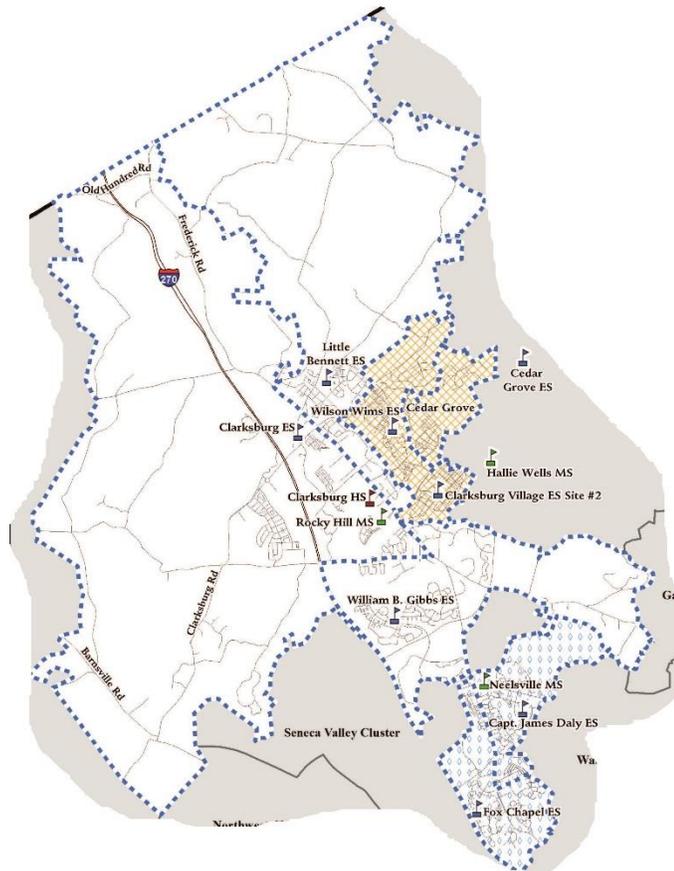


**REPORT OF THE
SITE SELECTION ADVISORY COMMITTEE
FOR
CLARKSBURG CLUSTER ELEMENTARY SCHOOL #9**



January 8, 2018

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**REPORT OF THE
SITE SELECTION ADVISORY COMMITTEE FOR
CLARKSBURG CLUSTER ELEMENTARY SCHOOL #9**

EXECUTIVE SUMMARY

A Site Selection Advisory Committee (SSAC) was formed in November 2017, to select a site for the next Clarksburg Cluster elementary school—known as Clarksburg Cluster Elementary School #9—which is needed to address student enrollment growth. The SSAC reviewed the following three sites, two of which are master-planned elementary school sites in the Clarksburg Master Plan area: Cabin Branch Elementary School, West Old Baltimore Road site (also known as Linthicum East Elementary School), and one privately-owned site. Due to the availability of master-planned sites, the SSAC voted during the first meeting to remove four properties from further consideration.

The SSAC recommends that the Cabin Branch Elementary School site be the location of Clarksburg Cluster Elementary School #9. This site is located at the intersection of Clarksburg Road (Rt. 121) and Byrne Park Road. This site will be the third elementary school site that reserved in the Clarksburg community. The first Clarksburg Village Elementary School site is the location of Wilson Wims Elementary School. The second site is the location of Clarksburg Village Elementary School #2, currently in the design phase. An alternative site with the next highest point rating is the West Old Baltimore Road/Linthicum East Elementary School site, located east of I-270 along West Old Baltimore Road and abutting the Summerfield Crossing Community.

This report will be posted for public review and comment. The recommended site is not subject to the Montgomery County Planning Board mandatory referral process because the site is in the Master Plan and was dedicated by the developer during the development review process. In March 2018, the superintendent of schools will make his recommendation to the Board of Education as part of the *FY 2019 Capital Budget and FY 2019–2024 Capital Improvements Program* (CIP) process. In spring 2018, the Board of Education will conduct a work session on the recommendation, hold public hearings, and take action on a site. The proposed opening date for Clarksburg Cluster Elementary School #9 is September 2021. A boundary for the new school will be established approximately one year prior to the school’s opening.

The remainder of this report presents background information, details of the site selection process, information regarding the two publicly-owned candidate sites, and the analysis of these sites by the SSAC. The one private site will not be identified in this report or future discussions.

BACKGROUND

Student enrollment in the Clarksburg Cluster is rapidly increasing at schools serving the Clarksburg Master Plan area. In order to prepare for further student enrollment growth, the Board of Education authorized the formation of a Site Selection Advisory Committee (SSAC) to evaluate site options for a new elementary school. Exhibit A lists the members of the SSAC and Exhibit B illustrates projected student enrollment for Clarksburg Cluster elementary schools.

