

**REPORT OF THE
SITE SELECTION ADVISORY COMMITTEE

FOR

BETHESDA-CHEVY CHASE
MIDDLE SCHOOL #2**

March 12, 2012

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EXECUTIVE SUMMARY

The Site Selection Advisory Committee (SSAC) for Bethesda-Chevy Chase (B-CC) Middle School #2 comprised 47 members representing Parent Teacher Associations (PTAs) of all B-CC Cluster schools, homeowners' associations from areas with candidate sites, and municipalities within the B-CC Cluster and the Town of Kensington. In addition, staff from the Maryland-National Capital Park and Planning Commission (M-NCPPC), county agencies, and Montgomery County Public Schools (MCPS) served on the SSAC. This membership allowed community viewpoints and staff expertise to be shared in the discussion of candidate sites. The SSAC met four times—January 11, January 25, February 8, and February 22, 2012, at Bethesda-Chevy Chase High School.

The SSAC reviewed a total of 38 candidate sites in the context of 8 site selection criteria. The criteria included site location, size, topography, access, utilities, physical condition, availability, and cost. The committee reviewed the original 10 candidate sites that were considered in the first site selection process (December 2010–January 2011), plus 28 additional candidate sites that were proposed by SSAC members—including 13 private properties. The SSAC process adhered to the *Maryland Open Meetings Act* which enabled private property candidate sites to be discussed in closed session. (The *Maryland Open Meetings Act* is codified as Title 10, Subtitle 5 of the State Government Article, Annotated Code of Maryland.) The SSAC discussed the pros and cons of the candidate sites and voted to eliminate sites that were considered by a majority to be unsuitable for the middle school or to keep sites that were considered by a majority to be suitable.

Most eliminated sites received a wide margin of votes for elimination. The sites were eliminated for a number of reasons: the site was too small for construction of a middle school; the site currently was an operating elementary school in the cluster, which would require relocation if the school was used for a middle school; or the site had environmental constraints so that construction of a school was impossible. Most private candidate sites were not available for sale and the sites that potentially were available would be difficult to acquire within the timeframe needed to open the new middle school by the Board of Education adopted date of August 2017. In addition, private properties of adequate size carried high acquisition costs.

Over the course of the four meetings, the SSAC eliminated 36 candidate sites and voted to keep two sites as recommended sites for the new middle school—Rock Creek Hills Local Park and North Chevy Chase Local Park. Through a scoring process, the SSAC determined Rock Creek Hills Local Park as the preferred recommended site for the new middle school (with a score of 130) and North Chevy Chase Local Park as the recommended alternate site (with a score of 28).

B A C K G R O U N D

Enrollment increases at Westland Middle School and the plan to reassign Grade 6 students from Chevy Chase and North Chevy Chase elementary schools to the middle school level will result in a total cluster middle school enrollment of approximately 1,600 students. This projected enrollment far exceeds the 1,063 student capacity of Westland Middle School. In order to address the middle school enrollment growth, the Board of Education *Requested FY 2013 Capital Budget and FY 2013–2018 Capital Improvements Program* (CIP) includes funding for a new B-CC Cluster middle school to open in August 2017.

On November 17, 2011, the Board of Education acted to authorize a site selection process to identify a site for the new middle school. Dr. Joshua P. Starr, superintendent of schools, recommended the new site selection process due to concerns that were raised over the first B-CC Cluster middle school site selection process. In a memorandum dated November 8, 2011, to the Board of Education, Dr. Starr detailed how the new process would be conducted, and indicated the timeline and the representatives involved. The changes from the previous process included the following:

- Use of an external facilitator
- Outreach to all SSAC participants, in advance of the first meeting, to solicit site options
- Inclusion of homeowners' association representatives on the SSAC that have candidate sites in their communities
- Inclusion in the SSAC report of minority reports for representatives who either disagree with the SSAC recommendations or wish to add additional information
- Release of the SSAC report and recommendations publicly for a comment period prior to the superintendent's recommendation

In addition to these changes from previous site selection processes, it was determined during the current process that sites recommended by the SSAC would be submitted to the Planning Board for the mandatory referral process. This process enables the Planning Board to provide advice on the conformance of recommended sites to master plans in the areas where the sites are located, and to make other comments for the school system to consider.

S I T E S E L E C T I O N A D V I S O R Y C O M M I T T E E (S S A C)

The formation of the SSAC was coordinated by staff in the Department of Facilities Management (DFM) of MCPS and included community, county agency, and MCPS membership.

Community input was provided by representatives from the following:

- PTAs of all B-CC Cluster schools

- Homeowners' associations adjacent to candidate sites
- Municipalities in the B-CC Cluster and the Town of Kensington

Staff input and expertise was provided by representatives from the following:

- The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Montgomery County departments of Parks and Planning
- The Montgomery County Office of Management and Budget and Montgomery County departments of General Services, Recreation, and Transportation
- The MCPS Department of Facilities Management, including the divisions of Construction (DOC), Long-range Planning (DLRP), and the Real Estate Management Team (REM); and the MCPS Department of Transportation (DOT)
- The MCPS community superintendent for the B-CC Cluster schools and the principal of Westland Middle School

All homeowners' associations adjacent to candidate sites were contacted and invited to identify representatives for the SSAC. A number of homeowners' associations were found to be inactive and it was difficult to establish a contact with these communities. In a few cases, although a homeowners' association was contacted, the association did not name a representative to the SSAC. Representatives of the homeowners' associations for the two recommended sites were identified and attended all of the SSAC meetings. (See Appendix A for a list of SSAC members and their affiliation.)

Members of the SSAC were provided the opportunity to submit minority reports to this report if they disagreed with the SSAC recommendations or wished to provide additional information. Six minority reports were submitted. (See Appendix B for these minority reports.)

SITE SELECTION CRITERIA

SSAC members were encouraged to submit candidate sites prior to the first meeting. In addition to the 10 original sites reviewed by the first SSAC, another 28 sites were proposed. Thirteen of the 28 proposed sites were private property. The private property candidate sites remain confidential and identifying information on these properties is not included in this report.

DFM staff compiled detailed information regarding all 38 candidate sites. In addition, M-NCPPC and the Montgomery County departments of Parks and Planning provided maps from the county environmental *Resource Atlas* for each site. These maps displayed characteristics that could affect the suitability of a site, including streams, wetlands, stream and wetland buffers, and topography. Information on the sites was presented to SSAC members through Power Point presentations and hand-outs. Follow-up questions were researched and addressed as needed.

The information provided for each site corresponded to eight site selection criteria that are used for school site selection by MCPS. The SSAC considered the pros and cons of the sites in the context of these criteria.

