

Gaithersburg Cluster Elementary School Site Selection Advisory Committee

November 14, 2017



SITE SELECTION ADVISORY COMMITTEE (SSAC) PURPOSE

- The SSAC is comprised of community members, MCPS staff, municipal and county agency staff with a range of expertise.
- 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

PROCESS OVERVIEW: PHASE I

- Site Selection Advisory Committee (SSAC) formed to include:
 - PTA representatives for area under review
 - HOA representatives for candidate sites
 - Community representatives
 - MCPS staff
 - Local municipality staff and officials
 - 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 agreements.
- SSAC scores candidate sites and the highest scoring site is recommended, with next highest scoring site indicated as alternative site.
- 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).

PROCESS OVERVIEW: PHASE II

- The SSAC report is posted on the MCPS web site for public comment (excluding private properties).
- Public comments sent to superintendent and BOE.
- The recommended site and alternative site—if public property—are provided to Montgomery County 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 the recommended site is private property then the recommendation is confidential.

PROCESS OVERVIEW: PHASE III

- If recommended site is public property, BOE discusses in public session and takes action to approve a site for the new school.
- If recommended site is private property, BOE discusses it 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 PLAN AND ENROLLMENT TRENDS

GAITHERSBURG CLUSTER

HIGH SCHOOL

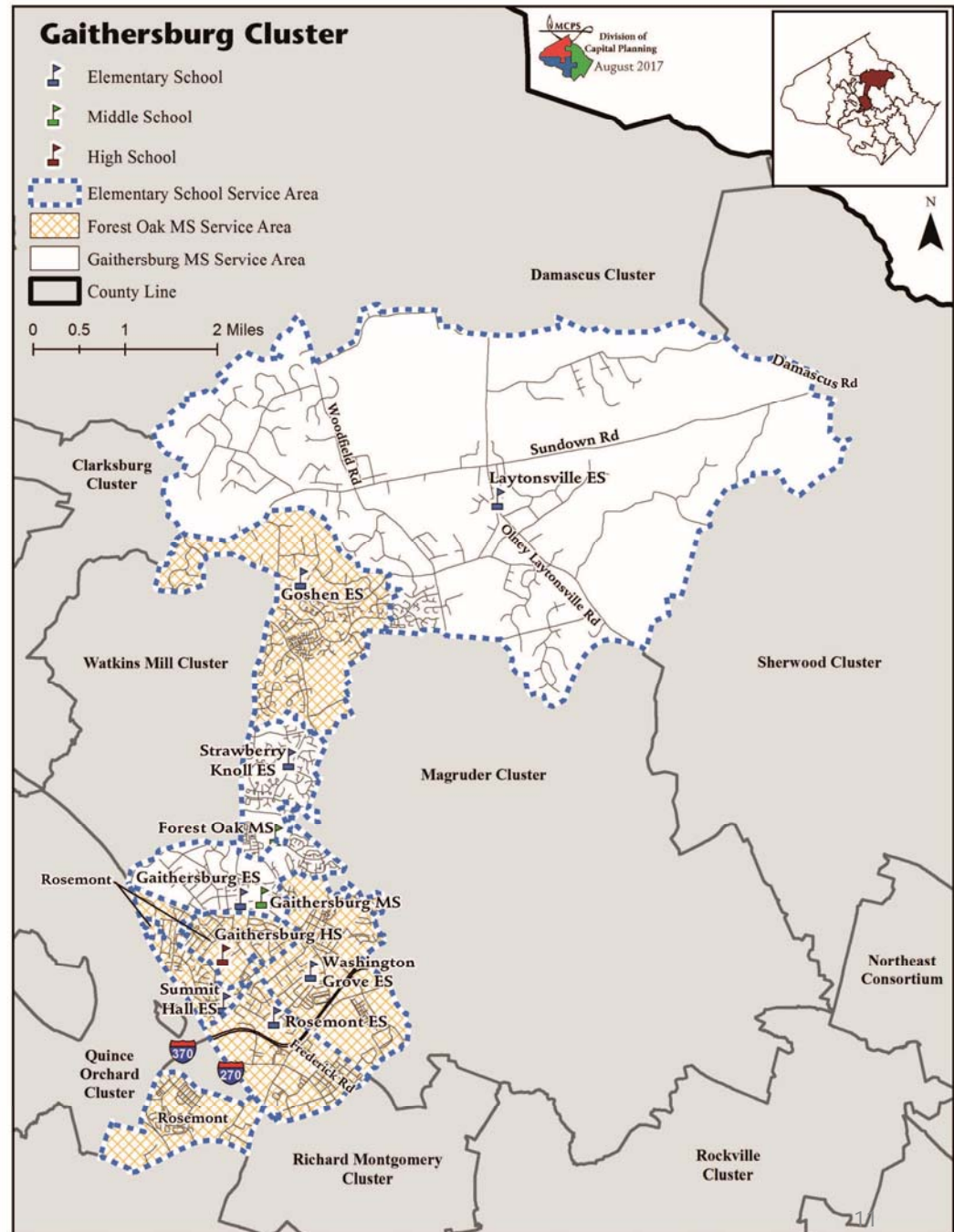
- Gaithersburg HS

MIDDLE SCHOOLS

- Forest Oak MS
- Gaithersburg MS

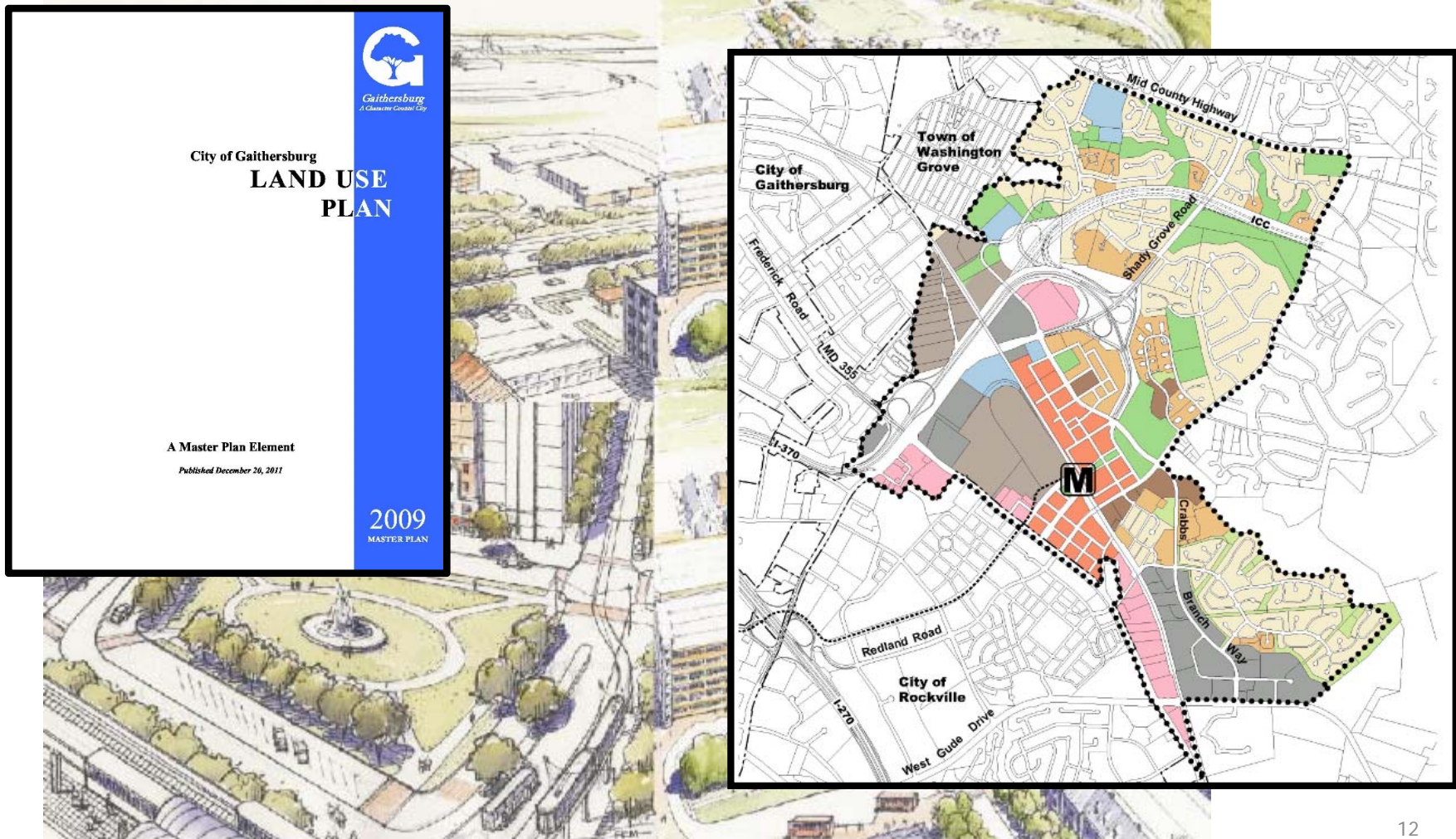
ELEMENTARY SCHOOLS

- Gaithersburg ES
- Goshen ES
- Laytonsville ES
- Rosemont ES
- Strawberry Knoll ES
- Summit Hall ES
- Washington Grove ES



Gaithersburg Area

Master Plans: Shady Grove; Great Seneca Science Corridor, City of Gaithersburg



ENROLLMENT PROJECTIONS

School	Actual Enroll 2017–18	Projected Enrollment					
		2018–19	2019–20	2020–21	2021–22	2022–23	2023–24
Gaithersburg ES							
Capacity	788	788	788	1000	1000	1000	1000
Enrollment	863	854	889	889	886	904	920
<i>Space Avail/Deficit</i>	-75	-66	-101	111	114	96	80
Goshen ES							
Capacity	589	589	589	589	589	589	589
Enrollment	624	623	628	611	612	617	603
<i>Space Avail/Deficit</i>	-35	-34	-39	-22	-23	-28	-14
Laytonsville ES							
Capacity	449	449	449	449	449	449	449
Enrollment	377	362	341	329	309	302	320
<i>Space Avail/Deficit</i>	72	87	108	120	140	147	129