The Clarksburg Cluster spans two master-planned areas of the county. In the southern portion of the Clarksburg Cluster, two elementary schools are located on sites set aside as part of the Germantown Master Plan, adopted in 1974. These schools include Captain James Daly Elementary School, which opened in August 1989, and William B. Gibbs, Jr. Elementary School, which opened in August 2009. Fox Chapel Elementary School, which opened in August 1974, predates the Germantown Master Plan.

In the northern portion of the Clarksburg Cluster, the Clarksburg Master Plan, adopted in 1994, provided for one high school site, two middle school sites, and five elementary school sites. Clarksburg High School is located on the identified high school site and Rocky Hill Middle School is located on one of the middle school sites. The second middle school, Hallie Wells Middle School, opened in August 2016, and is located on Little Seneca Parkway in Clarksburg.

Cedar Grove Elementary School opened in 1960 and Clarksburg Elementary School opened in 1952; both schools pre-date the Clarksburg Master Plan. Little Bennett Elementary School was the first new elementary school to locate on one of the five Clarksburg master-planned elementary school sites when it opened in August 2006. Wilson Wims Elementary School opened in August 2014 at a second master-planned site.

Montgomery County Public Schools (MCPS) staff in the Division of Capital Planning (DCP) and the Real Estate Management (REM) Team solicited members of the SSAC and facilitated the process. The SSAC was comprised of community members and county agency staff with a wide range of expertise. The first meeting was held on November 16, 2017, and the second meeting was held on December 13, 2017. Both meetings were held at the Upcounty Regional Services Center in Germantown, Maryland, from 7:00 p.m. to 9:00 p.m.

SITE SELECTION PROCESS

The site selection process enabled DCP and REM staff to work with county agencies, Montgomery County Council of Parent and Teacher Associations, Inc. (MCCPTA) representatives, and homeowner association representatives that surround the candidate sites in the consideration of sites for new school construction. The SSAC focused on recommending an elementary school site physically suited and appropriately located to serve as the next elementary school in the Clarksburg Cluster.

CRITERIA

MCPS has established criteria important to the evaluation of school sites. Many of the criteria 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 following criteria are important to the selection of suitable school sites:

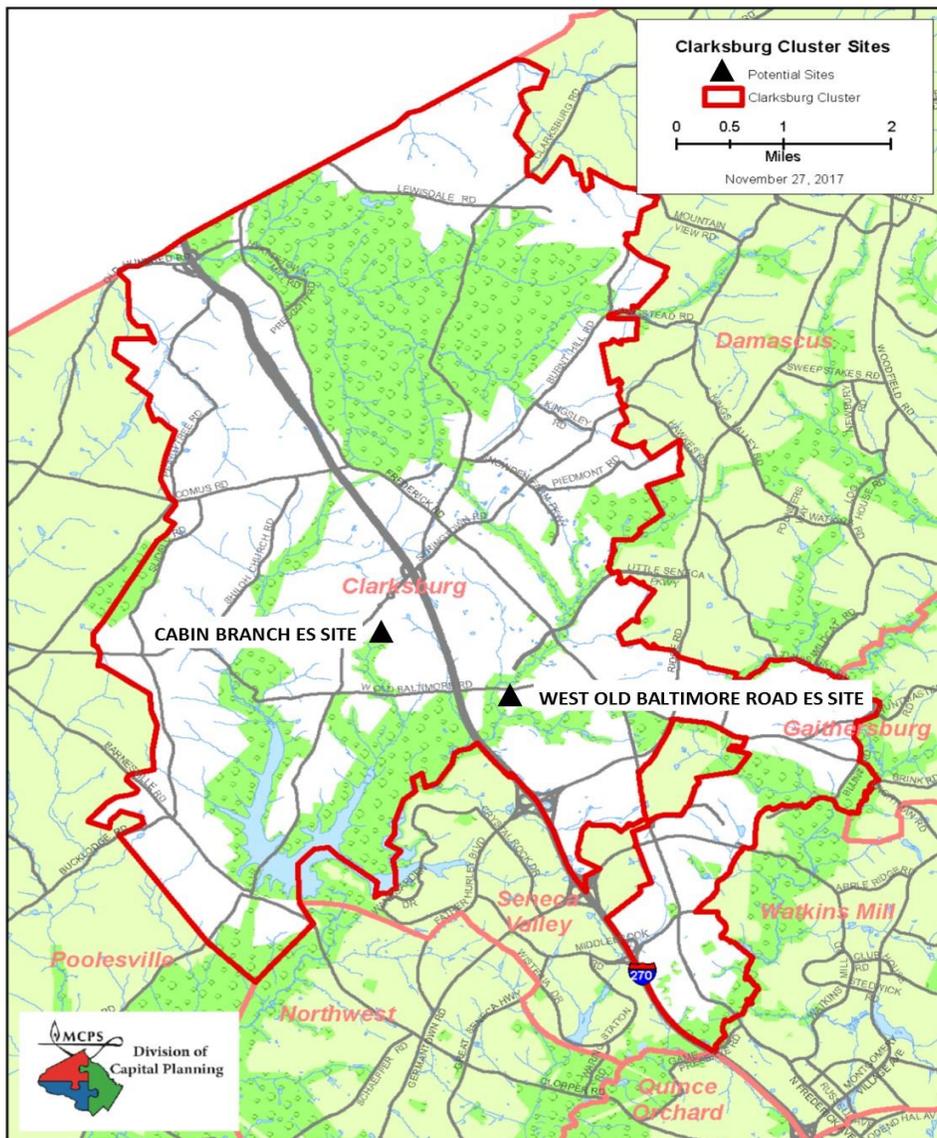
- **Location**—Candidate sites should be located within the target area of the Clarksburg Cluster and adjacent to residential uses. If possible, sites should be located to allow students to walk to school. Since a large amount of residential development is transpiring in Clarksburg, site selection should consider the location of existing schools, the build-out of planned residential areas, and the long-term need for additional elementary schools.
- **Acreage**—A minimum usable site of 7.5 acres that is capable of fitting the instructional program, including site requirements. The 7.5 acres is based on an ideal leveled site, and the size may vary depending on the site shape and site constraints.
- **Topography/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 in order 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 should be considered as these factors could increase development costs or render portions of sites unusable.