The following are the site selection criteria provided to SSAC members:

- Location—Sites should be centrally located within the target area (B-CC Cluster) with adjacent residential use. If possible, a school site should be located to allow students to walk to school. Due to the location of Westland Middle School in the westernmost portion of the B-CC Cluster, a site that is a good distance from Westland Middle School should be considered.
- Size—The preferred site size for middle schools is 20 acres. However, in this urbanized portion of the county, it would be difficult to find sites this large and smaller sites should be considered.
- Topography—Sites as close to flat are preferred and when these sites are not available, a “balanced site” in which soils in higher elevations can be used to fill low elevation areas are preferred to minimize having to bring soil to the site or remove it from the site.
- 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. 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.
- Availability and Timing—Site availability is considered in instances where a site must be purchased from a private owner or transferred from public ownership. Private property owners must be willing sellers for a site to be considered available. However, if no other site is suitable and the owner is not a willing seller, then use of the power of eminent domain may be recommended.
- Cost—The cost to acquire a site is considered, compared to sites that may be in public ownership.

DISCUSSION AND VOTING ON CANDIDATE SITES

Discussion of candidate sites, including their pros and cons, was facilitated by Ms. Della Stolsworth, Conflict Resolution Center of Montgomery County. Ms. Stolsworth facilitated on a volunteer basis. In addition, volunteers from the Center assisted Ms. Stolsworth in writing comments on flip charts and during the voting process. All meetings of the SSAC began promptly at 7:00 p.m.

The public candidate sites, identified by number and name, follow:

Public Candidate Sites

#	SITE NAME	STREET ADDRESS	CITY	ACRES	OWNER
1	Rock Creek Hills Local Park	3701 Saul Road	Kensington	13.38	MNCPPC
2	North Chevy Chase Local Park	4105 Jones Bridge Road	Chevy Chase	31.03	MNCPPC
3	Former Lynbrook Elementary School and Lynbrook Local Park	8001 Lynnbrook Drive 8008 Newdale Road	Bethesda	10.04	BOE/ MNCPPC
4	Leland Local Park	4300 Elm Street	Chevy Chase	3.71	MNCPPC
5	Former Rollingwood Elementary School	3200 Woodbine Street	Chevy Chase	4.07	BOE
6	Rosemary Hills/Lyttonsville Local Park	2450 Lyttonsville Road	Silver Spring	17.10	MNCPPC
7	WSSC/Lyttonsville Operations Depot	2501 Lyttonsville Road	Silver Spring	11.99	WSSC
8	Former Montgomery Hills Junior High Sch	2010 Linden Lane	Silver Spring	8.67	Montgomery
9	Grace Episcopal School	9411 Connecticut Avenue	Chevy Chase	10.94	Grace Episcopal
10	Norwood Local Park	4700 Norwood Drive	Bethesda	17.50	MNCPPC
11	Bethesda Elementary School	7600 Arlington Road	Bethesda	8.42	BOE
12	Chevy Chase Elementary School	4015 Rosemary Street	Chevy Chase	3.78	BOE
13	North Chevy Chase Elementary School	3700 Jones Bridge Road	Chevy Chase	7.94	BOE
14	Former Radnor Elementary School	7000 Radnor Road	Bethesda	9.03	BOE
15	Rock Creek Forest Elementary School	8300 Grubb Road	Chevy Chase	7.95	BOE
16	Rosemary Hills Elementary School	2111 Porter Street	Silver Spring	6.07	BOE
17	Somerset Elementary School	5811 Warwick Place	Chevy Chase	3.71	BOE
18	Tilden Middle School	12111 Old Georgetown Road	Rockville	28.06	BOE
19	Westbrook Elementary School	5110 Allan Terrace	Bethesda	12.46	BOE
20	Westland Middle School	5511 Massachusetts Avenue	Bethesda	25.09	BOE
21	Former Kensington Elementary School	10400 Detrick Avenue	Kensington	4.54	Montgomery
22	Ray's Meadow Local Park	2901 East-West Highway	Chevy Chase	11.09	MNCPPC
23	Meadowbrook Local Park	7901 Meadowbrook Lane	Chevy Chase	65.23	MNCPPC
24	Montgomery County Bus Lot	8710 Brookeville Road	Silver Spring	17.47	Montgomery
25	State Highway Administration Parcel	Kensington Pkwy - I-495/MD 185	Chevy Chase	7.60	State of Maryland

The first 10 candidate sites are the same as those reviewed by the first SSAC. Included in the first 10 sites is one private property—Site #9, the Grace Episcopal School. This site had been publicly released following the first site selection process and so it was not reviewed in closed session with

other private property candidate sites during the second site selection process. (See Appendix C for more information on each of the 25 public candidate sites.)

Private property candidate sites were numbered #26 to #38. SSAC members signed confidentiality agreements at the beginning of the process, promising not to disclose information regarding the private properties under consideration. This confidentiality is necessary to preserve the negotiating position of the school system should a private property be selected as the location of the new middle school. In addition, confidential discussion of private property protects the property owners whose business or property value could be impacted by public disclosure of its consideration for the middle school. All discussion of the 13 private properties occurred in closed session by the SSAC, in conformance with the *Maryland Open Meetings Act*. Identifying information regarding the 13 private property candidate sites is, therefore, not provided in this report.

The process of reviewing and eliminating unsuitable candidate sites occurred over the course of the four SSAC meetings. Following is a description of what occurred at the four meetings.

Meeting #1—January 11, 2012

At the first meeting of the SSAC, on January 11, 2012, the characteristics of all 25 public candidate sites were presented by Ms. Mary Pat Wilson, real estate specialist, REM, DFM, MCPS. Following the PowerPoint presentation overview of the 25 candidate sites, Mr. Bruce Crispell, director, DLRP, DFM, MCPS presented information regarding the sequence of activities that need to occur in order to open the new middle school on schedule in August 2017.

It was noted during the meeting that acquisition of some sites—currently operating elementary school sites and private properties—may not be completed in time to meet the scheduled opening date of the middle school. It also was noted that use of a currently operating elementary school site would require additional cost—both to build the new middle school and to build a replacement elementary school at a different location. A site selection process for a replacement elementary school location also would need to occur.

Mr. Michael P. Shpur, architect, DOC, DFM, presented information regarding the minimum acreage needed to construct a middle school. Under optimal conditions, 10.1 buildable acres are needed. Site specific issues could result in more acreage being required. A number of the candidate sites have less than the 10.1 acres buildable acres.

The SSAC members began their discussion by addressing sites that appeared unsuitable, based on the information presented. The SSAC then voted on the following:

- A committee member recommended that a vote be taken to eliminate all of the existing elementary school sites as unsuitable for further consideration because use of any of these sites would require a replacement elementary school site to be identified and a replacement

elementary school constructed and opened before construction of the new middle school could begin at the former location of the elementary school. In addition, significant additional costs would be incurred due to the need to construct both an elementary school and a middle school.