ENROLLMENT PROJECTIONS

Continued

School	Actual Enroll 2017-18	Projected Enrollment					
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Rosemont ES							
Capacity	585	585	585	585	585	585	585
Enrollment	619	620	689	740	790	819	866
<i>Space Avail/Deficit</i>	<i>-34</i>	<i>-35</i>	<i>-104</i>	<i>-155</i>	<i>-205</i>	<i>-234</i>	<i>-281</i>
Strawberry Knoll ES							
Capacity	466	466	466	466	466	466	466
Enrollment	653	654	674	688	686	687	681
<i>Space Avail/Deficit</i>	<i>-187</i>	<i>-188</i>	<i>-208</i>	<i>-220</i>	<i>-220</i>	<i>-221</i>	<i>-215</i>
Summit Hall ES							
Capacity	438	438	438	438	438	438	438
Enrollment	668	677	649	661	656	655	659
<i>Space Avail/Deficit</i>	<i>-230</i>	<i>-239</i>	<i>-211</i>	<i>-233</i>	<i>-218</i>	<i>-217</i>	<i>-221</i>

ENROLLMENT PROJECTIONS

Continued

School	Actual Enroll 2017-18	Projected Enrollment					
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Washington Grove ES							
Capacity	613	613	613	613	613	613	613
Enrollment	483	510	541	584	605	631	651
<i>Space Avail/Deficit</i>	<i>130</i>	<i>103</i>	<i>72</i>	<i>29</i>	<i>8</i>	<i>-18</i>	<i>-38</i>
Total Enrollment							
Capacity	3928	3928	3928	4140	4140	4140	4140
Enrollment	4287	4300	4411	4502	4544	4615	4700
<i>Space Avail/Deficit</i>	<i>-359</i>	<i>-372</i>	<i>-483</i>	<i>-362</i>	<i>-404</i>	<i>-475</i>	<i>-560</i>

- Capacity reflects an approved addition at Gaithersburg ES
- The Board of Education authorized the site selection committee to evaluate potential elementary school sites in the Gaithersburg Cluster. Based on the outcome of this study, the Board of Education will determine whether to proceed with the addition.

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

Gaithersburg Cluster Elementary School
 Site Selection Advisory Committee (SSAC) - November 15, 2017
SITE EVALUATION GRID

Criteria:	Sites:										
	CHARLENE ES #1	CHARLENE ES #2	EMORY GROVE CENTER	CENTERWAY PARK	WOODWARDS ROAD ES SITE	JEREMIAH PARK ES SITE	KELLEY PARK	PRIVATE SITE #1	PRIVATE SITE #2	PRIVATE SITE #3	PRIVATE SITE #4
Location											
Acreage											
Topography/Environment											
Access											
Utilities											
Physical Condition											
Availability/Timing											
Cost											
Total Score											

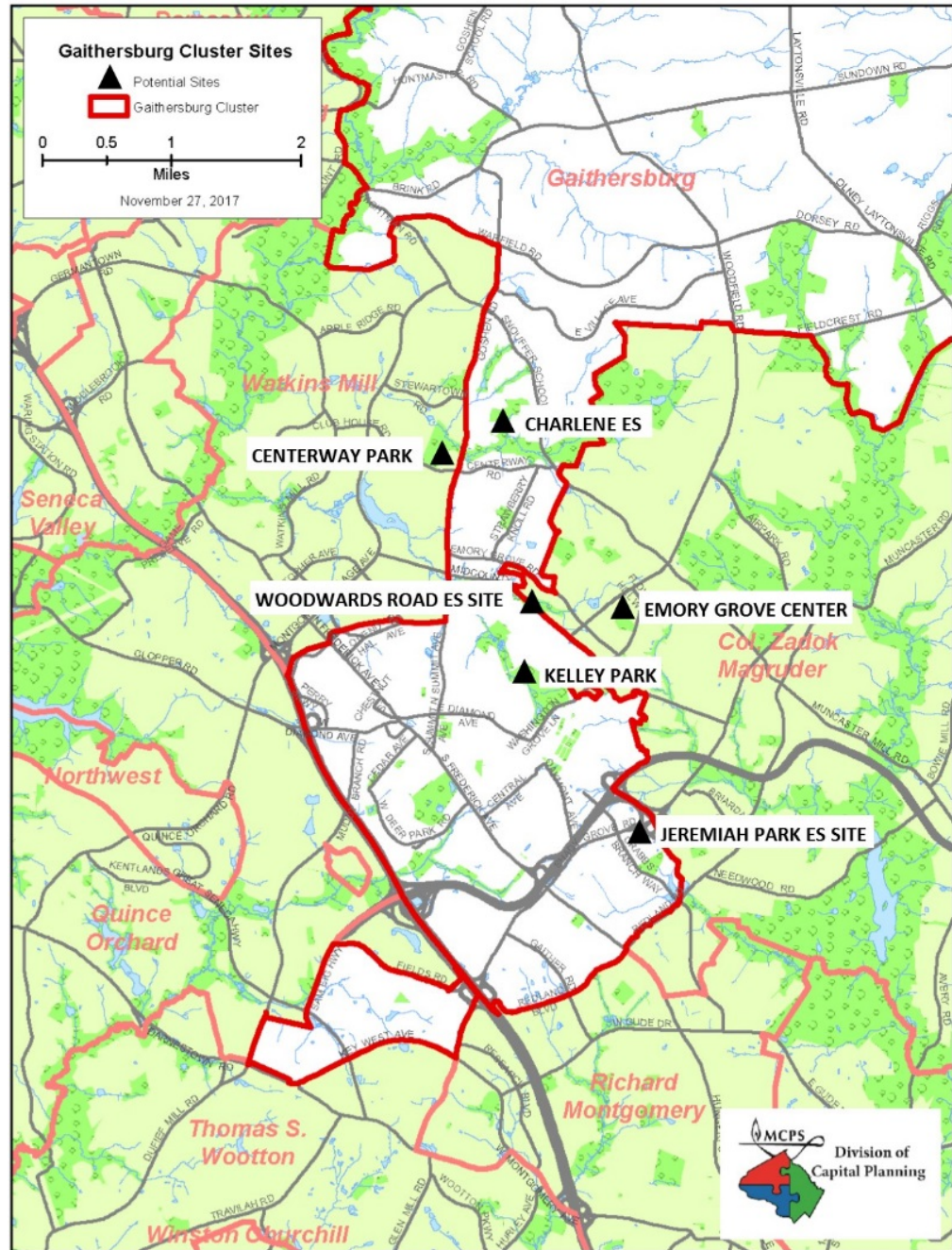
*Scoring System: SSAC members place a score in each cell to rate the specific criteria for the specific site.