- 
- **Access**—Access to sites in terms of road adequacy, length of road frontage, and potential entrance and exit points is to be 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**—Sites must have access to public utilities, including water, sanitary sewer, natural gas, and cable.
 - **Physical Condition**—Existing and planned uses adjacent to sites are considered to ensure compatibility with a good learning environment. Excessive noise, distracting activities, or hazardous industrial-type uses on adjacent land would not be conducive to education. 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. In addition, in Clarksburg, the 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, then the cost to acquire a site in private ownership needs to be considered.

CLARKSBURG CLUSTER ELEMENTARY SCHOOL#9 CANDIDATES SITES

The SSAC initially considered a total of six sites. However, after the first meeting, the committee voted to remove three sites from consideration. The SSAC rated and scored the three remaining sites which included the two master-planned candidate sites and one privately-owned site. A description and photographs of each master-planned elementary school candidate sites follows. The map below shows the location of the two sites. The private site will not be identified in the report or future discussions.

CLARKSBURG CLUSTER POTENTIAL SITES MAP—UPDATED PUBLIC SITES ONLY
SSAC CLARKSBURG—MEETING 2



Cabin Branch Elementary School Site

This master-planned future school site is located within the service area of Clarksburg Elementary School. The 10-acre site is located west of I-270 along Clarksburg Road in the Cabin Branch plan area. The site currently is owned by Winchester Homes, Inc. The Cabin Branch development is well underway with infrastructure including roads, sidewalks, and water and sewer installed in most areas. The school site slopes slightly down from the northwest portion of the site. The property has been rough graded but the final grading is yet to be completed. The site adjoins a new local park with connectivity to Black Hills Regional Park through a trail system. Public utilities could be made available to the site.



Cabin Branch Elementary School Site—Photographs



West Old Baltimore Road Elementary School Site

This master-planned future school site is located within the service area of William B. Gibbs, Jr. Elementary School. This 9.3-acre site is located east of I-270 on the south side of West Old Baltimore Road, adjacent to the Summerfield Crossing community. The site is owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) who purchased the property in 2004 for \$4.3 million dollars. Montgomery County Public Schools (MCPS) would be required to reimburse M-NCPPC to acquire the site for a school. This arrangement was made to preserve the option of locating a school on this site when the adjacent community was under review and there was an insufficient number of housing units to require dedication of the site. The site is centrally located between the Cabin Branch and Clarksburg Village neighborhoods. West Old Baltimore Road is a small two-lane road and pedestrian access is limited. The entrance to this site is on Seneca Ayr Drive. The site has been graded with steep slopes on the western property boundary and drops a few feet toward the southern end of the property. Public utilities could be made available to the site.