It was noted that all but one of the elementary school sites in the B-CC Cluster are less than the 10.1 minimum acreage needed to construct a middle school. The 1 elementary school site greater than 10.1 acres, Westbrook Elementary School (12.46 acres), is severely constrained by stream valley buffers on both sides of the property and has less than 10.1 buildable acres.

At the end of discussion, the SSAC voted to eliminate the 7 operating elementary schools. The vote was 38 out of 44 to eliminate, 5 to keep, and 1 abstention. The following sites were eliminated: #11, #12, #13, #15, #16, #17, and #19.

- A second vote to eliminate all public candidate sites outside the B-CC Cluster was recommended. Five of the 25 public candidate sites are outside the B-CC Cluster, including the former Montgomery Hills Jr. High School, the Radnor Holding Center, Tilden Middle School, the former Kensington Elementary School, and the Montgomery County Bus Lot.

Following the discussion, the SSAC voted to eliminate the 5 public candidate sites outside the B-CC Cluster. The vote was 21 out of 44 to eliminate, 22 to keep, and 1 abstention. Therefore, the 5 public candidate sites outside the B-CC Cluster continued to be under consideration. The following sites were kept: #8, #14, #18, #21, and #24.

- A third vote to eliminate public candidate sites of less than the 10.1 minimum acres needed to construct the middle school was recommended. Five publicly owned candidate sites, including Leland Local Park, the former Rollingwood Elementary School, the former Montgomery Hills Jr. High School, the Radnor Holding Center, and the former Kensington Elementary School have fewer than 10.1 acres and were included in the vote.

At the end of discussion, the SSAC voted to eliminate the 5 public candidate sites of less than 10.1 acres. The vote was 36 out of 44 to eliminate, 7 to keep, and 1 abstention. The following sites were eliminated: #4, #5, #8, #14, and #21.

Following the votes described above, Ms. Stolsworth conducted a process whereby each of the remaining public sites was discussed in terms of pros and cons. Ms. Stolsworth asked each SSAC member to offer either a pro or a con for the site under review or a “pass” if the member had no comment or if their pro or con had already been stated. The process continued until there were no further comments. The pros and cons were recorded on flip charts. (See Appendix D for a listing of pros and cons from all SSAC meetings).

During the discussion of the pros and cons of the remaining public candidate sites, votes were taken to eliminate two additional sites.

- A fourth vote to eliminate the Tilden Middle School site on Old Georgetown Road from further consideration was recommended. Tilden Middle School is outside the B-CC Cluster and it will be used in the future as a holding center for secondary schools undergoing modernization. This will occur when the Tilden Middle School modernization is completed in August 2018 at the Tilden Lane location.

At the end of discussion the SSAC voted to eliminate the Tilden Middle School site. The vote was 32 out of 44 to eliminate, 11 to keep, and 1 abstention. The eliminated site is #18.

- A fifth vote to eliminate the Rays Meadow Local Park from further consideration was recommended. Rays Meadow is located in the flood plain of Rock Creek and it would be impossible to construct a middle school at this location. The vote was 43 out of 44 to eliminate and 1 abstention. The eliminated site is #22.

During the discussion of pros and cons of each candidate site, a number of questions seeking additional information and clarification were raised. Representatives from MCPS, the M-NCPPC, county executive agencies, and the County Council responded to these questions. In addition, representatives from the PTAs, homeowners' associations, and municipalities with knowledge regarding a particular site provided information to the committee. A list of follow-up questions was maintained and staff from the various agencies on the SSAC provided the requested follow-up information at the next meeting of the SSAC on January 25, 2012.

At the end of the meeting, time was set aside for members of the public attending the meeting to make comments. Ms. Stolsworth facilitated this comment period and several observers spoke.

At the conclusion of the SSAC meeting on January 11, 2012, 14 of the 25 public candidate sites had been eliminated. The following public candidate sites remained on the table for discussion.

Public Candidate Sites After January 11, 2012, Eliminations

#	SITE NAME	STREET ADDRESS	CITY	ACRES	OWNER
1	Rock Creek Hills Local Park	3701 Saul Road	Kensington	13.38	MNCPPC
2	North Chevy Chase Local Park	4105 Jones Bridge Road	Chevy Chase	31.03	MNCPPC
3	Former Lynbrook Elementary School and Lynbrook Local Park	8001 Lynnbrook Drive 8008 Newdale Road	Bethesda	10.04	BOE/ MNCPPC
6	Rosemary Hills/Lyttonsville Local Park	2450 Lyttonsville Road	Silver Spring	17.10	MNCPPC
7	WSSC/Lyttonsville Operations Depot	2501 Lyttonsville Road	Silver Spring	11.99	WSSC
9	Grace Episcopal School	9411 Connecticut Avenue	Chevy Chase	10.94	Grace Episcopal
10	Norwood Local Park	4700 Norwood Drive	Bethesda	17.50	MNCPPC
20	Westland Middle School	5511 Massachusetts Avenue	Bethesda	25.09	BOE
23	Meadowbrook Local Park	7901 Meadowbrook Lane	Chevy Chase	65.23	MNCPPC
24	Montgomery County Bus Lot	8710 Brookeville Road	Silver Spring	17.47	Montgomery
25	State Highway Administration Parcel	Kensington Pkwy—I-495/MD 185	Chevy Chase	7.60	State of Maryland

The meeting was adjourned at 10:20 p.m.

Meeting #2—January 25, 2012

At the beginning of the second meeting of the SSAC, a number of follow-up questions from the first meeting were addressed.

Mr. Crispell, director DLRP, DFM, MCPS, answered a follow-up question regarding the restrictions that use of Program Open Space (POS) funds have on two candidate sites—the Rock Creek Hills Local Park and Rosemary Hills/Lyttonsville Local Park. In the case of Rock Creek Hills Local Park, POS funds were used to develop the park, and regarding Rosemary Hills/Lyttonsville Local Park, POS funds were used to purchase a portion of the parkland.

Included in the committee materials was a January 20, 2012, memorandum from the superintendent of schools, Dr. Starr, to members of the Board of Education. Attached to this memorandum was a letter from Mr. John R. Griffin, secretary, Maryland Department of Natural Resources, dated November 4, 2011, to Mr. John Robinson, president, Rock Creek Hills Citizens Association. The memorandum and letter indicated that the use of POS funds to develop the Rock Creek Hills Local Park nearly 20 years ago is not an impediment to reclaiming the site for a school—should this be the location that is selected. Mr. Crispell stated that use of POS funds to purchase a portion of the Rosemary Hills/Lyttonsville Local Park does create restrictions for conversion of that property from anything but park use.

