owned Candidate Site #4 Forest Grove Elementary School



Publicly Owned Candidate Site #4
Forest Grove Elementary School



Publicly Owned Candidate Site #4
Forest Grove Elementary School



Publicly Owned Candidate Site #5

MacDonald Knolls Elementary School

- Owner: Montgomery County Government
- Location: 10611 Tenbrook Drive, Silver Spring
- Size: 7.74 acres
- Zoning: R-60
- Access: Tenbrook Drive
- Topography: 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.
- Current Use: County adult care program, ARC of Montgomery County, and child care center
- Comments: This site is located in the northern end of the site search area. It is in close proximity to Northwood High School, Sligo Middle School and Forest Knolls, Kemp Mill, and Glen Haven Elementary Schools. The current County uses would have to be relocated. The site could provide future elementary school capacity in the middle and upper portion of the Downcounty Consortium.

Publicly Owned Candidate Site #5

MacDonald Knolls Elementary School



Publicly Owned Candidate Site #5

MacDonald Knolls Elementary School



Publicly Owned Candidate Site #5
MacDonald Knolls Elementary School



Publicly Owned Candidate Site #5

MacDonald Knolls Elementary School

- Owner: Montgomery County Government
- Location: 10611 Tenbrook Drive, Silver Spring
- Size: 7.74 acres
- Zoning: R-60
- Access: Tenbrook Drive
- Topography: 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.
- Current Use: County adult care program, ARC of Montgomery County, and child care center
- Comments: This site is located in the northern end of the site search area. It is in close proximity to Northwood High School, Sligo Middle School and Forest Knolls, Kemp Mill, and Glen Haven Elementary Schools. The current County uses would have to be relocated. The site could provide future elementary school capacity in the middle and upper portion of the Downcounty Consortium.

Publicly Owned Candidate Site #6 Parkside Elementary School



Publicly Owned Candidate Site #6
Parkside Elementary School



Publicly Owned Candidate Site #6 Parkside Elementary School



Publicly Owned Candidate Site #6

Parkside Elementary School

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 9500 Brunett Avenue
- Size: 6.19 to 11 acres
- Zoning: R-60
- Access: Sligo Creek Parkway to Brunett Avenue
- Topography: The site slopes steeply from Brunett Avenue west toward the existing Parks Headquarters building. There are steep slopes and wooded areas on the Sligo Creek Parkway side of the site. A low area at the corner of Brunett Avenue and Sligo Creek Parkway, where ball fields could be located, holds water.
- Current Use: M-NCPPC Parks Division Headquarters and child care center
- Comments: This is a former Board of Education school site. Board of Education declared the property surplus and transferred it to Montgomery County in 1976. M-NCPPC will be vacating the facility and moving its operations to Wheaton, providing an opportunity to open a new elementary school. However, this is the most challenging site to develop due to the topography, forest stand and flood plain. There is also a child care center which has occupied the site since 1977.

Publicly Owned Candidate Site #7 Silver Spring Intermediate



Publicly Owned Candidate Site #7 Silver Spring Intermediate



Publicly Owned Candidate Site #7 Silver Spring Intermediate



Publicly Owned Candidate Site #7

Silver Spring Intermediate Park

- Owner: Montgomery County Board of Education
- Location: 615 Philadelphia Avenue, Takoma Park
- Size: 3.75 acres
- Zoning: R-60
- Access: Chicago Avenue; located in close proximity to public transportation routes.
- Topography: 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.
- Current Use: Silver Spring Intermediate Park
- Comments: This is a former school site that is scheduled to be transferred to M-NCPPC as part of a property swap for improvements at Woodacres Elementary School. While this is one of the smaller sites, the topography, shape, and location make it ideal for a new elementary school. Subsurface parking could be provided to increase outdoor play areas and ball field size.