West Old Baltimore Road Elementary School Site—Photographs

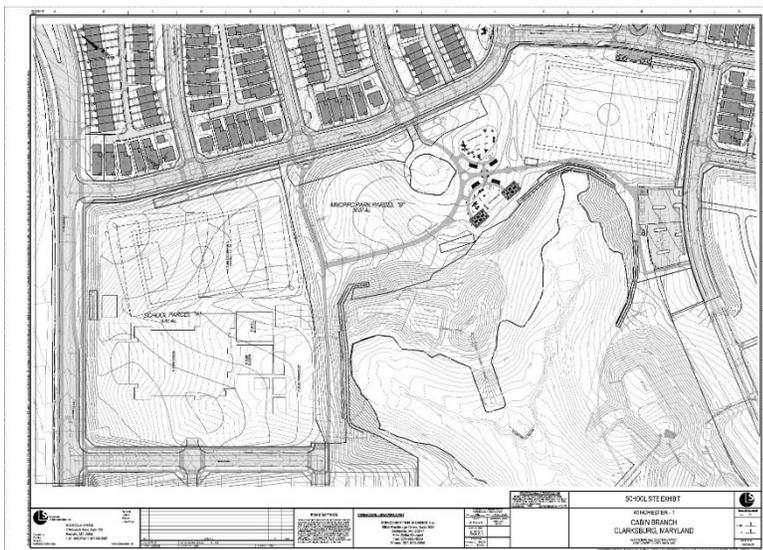


ANALYSIS OF SITE OPTIONS

A central consideration in the analysis of site options is the status of the Clarksburg Master Plan in terms of the amount of residential development still to be constructed. Records from the Montgomery County Planning Department housing “pipeline” show that as of September 2017, a total of 7,259 housing units have been approved in the Clarksburg Master Plan area and 4,052 (56 percent) of these housing units have been completed. The balance of 3,207 housing units (44 percent) remains to be constructed. The majority of the residential development currently is occurring in the Cabin Branch Area. Staff in the Division of Capital Planning (DCP) indicated that it is likely that the two master-planned sites being reviewed will ultimately be needed as the Clarksburg Master Plan builds out. The task for the SSAC was to determine which of the two sites is best suited as the next elementary school to serve existing and developing communities.

Following a presentation of the candidate sites during the first meeting, SSAC members discussed the pros and cons of seven site options in reference to the site selection criteria. It was agreed by the committee to remove four sites from consideration due to the cons associated with those sites. It was generally agreed that the remaining three sites meet several of the criteria, including adequate acreage, desirable topography and environmental condition (all sites are relatively flat), availability of utilities, and good physical condition with desirable adjacent land uses. The two criteria that generated the most discussion were location and availability/timing. These criteria are most associated with identifying the site that will accommodate the student elementary enrollment growth in the Clarksburg Cluster.

Cabin Branch Elementary School Site



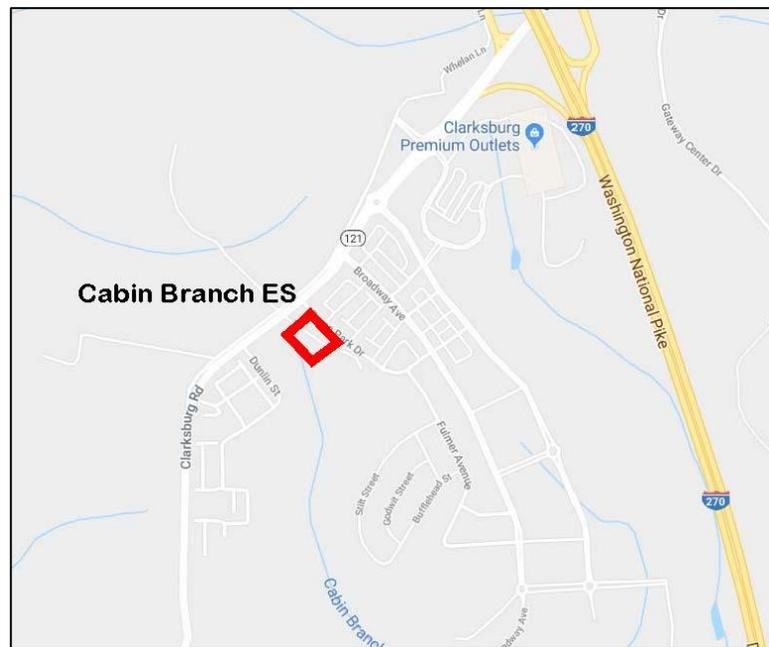
The location of the Cabin Branch Elementary School site within a large residential community will make the site accessible to a large number of students who may be able to walk to the new school as the community is built to completion. In addition, the Cabin Branch site is adjacent to a planned park that would enhance the opportunities for outdoor activities. As the only site west of I-270 in the Clarksburg Master Plan, this site would reduce busing distances, time, and costs for students residing west

of I-270. Similar to the Clarksburg Village site, some retail land uses will be located near the school site. This adjacency would make the site consistent with LEED criteria that favors a mix of land uses. However, some SSAC members viewed the presence of the commercial center as a negative and were concerned it would generate undesirable traffic near the school.