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.

The criterion column scores will be totaled to provide the overall score for each site provided by SSAC members.

GAITHERSBURG CLUSTER

Publicly Owned Candidate Sites



Publicly Owned Candidate Site #1 Charlene ES #1



Publicly Owned Candidate Site #1
Charlene ES #2 Hunter's Wood Park

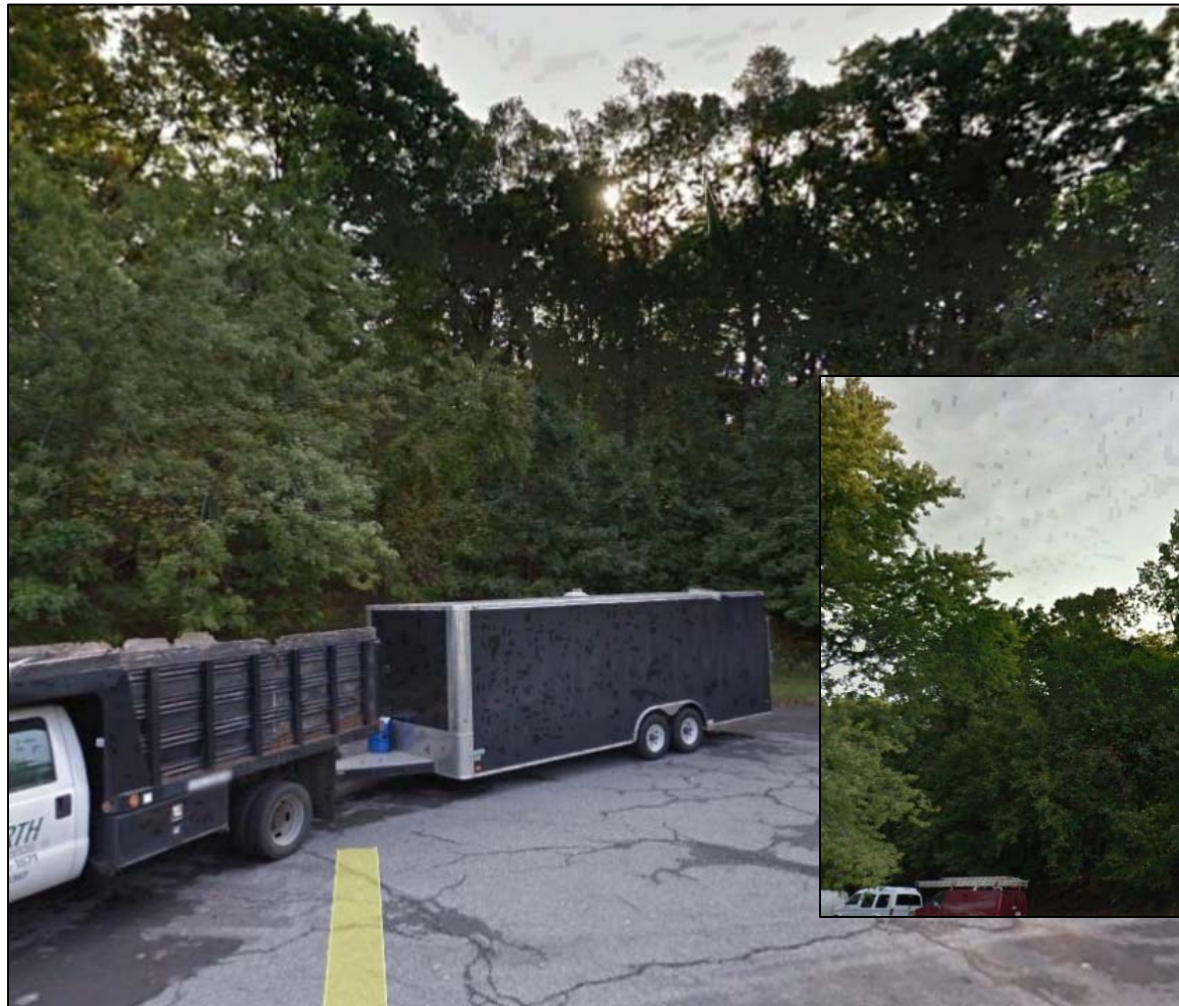


Publicly Owned Candidate Site #1

Charlene ES #1 and Charlene ES #2

- **Owner:** Maryland National Capital Park and Planning Commission (M-NCPPC)
- **Location:** Framingham Drive, Gaithersburg
- **Size:** 9.95/10 acres
- **Zoning:** R-90/R-200
- **Access:** Framingham Drive/Ridge Heights Road
- **Topography:** Site #1 is heavily wooded. Site #2 is relatively flat with ball fields and playground equipment.
- **Current Use:** Local park
- **Comments:** The surplus school site, conveyed to the County in 1986, is located within the center of the cluster and is currently in the Goshen ES service area, but near the boundary of the Strawberry Knoll ES service area. The site may be too remote from the areas with the most need. Public utilities are available in the area.