Publicly Owned Candidate Site #8 Spring Mill Center



Publicly Owned Candidate Site #8
Spring Mill Center



Publicly Owned Candidate Site #8 Spring Mill Center

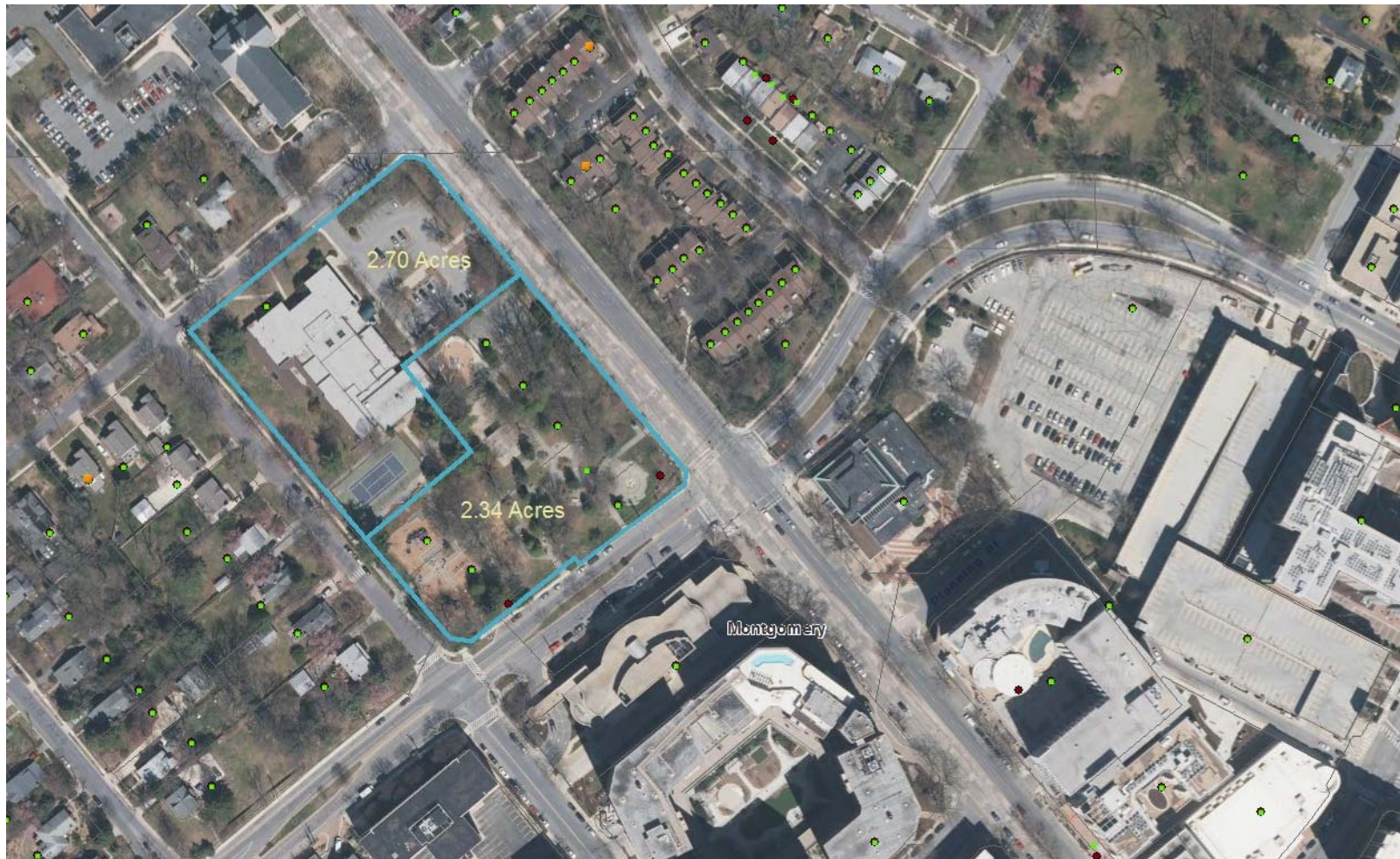


Publicly Owned Candidate Site #8

Spring Mill Center

- Owner: Montgomery County Board of Education
- Location: 11721 Kemp Mill Road, Silver Spring
- Size: 7.69 acres
- Zoning: R-60
- Access: Kemp Mill Road and Fulham Street
- Topography: The site slopes upward from Kemp Mill Road to the existing building and then slopes slightly down from the building toward the playing field.
- Current Use: MCPS Field Office
- Comments: This is the northern most site in the site search area. It is located between Northwood and Springbrook High Schools. Existing MCPS uses would need to be relocated to another closed school facility or office space. A private school located in close proximity may cause traffic conflicts.