Over 2,300 dwelling units are planned in the Cabin Branch area; Toll Brothers and Winchester Homes are constructing these units. The school site is in the Winchester Homes section of Cabin Branch, where development is under way. SSAC members agreed that this site would be a good school location because of the number of units completed and the pace of development. There was some concern raised that all of the planned neighborhood roads have yet to be constructed. However, it was noted that by the time construction of the school begins, most of the road infrastructure should be in place.

West Old Baltimore Road Elementary School Site

The location of the West Old Baltimore Road Elementary School site between the Clarksburg Village and Cabin Branch communities was viewed by some SSAC members as a desirable location to address student enrollment increases coming from both communities. In addition, a school at this location could relieve projected student enrollment from Clarksburg and Wilson Wims elementary schools. Some SSAC members were concerned about access to a school at this location from the areas in Cabin Branch when most of the student enrollment growth is coming from in this area.



The site is located along the two-lane West Old Baltimore Road and would not have as much access for walking compared to the other site. There is a plan to extend Observation Drive up through this area to Clarksburg, but it was noted that no construction timetable has been established for this roadway. The proposed Observation Drive extension would provide better access from the south and north to this site. The location of the site also raised concerns that it would take more buses to bring students to the school from other residential areas. Committee members also observed that the school site would increase traffic on West Old Baltimore Road.

This site is located adjacent to a stream valley and near Black Hills Regional Park. These assets would not only provide opportunities for outdoor educational experiences but also provide a quiet setting for the school. Some members of the SSAC felt that this site was favorable since homes in the area are built out.

SCORING OF SITES

Following the discussion of the pros and cons of the three remaining candidate sites, the SSAC members were instructed on a scoring approach. Members of the committee were instructed to enter a score for each site against each of the eight site selection criterion. Members placed a “+1” if they thought the site was good in terms of the criterion, a “0” if they thought the site was average in terms of the criterion, and a “-1” if they thought the site was poor in terms of the criterion. Each member then totaled the scores for each site. Exhibit C aggregates all SSAC member scores. The highest scoring site became the recommended site—Cabin Branch Elementary School Site—and the next highest scoring site the alternative recommended site—West Old Baltimore Road/Linthicum East Elementary School Site.

The total scores for the three sites are listed below:

- Cabin Branch Elementary School Site—54 points
- West Old Baltimore Road/Linthicum West Elementary School Site—36 points
- Private Site—29 points

Exhibit A: Site Selection Advisory Committee Members

Ms. Sonja M. Bloetner

Leader, Latino Student Achievement Action Group
Montgomery County Public Schools

Mr. Gregory S. Edmundson

Director of Elementary Schools
Office of School Support and Improvement
Montgomery County Public Schools

Ms. Lynne Fantle

Planning Chair
Clarksburg Civic Association

Mr. Peter J. Geiling

Team Leader, Real Estate Management
Montgomery County Public Schools

Ms. Sarah Kessler

Area Vice President
Clarksburg, Northwest, Quince Orchard,
Seneca Valley
Montgomery County Council of
Parent Teacher Associations

Ms. Vyjoo Krishnan

President
Summerfield Crossing Homeowners Association

Mr. Likan Liang

Clarksburg Cluster Coordinator
Montgomery County Council of
Parent Teacher Associations

Mr. Rich Liu

Clarksburg Cluster Coordinator
Montgomery County Council of
Parent Teacher Associations

Ms. Catherine Matthews

Director, Upcounty Regional Services Center
Montgomery County Government

Mr. Craig Howard

Senior Legislative Analyst
Montgomery County Council

Ms. Lisa C. Howard

Data Analyst, Real Estate Management
Montgomery County Public Schools

Mr. Keith Levchenko

Senior Legislative Analyst
Montgomery County Council

Mr. Erika López-Finn

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

Mr. Keith Miller

President
Arora Hills Homeowners Association

Mr. Jamey Pratt

Senior Planner, Area 3 Division
Montgomery Planning
Maryland-National Capital Park and
Planning Commission

Mr. Michael P. Shpur

Architect, Division of Construction
Montgomery County Public Schools

Ms. Deborah S. Szyfer

Senior Planner, Division of Capital Planning
Montgomery County Public Schools

Ms. Angela F. Wilson

Transportation Cluster Manager
Clarksburg Transportation Administration
Montgomery County Public Schools