Mr. William Gries, land acquisition specialist, Department of Parks, M-NCPPC, addressed follow-up questions regarding the status of candidate sites that are parks, from the perspective of M-NCPPC, the owner of these parks. Mr. Gries discussed the following two letters that were included in SSAC materials:

- First, a letter from Ms. Françoise M. Carrier, chair, Montgomery County Planning Board, dated April 27, 2011, to Mr. Christopher S. Barclay, president, Board of Education. In this letter, Ms. Carrier, referring to the first site selection process for the new middle school, expressed concern over the inclusion of any park property for consideration as a school site. Ms. Carrier concluded that, “Parks should not be available at all for non-park purposes except in the most extraordinary circumstances.”
- Second, a letter from Ms. Carrier to Ms. Shirley Brandman, president, Board of Education, dated December 22, 2011. In this letter, Ms. Carrier gave the names of the individuals from the M-NCPPC, Department of Parks, and the Department of Planning who would serve as representatives on the SSAC. Ms. Carrier requested that any SSAC recommended sites go through the mandatory referral process at the Planning Board prior to the Board of Education taking action on a site. Finally, Ms. Carrier strongly encouraged the committee and the Board of Education to take a hard look at options that do not include park land.

Mr. Fred Boyd, community planner, M-NCPPC, Department of Planning, Montgomery County, presented information regarding the mandatory referral process and its advisory nature. Mr. Boyd responded to follow-up questions concerning forest conservation issues and restrictions on removal of trees at candidate sites.

Considerable time was taken to provide the information described above and to address questions. Ms. Stolsworth determined that instead of continuing with the plan to review the public candidate sites first, and then the private sites, it would be best to use the remaining time to focus on the private candidate sites. This approach provided all SSAC members with a complete overview of all candidate sites so that at the next meeting discussion, and the possible elimination of sites, could be made with the knowledge of all the site options available to the SSAC. Prior to the closed session, Ms. Stolsworth provided time for comments from observers.

A vote was taken to close the meeting in accordance with State Government Article, Title 10, Subtitle 5, Section 10-508 of the *Annotated Code of Maryland* to consider the acquisition of real property for a public purpose and matters directly related thereto. The vote to proceed to close the session carried by a vote of 39 of the 40 members to 1 member, in favor of closed session.

The discussion of private properties in closed session included similar information that was provided on the public sites. It was noted that 7 of the private candidate sites have less than the 10.1 minimum acres needed for a middle school. In addition, it was determined that most of the private sites have unwilling sellers. Properties that were large enough for a middle school and whose owners indicated a potential willingness to sell would have high acquisition costs. The outcome of the closed session was the elimination of 10 of the 13 private sites. Further information was requested on the remaining 3 private sites.

The meeting was adjourned at 9:45 p.m.

Meeting #3—February 8, 2012

At the beginning of the third meeting of the SSAC, a number of follow-up questions from the first SSAC meeting were addressed. Ms. Stolsworth, meeting facilitator, indicated that going forward, votes on candidate sites would occur one site at a time, and that votes would be final. This was necessary based on some confusion that arose during voting on a private candidate site at the previous meeting.

In response to a question, Mr. Crispell, director, DLRP, DFM, MCPS, affirmed that all Board of Education-owned property in the B-CC Cluster was included in the candidate sites being reviewed (with the exception of the B-CC High School property). In response to a letter from Ms. Carrier, Mr. Crispell indicated that the site or sites that are recommended by the SSAC would go through the mandatory referral process with the Montgomery County Planning Board prior to action being taken by the Board of Education. Mr. Crispell also reviewed the site scoring process that will be used at the SSAC meeting on February 22, 2012. This process will establish the preferred site among more than one recommended site.

Ms. Mary Pat Wilson real estate specialist, REM, DFM, MCPS gave a PowerPoint presentation of the remaining public candidate sites. Ms. Wilson began her presentation with four sites that appeared to be unsuitable for use as a middle school based on staff research since the first SSAC meeting. These sites were discussed at the beginning of the meeting in order to allow more time to be dedicated to discussion of other sites that were more likely to engender discussion. Discussion and action by the SSAC on the four sites is described below:

Grace Episcopal School—Site #9

This property was among the original ten sites reviewed during the first site selection process. Although it is private property, it was included during the public session because it had already been made public at the conclusion of the first site selection process. The property is located at 9411 Connecticut Avenue, Kensington, Maryland. This candidate site is an operating private school that is not interested in selling. The property consists of 10.94 acres. The property includes a conservation easement that reduces the buildable area to approximately 7.5 acres. The SSAC voted to eliminate the site due to its small size and its lack of availability due to an unwilling seller. The vote was 38 out of 42 to eliminate and 4 abstentions.

Meadowbrook Local Park—Site #23

A portion of the 65.23-acre Meadowbrook Local Park was discussed as a candidate site. This park is located at 7901 Meadowbrook Lane, Chevy Chase, Maryland. Research on environmental constraints of the site indicated that the property is in the floodplain of Rock Creek. The SSAC voted to eliminate the site due to the inability to build in the flood plain. The vote was 39 out of 42 to eliminate and 3 abstentions.

Montgomery County Bus Lot—Site #24

This property is located at 8710 Brookville Road, Silver Spring, Maryland. The property is not in the B-CC Cluster. The property consists of 17.47 acres and it is used to house maintenance and vehicle storage facilities for county Ride-On buses that serve the lower portion of the county. The site is in a light industrial area and adjacent to a planned Purple Line rail yard. Mr. Bruce Johnston, chief, Division of Capital Development, Montgomery County Department of Transportation, reported that the county relies heavily on this bus facility and would not be willing to convey it. Mr. Johnston also described the difficulty to find a replacement facility if this property was sold.

Mr. Fred Boyd, community planner, Montgomery County Department of Planning, stated that relocation of bus depots does occur and that another location could be found if this location was to be used for the middle school. Mr. Johnston disagreed with this assessment and Ms. Janice Turpin, team leader, REM, DFM, agreed, noting the difficulty the school system has experienced in finding land for school bus depots.

The SSAC voted to eliminate the site because of the lack of availability due to an unwilling seller, the light industrial character of this area, and the fact that it is located outside of the B-CC Cluster. The vote was 35 out of 42 to eliminate, 5 to keep, and 2 abstentions.

State Highway Administration Property—I-495 Intersection with Connecticut Avenue—Site #25

This property is located along the exit ramp of the outer loop of I-495 at Connecticut Avenue and to the west of Kensington Parkway. The property consists of 7.6 acres. Research on environmental constraints of the site indicates that there is not sufficient additional property to the north of the SHA site to create adequate site size for a middle school. The adjacent property to the north is in a floodplain area. The SSAC voted to eliminate the site due to inadequate size to construct a middle school and due to its adverse location adjacent to an exit ramp off of I-495. The vote was 38 out of 42 to eliminate and 4 abstentions.