Publicly Owned Candidate Site #9 Woodside Elementary School



Publicly Owned Candidate Site #9
Woodside Elementary School



Publicly Owned Candidate Site #9 Woodside Elementary School

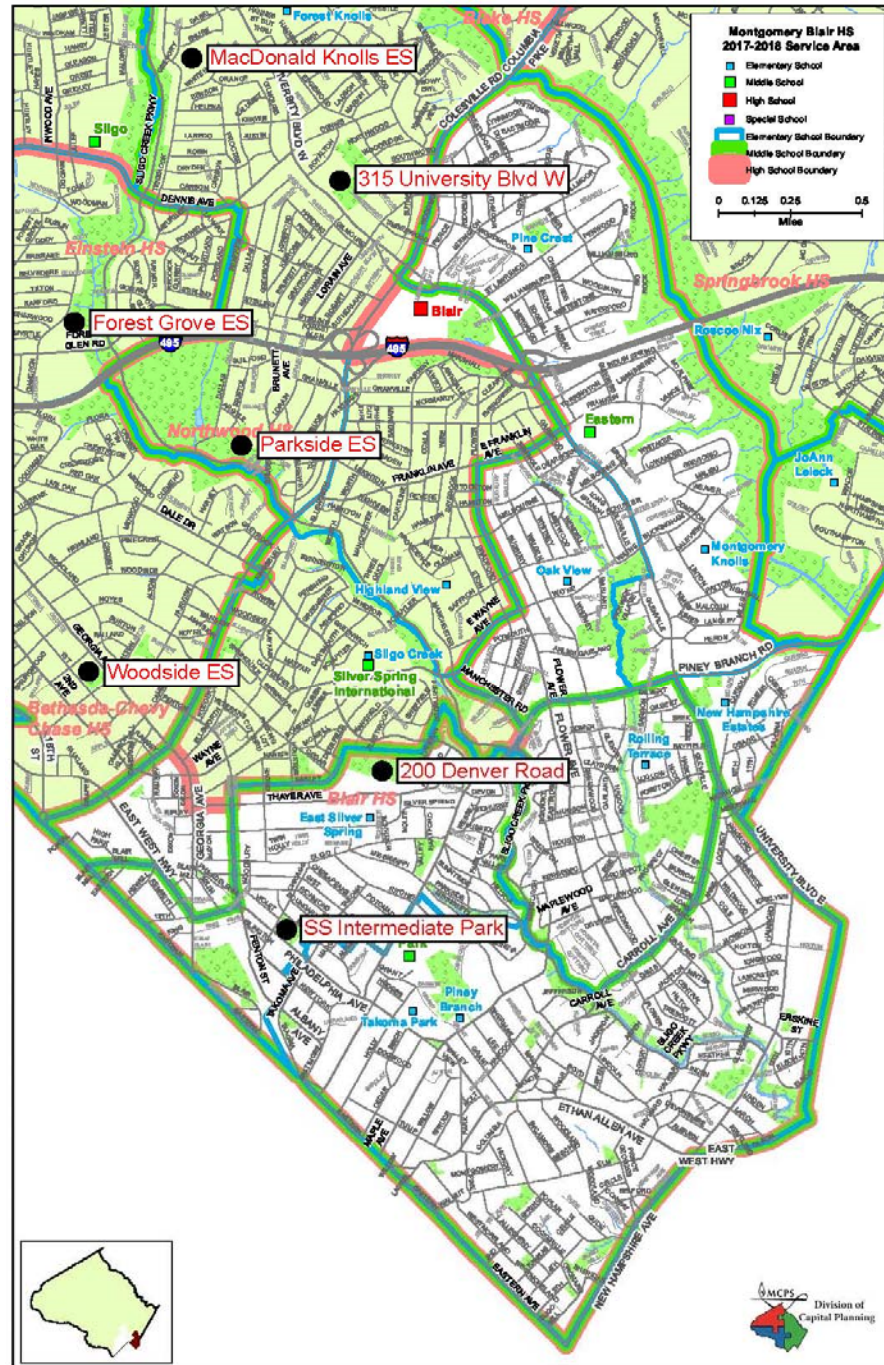


Publicly Owned Candidate Site #9

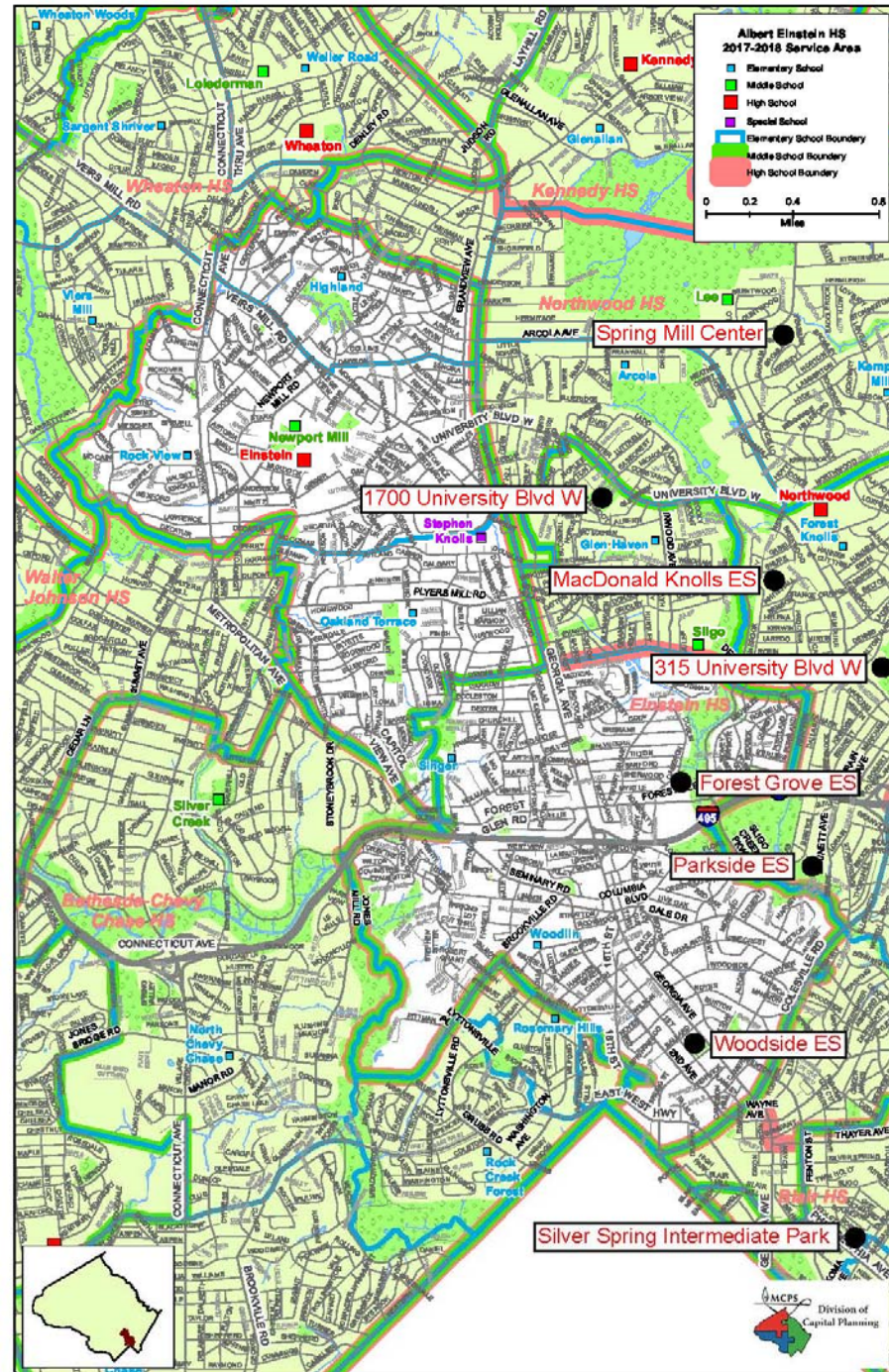
Woodside Elementary School

- Owner: Montgomery County Government
- Location: 8818 Georgia Avenue, Silver Spring
- Size: 5.04 acres total (two parcels)
- Zoning: R-60
- Access: Ballard Street; located in close proximity to public transportation routes.
- Topography: The portion of the site with the existing building is lower than the park on the southern portion of the site.
- Current Use: Montgomery County Health and Human Services service center and Woodside Park
- Comments: The site is situated within the lower central site search area. The current county use would have to be relocated. This may be an issue if the population served is within the service center area.

BLAIR HIGH SCHOOL SERVICE AREA Publically Owned Candidate Sites



EINSTEIN HIGH SCHOOL SERVICE AREA Publically Owned Candidate Sites



NORTHWOOD HIGH SCHOOL SERVICE AREA Publically Owned Candidate Sites