Exhibit B: Clarksburg Cluster Elementary Schools Student Enrollment Projections

Schools		Actual	Projections							2027	2032
			17-18	18-19	19-20	20-21	21-22	22-23	23-24		
Cedar Grove ES	Program Capacity	418	418	418	418	418	418	418	418		
	Enrollment	612	609	598	590	611	622	622			
	Available Space	(194)	(191)	(180)	(172)	(193)	(204)	(204)			
	Comments	Boundary Study									
Clarksburg ES	Program Capacity	312	312	312	312	312	312	312	312		
	Enrollment	402	410	462	519	550	572	589			
	Available Space	(90)	(98)	(150)	(207)	(238)	(260)	(277)			
	Comments										
Clarksburg Cluster ES (Clarksburg Village #2)	Program Capacity			741	741	741	741	741	741		
	Enrollment			0	0	0	0	0			
	Available Space			741	741	741	741	741			
	Comments	Planning for new school		Opens							
Clarksburg ES #9	Program Capacity					740	740	740	740		
	Enrollment					0	0	0			
	Available Space					740	740	740			
	Comments		Planning for new school			Opens					
Capt. James E. Daly ES	Program Capacity	518	518	518	518	518	518	518	518		
	Enrollment	615	605	615	597	598	606	616			
	Available Space	(97)	(87)	(97)	(79)	(80)	(88)	(98)			
	Comments										
Fox Chapel ES	Program Capacity	683	683	683	683	683	683	683	683		
	Enrollment	620	605	620	615	613	624	626			
	Available Space	63	78	63	68	70	59	57			
	Comments										
William B. Gibbs, Jr. ES	Program Capacity	730	730	730	730	730	730	730	730		
	Enrollment	705	700	708	707	756	755	754			
	Available Space	25	30	22	23	(26)	(25)	(24)			
	Comments										
Little Bennett ES	Program Capacity	624	624	624	624	624	624	624	624		
	Enrollment	629	614	636	633	635	628	611			
	Available Space	(5)	10	(12)	(9)	(11)	(4)	13			
	Comments										
Wilson Wims ES	Program Capacity	752	752	752	752	752	752	752	752		
	Enrollment	1208	1220	1273	1311	1332	1359	1399			
	Available Space	(456)	(468)	(521)	(559)	(580)	(607)	(647)			
	Comments	Boundary Study									
Cluster Information											
ES Utilization		119%	118%	122%	104%	92%	94%	95%	102%	110%	
ES Enrollment		4791	4763	4912	4972	5095	5166	5217	5610	6050	

Exhibit C: Site Selection Advisory Committee Scoring of Candidate Sites

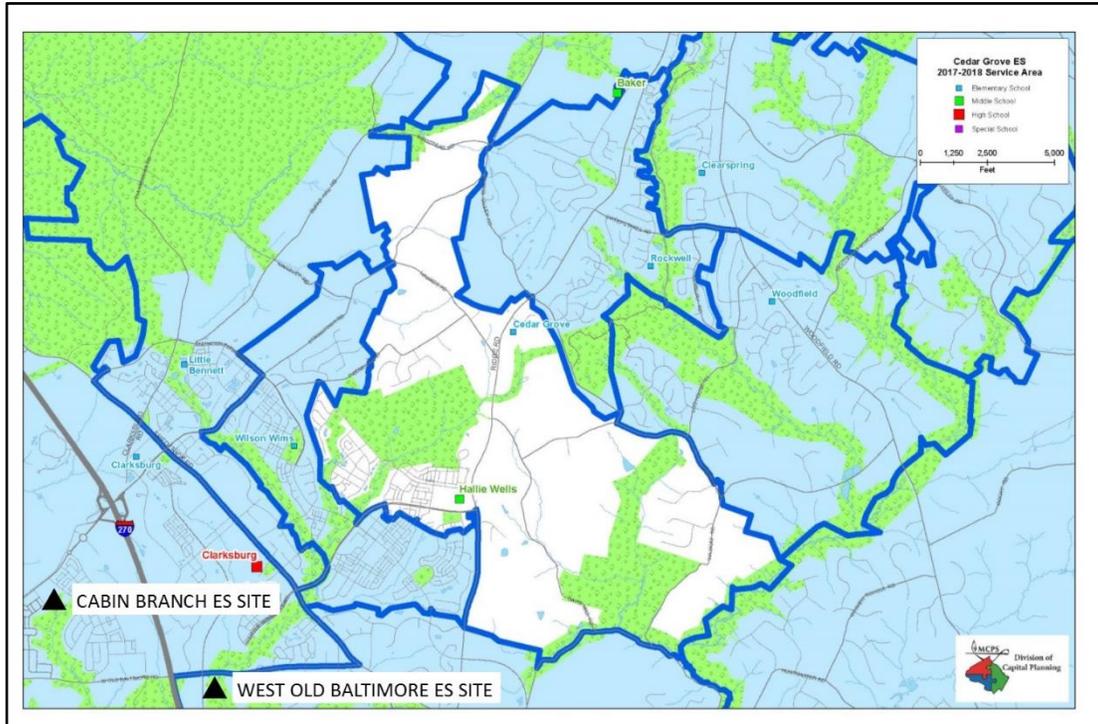
Clarksburg Cluster Elementary School
 Site Selection Advisory Committee (SSAC)
 December 13, 2017
SITE EVALUATION GRID