Following discussion and voting to eliminate the four candidate sites described above, Ms. Wilson presented the remaining sites. Ms. Stolsworth facilitated discussion of each of the candidate sites, including identification of pros and cons that were not previously recorded at the SSAC meeting on January 11, 2012, when these sites were first reviewed. Discussion and action by the SSAC on the 7 remaining candidate sites is described below.

Rock Creek Hills Local Park—Site #1

This property is located at 3701 Saul Road, Kensington, Maryland, and it is a park owned by the M-NCPPC. The site consists of 13.3 acres. The buildable area of the site, subtracting flood plain and set-backs, is 11.0 acres. The former Kensington Junior High School straddled this site and a portion of the property where the Kensington Park retirement community is now located. This property was

the site selected by the Board of Education following the first B-CC Middle School #2 site selection process in spring 2011. A feasibility study for the new middle school at this site was completed in October 2011 and demonstrates that the new middle school can be built at this location.

The SSAC was informed of the ability of the Board of Education to reclaim the park property, as provided in an agreement that transferred the property to the M-NCPPC in 1990. In addition, at the SSAC meeting on January 25, 2012, a letter dated November 4, 2011, from Mr. John R. Griffin, secretary, Maryland Department of Natural Resources to Mr. John M. Robinson, president, Rock Creek Hills Citizens Association, indicated that restrictions on use of the property for non-park use—based on improvements that were made in 1992 using Program Open Space funds—would no longer be in effect after the 20-year lifetime of the improvements.

A wide spectrum of pros and cons of the Rock Creek Hills site were discussed by the SSAC. One concern was over the impact on the community of the loss of the park and the increase in traffic a middle school would bring. Concern over the site's topography and possible loss of trees also was a concern. In addition, access to the site on neighborhood streets was considered an issue by some SSAC members. Ms. Brooke Farquhar, supervisor of Park and Trail Planning, M-NCPPC Department of Parks, Montgomery County, raised concern over the loss of one of the two adult-size soccer fields that would occur if this site were used for the middle school. She noted that these fields are used heavily and are difficult to replace.

Some SSAC members expressed concern that MCPS may not be able to have the property returned to the school system by the M-NCPPC—despite the reclamation clause. Also, some SSAC members stated that issues surrounding use of POS funds used to develop the park are not completely resolved and that restrictions on converting the property to school use could still be enforced. Concerns also were expressed by some SSAC members over the ability of school buses to access the site, perceived limitations of the site's size for a middle school, and the impact on the community of loss of the park.

Mr. William L. Stapleton, B-CC Cluster transportation manager, DOT, MCPS, indicated that school buses could access a middle school at this location. Ms. Deborah S. Szyfer, senior planner, DLRP, DFM, MCPS, indicated that the feasibility study for the middle school at this location demonstrated that the site meets the middle school program requirements and that play fields, tennis courts, and basketball courts would be available for community use outside school hours. Mr. Dennis F. Cross, senior facilities designer, DOC, DFM, MCPS, added that a middle school at this or any other location provides an asset to the community as a result of community use of the gymnasium and meeting spaces outside school hours.

At the end of discussions, the SSAC voted to keep the Rock Creek Hills Local Park site for recommendation and scoring. The vote was, 32 out of 42 to keep, 6 to eliminate and 4 abstentions.

North Chevy Chase Local Park—Site #2

This property is located at 4105 Jones Bridge Road, Chevy Chase, Maryland and is a park owned by the M-NCPPC. The property consists of 31.03 acres. The buildable area of the site is 29.9 acres. The site is heavily wooded with a cleared area of fields, constituting 4.5 acres. Access to the site is currently limited to a driveway into the park from Jones Bridge Road. Traffic in the area of the site is impacted by the expansion of the Walter Reed National Naval Medical Center. Mr. Johnston described planned road improvements that will mitigate the increased traffic volumes in the area. However, Mr. Johnston indicated that even with planned improvements, this area would continue to face traffic congestion.

The SSAC discussion of the North Chevy Chase Local Park included concern over the ability of the school system to obtain the property from the M-NCPPC and the extent of tree cover at the park. Several SSAC members said that forest conservation requirements could make it difficult to clear enough trees to construct a middle school at this location. Concerns also were expressed regarding high level of traffic on Jones Bridge Road and Connecticut Avenue and its effect on access to the site. An alternate access into the site is not available at this time. It was noted that a middle school at this location would result in very few students being able to walk to the school. Some members believed that North Chevy Chase Local Park is not as heavily utilized as other park candidate sites being considered by the SSAC. Several members suggested that the large size of the property provided an advantage that most other candidate sites could not claim.

At the end of discussions, the SSAC voted to keep the North Chevy Chase Local Park site for recommendation and scoring. The vote was 34 out of 42 to keep, 5 to eliminate, and 3 abstentions.

Former Lynnbrook Elementary School and Lynnbrook Local Park—Site #3

This property is located at 8001 Lynnbrook Drive, Bethesda, Maryland. One portion of the property is owned by the Board of Education and houses a total of 139 MCPS staff members who work in the Glenmont and InterACT programs and itinerant staff based at the Lynnbrook Center who provide physical and occupational therapy for students at schools. In addition, a child-care center is provided at the Lynnbrook Center. A former school building on a portion of the site is noted in the Maryland Historical Trust Inventory but it has not been nominated or approved for historic designation. The other portion of the property is a local park owned by the M-NCPPC that offers play fields, tennis courts, a playground, and a community center that was closed due to lack of use. The combined properties consist of 10.04 acres. The buildable area of the site is 8.5 acres.

The SSAC discussion of the Lynnbrook Elementary School/Lynnbrook Local Park site included concern over the small buildable size of the site and the fact that several narrow streets lead into the site. In addition, Bethesda-Chevy Chase High School is two blocks from the site and relies on the park property to supplement fields for its use. Concern was raised that if a middle school was built at this location, it would not be possible to program the field for both the middle school and the high

school programs. Another concern was over the loss of a possible future elementary school site, should elementary enrollment in the cluster grow beyond currently projected levels.

Ms. Farquhar explained that if a park were the only option, using Lynnbrook Local Park would cause the smallest loss of park usage while the other park sites would lose adult size rectangular fields, which are in high demand in this part of the county.

At the end of discussions, the SSAC voted to eliminate the former Lynnbrook Elementary School/Lynnbrook Local Park site due to the small size and access road concerns. The vote was 31 out of 42 to eliminate, 8 to keep, and 3 abstentions.

