Clarksburg Cluster Elementary School #9
Site Selection Advisory Committee

November 16, 2017
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).
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.
• 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
MASTER PLAN
CLARKSBURG MASTER PLAN & HYATTSTOWN
SPECIAL STUDY AREA
(continued)

EXISTING AND
PROPOSED PUBLIC FACILITIES
(1994)
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

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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

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<th>Criteria:</th>
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<td>Total Score</td>
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* **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

[Image of map with 9.61 acres highlighted]
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-NCP PC)
- **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-NCP PC. 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

9.72 Acres
Publicly Owned Candidate Site #3
Piedmont Road
Publicly Owned Candidate Site #3

Piedmont Road

- **Owner:** Maryland National Capital Park and Planning Commission (M-NCPCC)
- **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

13.74 Acres
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
Cedar Grove ES Service Area
Clarksburg ES Service Area
Gibbs ES Service Area

- WEST OLD BALTIMORE ES SITE
- WSSC PROPERTY
Little Bennett ES Service Area
Wilson Wims ES Service Area
DISCUSSION