Criteria:	Sites:		
	CABIN BRANCHES SITE	WEST OLD BALTIMORE RD ES SITE	PRIVATE SITE
Location	6	0	-3
Acreage	7	6	1
Topography/Environment	7	4	-1
Access	6	1	-5
Utilities	7	6	-2
Physical Condition	7	7	-3
Availability/Timing	7	6	-8
Cost	7	6	-8
Total Score	54	36	-29

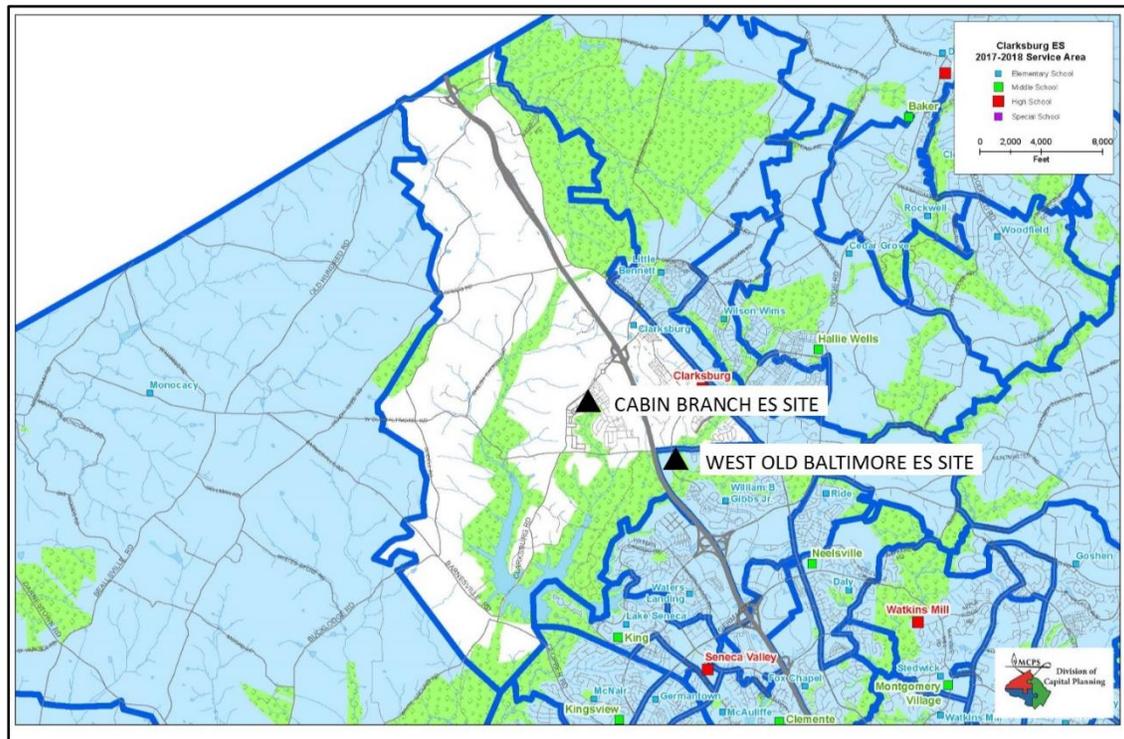
* Scoring System: Each SSAC member placed a "+1" in a cell to indicate the site is "good" on that criterion, placed a "0" in a cell to indicate the site is "average," and placed a "-1" in a cell to indicate the site is "poor." The scores for all members were then totaled for each cell. The total score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