Rosemary Hills/ Lyttonsville Local Park—Site #6

This property is located at 2450 Lyttonsville Road, Silver Spring, Maryland. This park property is owned by the M-NCPPC and it is adjacent to the Gwendolyn E. Coffield Community Center. The park property consists of 17.1 acres, of which 14.0 are buildable acres. In addition, 6.65 acres of the site were purchased with POS funds and use of these funds to purchase park property places restrictions on the land for anything other than park use. Land of equal or greater size would need to be found to replace the 6.65 acres if that part of the site is used to construct the middle school.

MCPS staff indicated that if the middle school could be located on the portion of the site that was not purchased with POS funds, then the area of 6.65 acres purchased with POS funds could be used for playfields. This approach would not violate the POS conditions since it would remain in open space.

The discussion regarding the Rosemary Hills/Lyttonsville Local Park site included the fact that the property was an anti-aircraft artillery site in the 1950s, which raised concerns regarding what may be buried on the site. It was stated that the proximity of numerous multifamily housing units offers walking access for many students to a school at this location. However, it was pointed out that residents in the nearby housing units use the park frequently. A committee member stated that during the first site selection process, this location had been the preferred site for the new middle school, but the Planning Board had strongly indicated its opposition to convey the site to the school system, and this opposition was likely to reoccur if it became a recommended site. Finally, committee members did not think that a middle school could be constructed on the limited amount of land that would be available if the 6.65 acres of POS-purchased land were to be preserved as playfields.

At the end of discussions, the SSAC voted to eliminate the former Rosemary Hills/Lyttonsville Local Park site due to the issues of POS funds being used to purchase a portion of the park and the previous position expressed by the M-NCPPC that they would not convey the property. The vote was 37 out of 41 to eliminate, 1 to keep, and 3 abstentions. (Note: The vote totals from this part of the meeting forward no longer total to 42 because some members had to leave the meeting due to other commitments).

Washington Suburban Sanitary Commission/Lyttonsville—Site #7

This property is located at 2501 Lyttonsville Road, Silver Spring, Maryland. The property consists of 11.99 acres; it is owned by the Washington Suburban Sanitary Commission (WSSC); and it is used as a maintenance and vehicle storage facility. The buildable acreage comprises nearly all of the property. WSSC stated that it does not expect to leave the facility and that it would not be willing to sell the property. The property borders a future Purple Line rail yard and station.

The SSAC discussion of the WSSC/Lyttonsville site included concern over the ability of the school system to obtain the property from an unwilling seller. In addition, the proximity to the Purple Line facility was viewed by some SSAC members as incompatible with a school, in terms of noise that could occur close to a school. The exact location of the Purple Line rail yard has not yet been determined, but some preliminary concept plans show that it could impinge on the WSSC property, reducing the usable acreage.

At the end of discussions, the SSAC voted to eliminate the WSSC/Lyttonsville site due to the unwilling seller and in consideration of the light industrial character of the site. The vote was 34 out of 38 to eliminate, 2 to keep, and 2 abstentions.

Norwood Local Park—Site #10

This property is located at 4700 Norwood Drive, Bethesda, Maryland. The property includes the historically designated Bureau of Animal Industries Building (currently vacant) which comprises 1.6 acres of the site, including the portion considered to be its environmental setting. An encroachment into the environmental setting would require review by the Historic Preservation Commission. Subtracting the historically designated area and set-backs, the buildable area of the property is 14.4 acres. The site is level with wooded areas along the perimeter. Vehicular access to the park is from Wisconsin Avenue via Norwood Drive, which has a divided median.

The discussion of the Norwood Local Park site included concern over the ability of the school system to obtain the property from the M-NCPPC and the proximity of the site to Westland Middle School. This site is the closest of the remaining candidate sites to Westland Middle School (excluding the Westland Middle School site itself.) Members expressed concern regarding access to the property because streets, except for Norwood Drive, currently dead end at the park and many of these streets are quite narrow. Access via Norwood Drive requires exiting and entering Wisconsin Avenue in an area of heavy traffic flow.

At the end of discussions, the SSAC voted to eliminate the Norwood Local Park site due to the proximity of the site to Westland Middle School and concern over its availability from the M-NCPPC. The vote was 20 out of 37 to eliminate, 15 to keep, and 2 abstentions.

Westland Middle School—Site #20

This property is located at 5511 Massachusetts Avenue, Bethesda, Maryland. The property consists of 25.09 acres. The operating middle school at this location has a capacity for 1,063 students. The facility was modernized in 1997. At the time of modernization, information on limitations of the site was established as part of the planning process. Based on this site information, the only portion of the site that could be considered for a new middle school would be the playfields. However, the playfields area only consists of 4.5 acres. Therefore, it is not feasible to construct a second middle school on the Westland Middle School site.

Due to the limitations of the Westland Middle School site for construction of a second middle school, the discussion focused on the ability to construct an addition at the school. An addition may be feasible on one side of the building. The addition would need to be large and take the total capacity of the school up to approximately 1,650 students to accommodate all projected middle school students in the cluster. The size of the addition would require core facility expansions, including the possibility of a second cafeteria, an additional auxiliary gymnasium, and expansion of the media center. In addition, more parking and an expanded bus loop would be necessary. In addition to the impact on the building and site, expansion of the enrollment at Westland Middle School of up to 1,650 students would make scheduling of outdoor physical education on the playfields very challenging.

Some members of the SSAC did not feel that expanding Westland Middle School met the basic mandate of the committee, which was to identify a site for a second middle school in the B-CC Cluster. Other SSAC members expressed the view that having a single middle school for the cluster would be the best way to ensure demographic diversity. They believed that if two middle schools serve the cluster, it could be difficult to maintain comparable diversity levels at both schools when school boundaries are drawn. It had been indicated previously to SSAC members that boundaries for a second middle school would be developed about one and a half years prior to the opening of the new school, and the boundary development process includes promotion of student diversity at schools.

In addition, some members were concerned that if a second middle school were constructed in the cluster, and if enrollment at Thomas W. Pyle Middle School—in the Whitman Cluster—is higher than projected, then Westland Middle School could end up being shared with the Whitman Cluster. This long-range possibility was raised in the *Superintendent's Recommended FY 2013 Capital Budget and FY 2013–2018 Capital Improvements Program (CIP.)* Some SSAC members expressed concern that such a sharing of Westland Middle School with the Whitman Cluster would result in split articulation of students from Westland Middle School to Bethesda-Chevy Chase High School and Walt Whitman High School, resulting in potential program issues for students articulating to Walt Whitman High School following their enrollment in programs offered at Westland Middle School.

Mr. Crispell noted that an expansion of Westland Middle School to a 1,650 student capacity would not provide flexibility to accommodate more students if enrollment in the cluster grows beyond currently projected levels. In contrast, two middle schools in the cluster would enable greater flexibility for higher enrollment levels in the future because the new facility would be master-planned for additional capacity.