Publicly Owned Candidate Site #1
Charlene ES #1



Publicly Owned Candidate Site #1
Charlene ES #2



Publicly Owned Candidate Site #2 Emory Grove Center



Publicly Owned Candidate Site #2

Emory Grove Center

- **Owner:** Montgomery County Board of Education
- **Location:** 18100 Washington Grove Lane, Gaithersburg
- **Size:** 10 acres
- **Zoning:** R-60
- **Access:** Washington Grove Lane
- **Topography:** The site is relatively flat around the main building. In the rear of the building, the site slopes slightly down toward the ball fields.
- **Current Use:** MCPS holding school facility
- **Comments:** The Emory Grove Center is currently used as a holding school facility while other elementary schools within the area are undergoing major capital construction. Losing this facility would impact future capital projects as temporary school location would no longer be available. Public utilities are available on site.

Publicly Owned Candidate Site #2 Emory Grove Center



Publicly Owned Candidate Site #3 Centerway Park (Stewarttown JHS)



Publicly Owned Candidate Site #3

Centerway Park (Stewartown JHS)

- **Owner:** Maryland National Capital Park and Planning Commission (M-NCPPC)
- **Location:** Centerway Road, Montgomery Village
- **Size:** 20.03 acres
- **Zoning:** R-200
- **Access:** Centerway Road
- **Topography:** The site is relatively flat with a drop between the upper and lower fields.
- **Current Use:** Local park
- **Comments:** The surplus school site is located within the Watkins Mill Cluster and abuts the Whetstone ES site. While the site could accommodate a new elementary school, it is not practical given the location. It would be best to be reserved as a middle school or high school site. Public utilities are available in the area.

Publicly Owned Candidate Site #3
Centerway Park (Stewarttown JHS)



Publicly Owned Candidate Site #4 Woodwards Road ES Site



Publicly Owned Candidate Site #4

Woodwards Road ES Site

- **Owner:** Montgomery County Board of Education
- **Location:** Emory Grove Road, Gaithersburg
- **Size:** 11 acres (8.38 acres and 2.67 acres)
- **Zoning:** R-60/R-A
- **Access:** Emory Grove Road
- **Topography:** Topography is relatively flat with some depressions and rises. Trees have grown over time in the center of the site over time.
- **Current Use:** Vacant/telecommunications antennas
- **Comments:** The site is located in the lower half of the Strawberry Knoll ES service area and in close proximity to the Gaithersburg ES service area. However, the site is not as centrally located in the most needed areas. Public utilities are available in the area. MCPS currently leases the property to telecommunications providers.

Publicly Owned Candidate Site #4
Woodwards Road ES Site



Publicly Owned Candidate Site #4 Woodwards Road ES Site



Publicly Owned Candidate Site #5
Jeremiah Park ES/Casey at Mill Creek



Publicly Owned Candidate Site #5

Jeremiah Park ES Site/Casey at Mill Creek

- **Owner:** Montgomery County Government
- **Location:** Crabbs Branch Way, Rockville
- **Size:** 11 acres
- **Zoning:** R-60/R-A
- **Access:** Crabbs Branch Way
- **Topography:** Topography is relatively flat with existing school bus maintenance facility.
- **Current Use:** MCPS Department of Transportation Administration and Maintenance Facility
- **Comments:** The Shady Grove Sector Master Plan calls for an elementary school site at the former County's joint agency maintenance facility at Jeremiah Park. Casey at Mill Creek has been identified as an alternate location. No specific sites have been identified for developer property dedication. Timing for site development is at least several years in the future.

Publicly Owned Candidate Site #5

Jeremiah Park ES/Casey at Mill Creek

(no photos, site not identified)

Publicly Owned Candidate Site #6 Kelley Park



Publicly Owned Candidate Site #6

Kelley Park

- **Owner:** City of Gaithersburg
- **Location:** Victory Farm Drive, Gaithersburg
- **Size:** 27.68 acres
- **Zoning:** R-A
- **Access:** Victory Farm Drive
- **Topography:** Topography is relatively flat with some depressions and rises. Some of the site is in a stream valley buffer and wetlands.
- **Current Use:** City park and ball fields
- **Comments:** The site is centrally located and would be a good location for a new school site. It could be a shared school/park facility. However, the City of Gaithersburg operates several sports programs from this location and has invested in lighted fields and playground equipment. Further discussion and negotiations would be required with the City.