Exhibit D—Service Area Maps

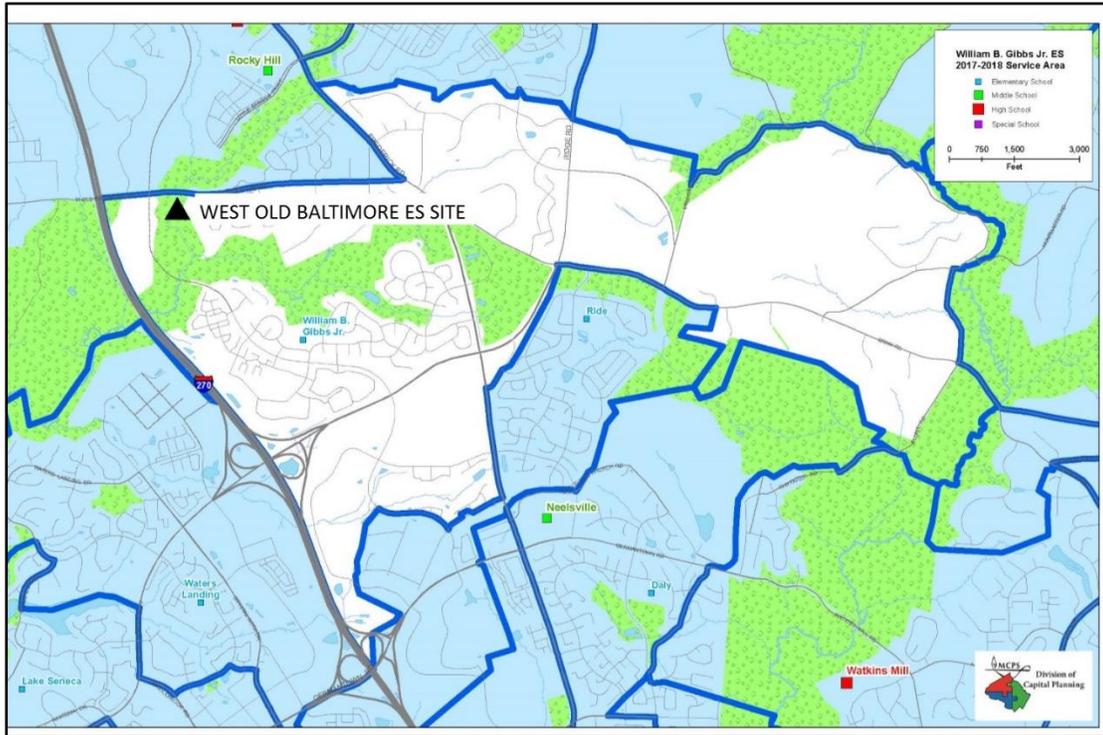
Cedar Grove Elementary Service Area Map



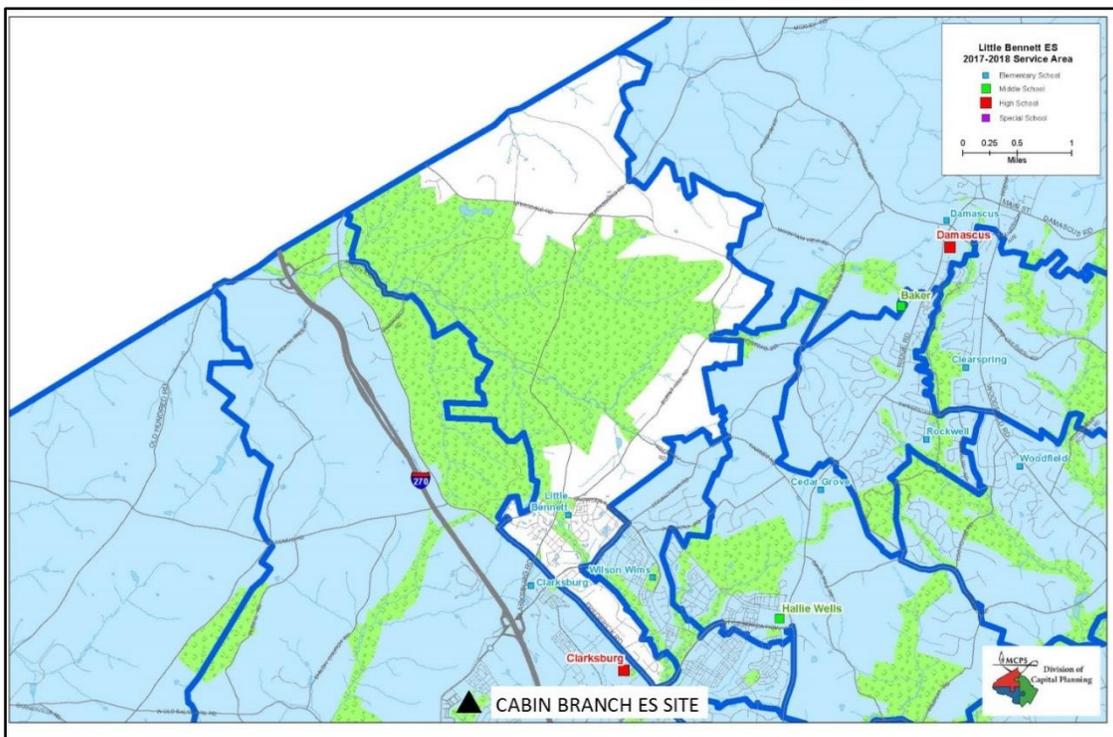
Clarksburg Elementary Service Area Map



William Gibbs Elementary Service Area Map



Little Bennett Elementary Service Area Map



Wilson Wims Elementary Service Area Map