Mr. Stapleton indicated that travel times and busing costs would be higher if all cluster middle school students were bused to Westland Middle School, compared to the costs with two middle schools serving the cluster at different locations. Mr. Stapleton also expressed concern over accessing the Westland Middle School site with multiple school buses. School buses could need to queue onto Massachusetts Avenue, as well as the school driveway.

Mr. Daniel J. Vogelman, principal, Westland Middle School, noted that a middle school of up to 1,650 students would be comparable to operating a high school. Due to the high number of students, participation in theater and music performances and on athletic teams would be very competitive and therefore, a lower percentage of the student population would be able to enjoy these opportunities. Mr. Vogelman stated that it would be a challenge to uphold the philosophy and ideals of middle school with such a high enrollment level.

At the end of discussions, the SSAC voted to eliminate the Westland Middle School site as the location for an addition to the existing facility due to site limitations and concern over the high enrollment level that would result at the school. The vote was 25 out of 37 to eliminate, 11 to keep, and 1 abstention. Following this vote, the SSAC was reminded that members have the option of submitting a minority report if they wished to provide additional information and rationale for expanding Westland Middle School.

At the conclusion of the meeting, the SSAC had completed the review of all 25 public candidate sites. At the meeting on January 11, 2012, the SSAC eliminated 14 sites and at this meeting, an additional 9 sites were eliminated. The retained public candidate sites to be recommended and scored are listed below:

Public Candidate Sites After February 8, 2012, Eliminations

#	SITE NAME	STREET ADDRESS	CITY	ACRES	OWNER
1	Rock Creek Hills Local Park	3701 Saul Road	Kensington	13.38	MNCPPC
2	North Chevy Chase Local Park	4105 Jones Bridge Road	Chevy Chase	31.03	MNCPPC

The meeting was adjourned at 10:45 p.m.

Meeting #4—February 22, 2012

At the beginning of the fourth and final meeting of the SSAC, a number of follow-up questions from the first SSAC meeting were addressed.

Mr. Crispell addressed a request to reopen discussion and voting on the Westland Middle School site and an addition to the school. This site was the last site to be discussed and voted on at the previous meeting on February 8, 2012.

Mr. Crispell restated the instructions previously provided to the SSAC, that once the committee voted, that vote would be final. Therefore, it was not possible to reopen the Westland Middle School site for discussion and another vote. In addition, Mr. Crispell noted that the vote to eliminate Westland Middle School was by a sizeable margin with 25 votes to eliminate compared to 11 votes to keep the site on the table and 1 abstention. Mr. Crispell stated that SSAC members could submit minority reports in order to express their interest in the option to expand Westland Middle School.

The SSAC members joined Mr. Crispell in expressing appreciation for the volunteer facilitation of Ms. Stolsworth and her assistants, Mr. Matt Johnson and Ms. Yonell Moore.

At 7:15 p.m. the committee voted to close the SSAC meeting in accordance with State Government Article, Title 10, Subtitle 5, Section 10-508 of the *Annotated Code of Maryland* in order to consider the acquisition of real property for a public purpose and matters directly related thereto. The vote to proceed to closed session carried by a vote of 34 members in favor of closed session and 6 members abstaining. The closed session began at 7:20 p.m. The closed session was held to consider three private candidate sites that were not eliminated previously.

The discussion of the three remaining private properties in closed session included follow-up information that was requested when the sites were first discussed on January 25, 2012. Two of the three private sites are smaller than the minimum of 10.1 acres needed for the middle school, and one of these sites is constrained severely by a stream and buffer area that bisects the property. The third private site was of adequate size, and the majority of the discussion focused on this site. A leading concern regarding this private site was the high cost of acquisition and the likelihood that even if purchased, the property may not be available within the timeframe needed to open the new middle school in August 2017. At the conclusion of the discussion, the three remaining private sites were eliminated by the SSAC. At this point, all 13 of the private candidate sites were eliminated by the SSAC. The closed session ended at 9:00 p.m.

Following the completion of the closed session, the meeting proceeded with a final review of the Rock Creek Hills Local Park and North Chevy Chase Local Park sites—the two remaining public sites on the table, and therefore, the recommended sites for the new middle school.

At the beginning of this discussion Ms. Farquhar provided information on the approximate costs that the Department of Parks had estimated for obtaining either one of the two park sites. For Rock Creek Hills Local Park, the estimate was \$6 million for the cost of debt service and for replacement of the improvements at the park. For North Chevy Chase Local Park, the estimated cost of the land and replacement of the improvements was \$8 million. In addition, Ms. Farquhar stated that both parks have substantial afternoon and weekend use by Bethesda-Chevy Chase High School teams that may have to be relocated. Mr. Crispell stated that the cost estimates for the parks appeared to be high and would have to be reviewed in more detail.

Following a final review of the characteristics of the two recommended sites, observers were provided time to make comments. Twelve observers delivered their comments to the committee. At the conclusion of observer comments, some SSAC members offered their final comments regarding the two sites. Time was then provided for the representatives of citizens' associations that are adjacent to Rock Creek Hills Local Park and North Chevy Chase Local Park to speak. Mr. Ken Strickland, representative of the Chevy Chase Valley Citizens Association, commented regarding the recommended site located in his community, North Chevy Chase Local Park. Ms. Sandra Van Bochove, representative from the Rock Creek Hills Citizens Association, commented regarding the recommended site located in her community, Rock Creek Hills Local Park.

SCORING OF RECOMMENDED SITES

At the conclusion of the final discussions of Rock Creek Hills Local Park and North Chevy Chase Local Park, SSAC members began the scoring process for each site. One SSAC member suggested the scoring not be done anonymously as had been planned. This member believed that SSAC members should stand behind their scoring. However, many other SSAC members noted how in the first site selection process, a number of SSAC members faced criticism over their participation in the recommendations. Consequently, there was little support for the proposal and the idea was withdrawn.

The committee followed the scoring process that was outlined in the November 8, 2011, memorandum from Dr. Starr to the members of the Board of Education. This scoring process required each committee member to score the two sites against the following criteria—location, size, topography, access, utilities, physical condition, availability and timing, and cost. A score of +1 was to be entered if the site was considered “good” in terms of the criterion, a score of 0 was to be entered if the site was considered “average” in terms of the criterion, and a score of -1 was to be entered if the site was considered “poor” in terms of the criterion.

After placing a score for each of the eight criteria, SSAC members added up the eight scores to obtain their total score for each site. The facilitator's assistants collected the scoring worksheets and the scores for the two sites were entered in a spreadsheet to arrive at a total score for each recommended

site—the higher the total score, the more favorable the site for the new middle school. After making corrections to some entries, the total SSAC scores for the two recommended sites were as follows:

Rock Creek Hills Local Park 130
North Chevy Chase Local Park 28

Following a presentation of the next steps in the process, the meeting was adjourned at 10:30 p.m.