Publicly Owned Candidate Site #6
Kelley Park

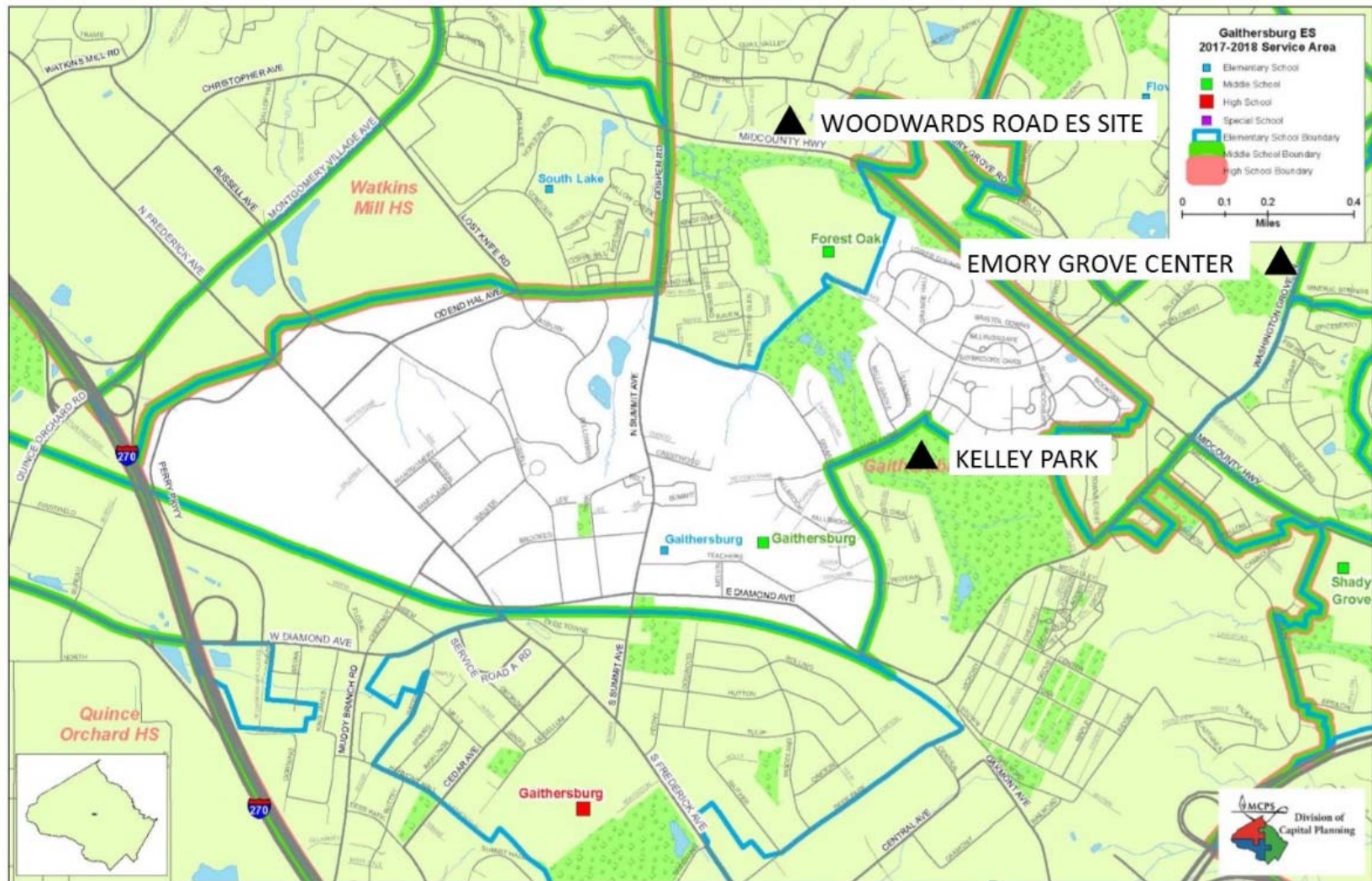


Publicly Owned Candidate Site #6 Kelley Park

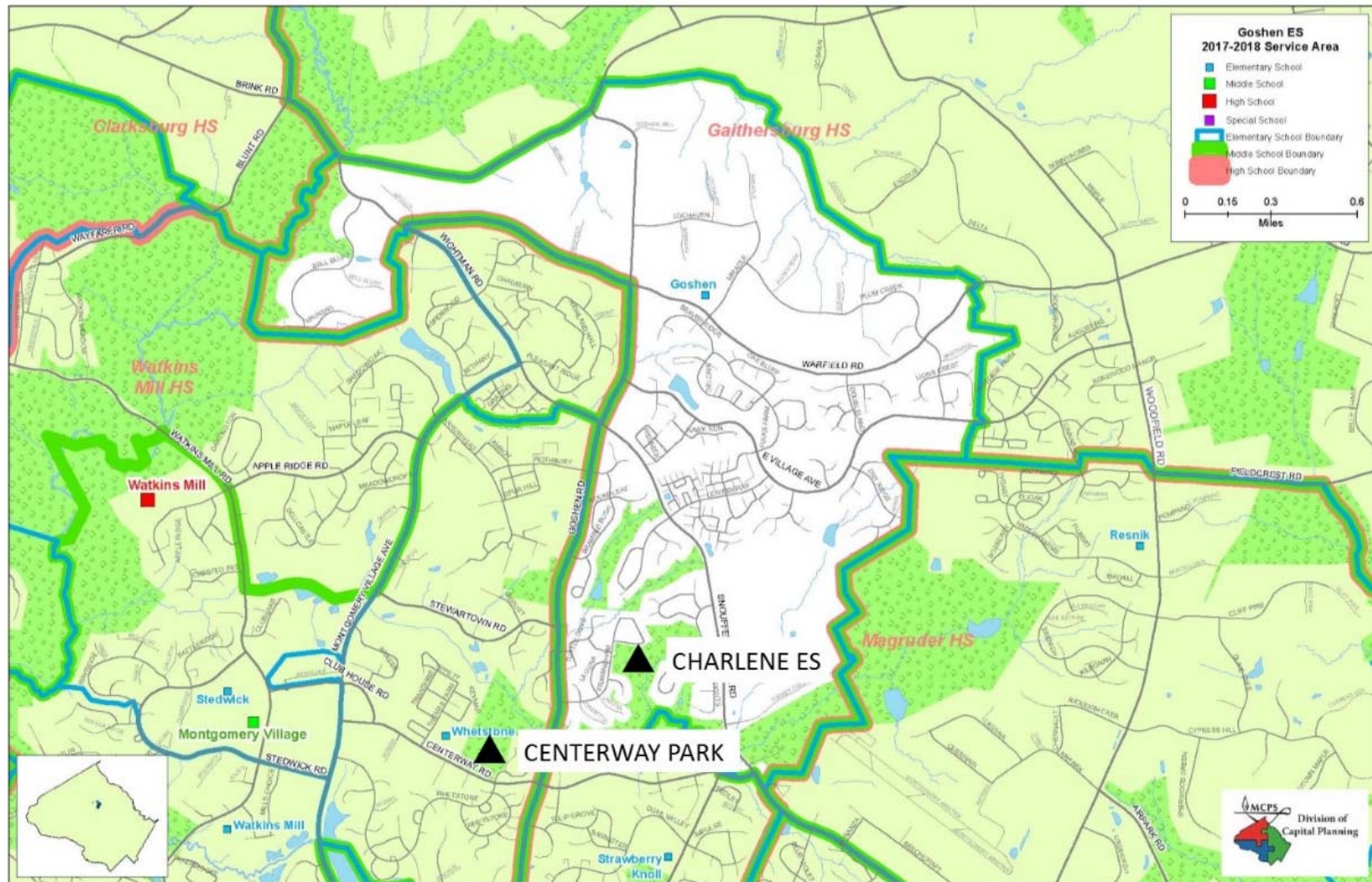


GAITHERSBURG ELEMENTARY SCHOOLS SERVICE
AREA MAPS
AND POTENTIAL PUBLIC SITES

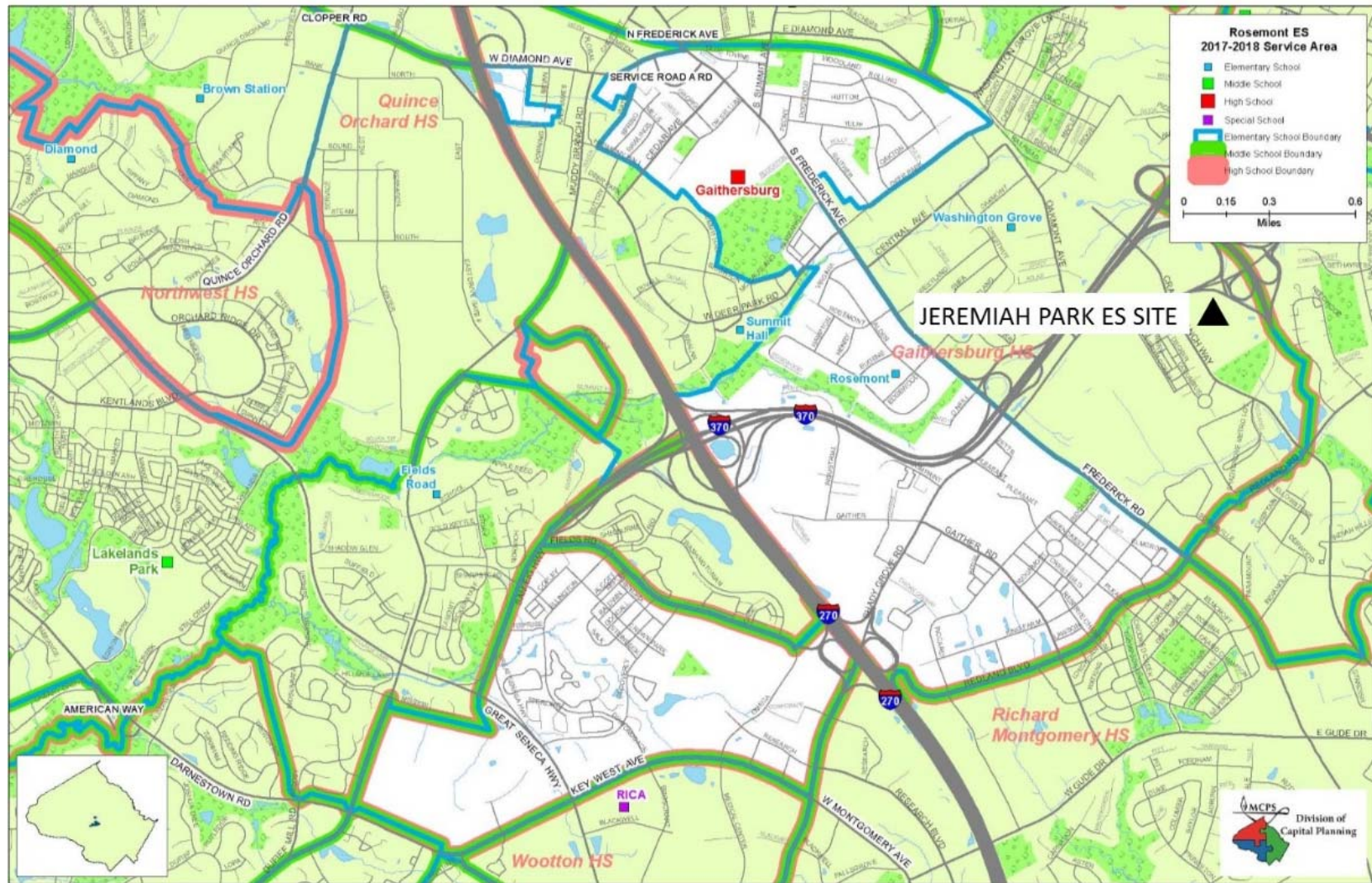
Gaithersburg ES Service Area



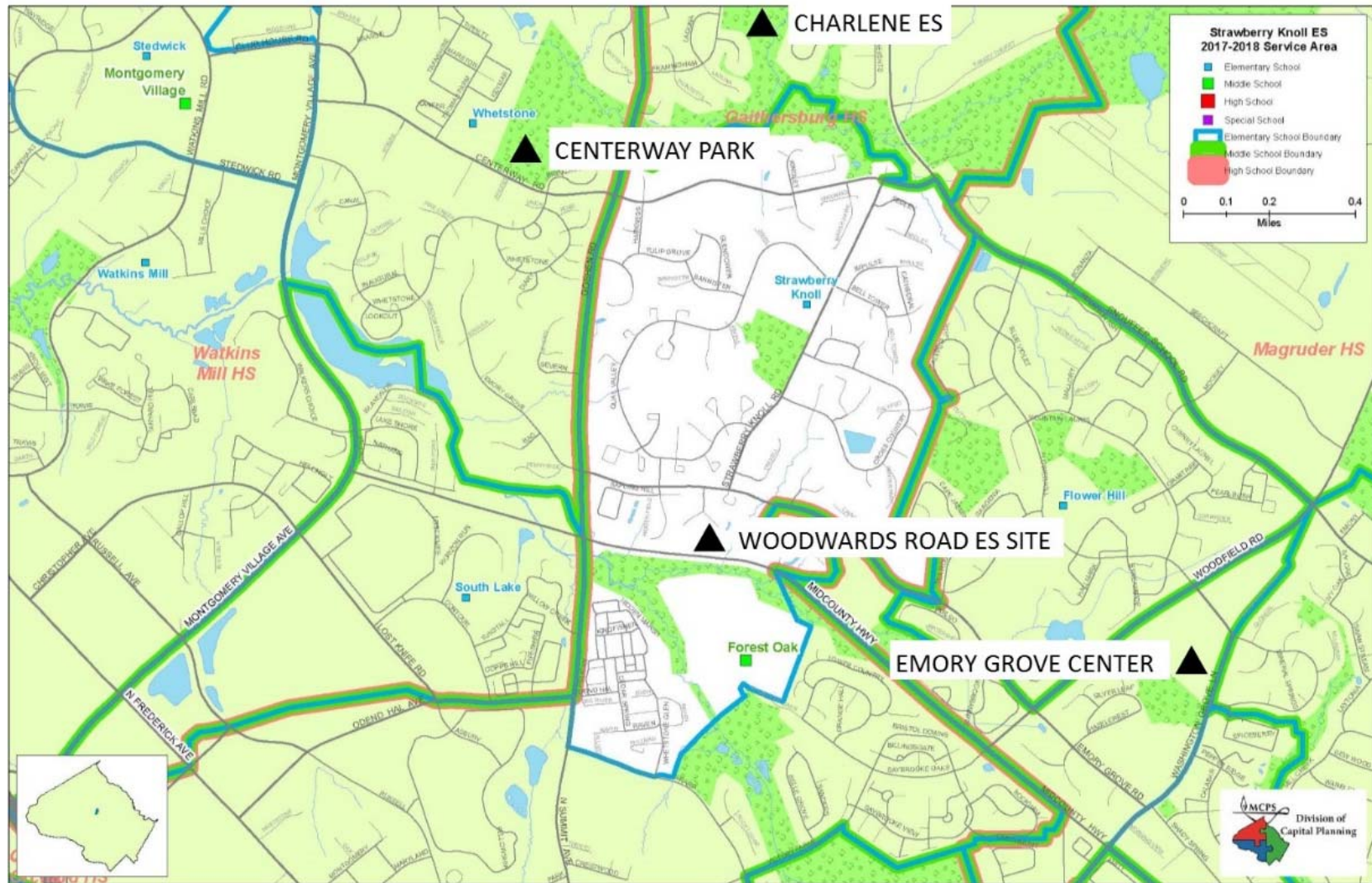
Goshen ES Service Area



Rosemont ES Service Area



Strawberry Knoll ES Service Area



Summit Hall ES Service Area



Washington Grove ES Service Area



DISCUSSION