C O N C L U S I O N

The Site Selection Advisory Committee for B-CC Middle School #2 recommends Rock Creek Hills Local Park, located at 3701 Saul Road, Kensington, Maryland, as the preferred recommended site for the new B-CC Middle School #2 and North Chevy Chase Local Park, located at 4105 Jones Bridge Road, Chevy Chase, Maryland, as the recommended alternate site.

**REPORT OF THE
SITE SELECTION ADVISORY COMMITTEE
FOR
BETHESDA-CHEVY CHASE
MIDDLE SCHOOL #2**

APPENDICES

Appendix A: SSAC Membership

Appendix B: Minority Reports

Appendix C: Public Candidate Sites

Appendix D: Pros and Cons of Sites

Appendix A

Site Selection Advisory Committee
(SSAC) Membership

Appendix A

Parent and Teacher Associations

Representative Names	Affiliation
Craig Brown	Bethesda-Chevy Chase Cluster Coordinator
Mary Cobbett	Bethesda-Chevy Chase Cluster Coordinator
Michelle Hainbach (Jack Hayes alternate)	Bethesda-Chevy Chase High School
Teresa W. Murray (Kim Greenfield Alfonso alternate)	B-CC Parent Council
Lauri Rosen (Clare Slabaugh alternate)	Westland Middle School
Rebecca Rubin (Lisa Swatland alternate)	Bethesda Elementary School
Dana Wright	Chevy Chase Elementary School
Sabrina McMillian (Ed Krauze alternate)	North Chevy Chase Elementary School
Karen Sommer Shalett (Connie DiJohnson alternate)	Rock Creek Forest Elementary School
Rafe Petersen (Karen Jacob alternate)	Rosemary Hills Elementary School
Missy Walker	Somerset Elementary School
Karen Thornton (Abner Oakes alternate)	Westbrook Elementary School

Homeowner Associations

Representative Names	Affiliation
Sandra Van Bochove (John Robinson alternate)	Rock Creek Hills Citizens Association
Ken Strickland (Gregg Humes alternate)	Chevy Chase Valley Citizens Association
Jack Hayes (Kevin Kraus alternate)	East Bethesda Citizens Association
Fritz Hirst	Rollingwood Citizens Association
Tim Wolf (Jean Redmond alternate)	Rock Creek Forest Citizens Association
Charlotte Coffield (Sonia Olchyk alternate)	Lyttonsville Citizens Association
Lynn Amano (Carlotta Amaduzzi alternate)	Rosemary Hills Neighbors' Association
Lisa Gerhardt (Kate Smith alternate)	North Woodside Montgomery Hills
Melissa Polito	Linden Civic Association
Sally Goldblum (Bob Lyford alternate)	Westbard Mews Condo Association

Appendix A (Continued)

Municipalities

Representative Names	Affiliation
Linna Barnes	Town of Chevy Chase
Paula Fudge (Jana Coe alternate)	Town of Chevy Chase View
Jill Watson (Juliet Drake alternate)	Chevy Chase Village
Julian Mansfield	Village of Friendship Heights
Sean McMullen (John Thompson alternate)	Town of Kensington
Peggy Enright (Ron Jones Alternate)	Village of North Chevy Chase
Wendy Eaton	Section 3 of the Village of Chevy Chase
Greg White (Traci Zambotti Alternate)	Section 5 of the Village of Chevy Chase
Bill Farley (Jeffrey Slavin alternate)	Town of Somerset

County Agencies

Representative Names	Affiliation
<u>MNCPPC:</u>	
Fred Boyd	Montgomery County Dept. of Planning
Brooke Farquhar (Bill Gries alternate)	Montgomery County Dept. of Parks
<u>County Executive</u>	
Jeff Bourne	Dept. of Recreation
LaKisha Giles	Office of Management & Budget
Bruce Johnston	Dept. of Transportation
Rob Klein (Greg Ossont alternate)	Dept. of General Services
<u>County Council</u>	
Keith Levchenko	Montgomery County Council

Montgomery County Public Schools

Representative Names	Affiliation
Christopher S. Garran	Office of School Performance
Daniel J. Vogelman	Westland Middle School
Karen D. Anderson	Division of Construction
Bruce Crispell	Division of Long-range Planning
Dennis F. Cross	Division of Construction
Michael P. Shpur	Division of Construction
William L. Stapleton	Dept. of Transportation, Bethesda Depot
Deborah S. Szyfer	Division of Long-range Planning
Janice M. Turpin	DFM, Real Estate Management Team

Appendix B

Minority Reports of SSAC Members

Fred Boyd, Department of Planning, Montgomery CountyPages 1 – 2

Mary Cobbett, B-CC Cluster Coordinator

Lynn Amano, Rosemary Hills Neighbors Association

Carlotta Amaduzzi, Rosemary Hills Neighbors Association

Teresa Murray, B-CC Cluster Parents Council

Sabrina McMillan, North Chevy Chase Elementary School..... Pages 3 - 5

Brooke Farquhar, Department of Parks, Montgomery County.....Pages 6 - 7

Kevin Krauss, President, East Bethesda Citizens AssociationPage 8

Teresa Murray, B-CC High School NAACP Parents' Council.....Pages 9 – 12

Sandra van Bochove and John Robinson,

Rock Creek Hills Citizens Association.....Pages 13 - 35

Charlotte Coffield, Lyttonsville Civic Association.....Pages 36 - 38



Response to the Report of the Site Selection Committee for Bethesda-Chevy Chase Middle School #2

Frederick Vernon Boyd

This response reflects my views only; it has not been read, reviewed or edited by senior planning staff or by the Planning Board.

I disagree with the conclusions of the Site Selection Advisory Committee for Bethesda-Chevy Chase Middle School #2 and offer this response to highlight my concerns. I leave to my colleague from the Parks Department, Brooke Farquhar, the task of detailing specific concerns involving the two parks chosen by the Committee. Instead, I want to focus on broader issues of timing, analysis and process that combined to inhibit the committee's ability to make a truly informed decision on the merits of candidate sites.

As background, the Committee report states that "[e]nrollment increases at Westland Middle School and the plan to reassign Grade 6 students from Chevy Chase and North Chevy Chase elementary schools to the middle school level" will mean that "projected enrollment far exceeds the 1,063 student capacity of Westland Middle School." The report offers no detail on the reasons for the enrollment increases or, more importantly, on the timing of the decision to reassign some sixth graders from elementary to middle school. Montgomery County Public Schools staff regularly reminded committee members that a new school had to be designed and built for an August 2017 opening date. On this basis, they advocated eliminating potential sites with current lease holders or in private ownership.

The need for additional space to accommodate more students is clear, but I note that MCPS regularly uses modular classrooms for periods of time while expansion projects make their way through the Capital Improvements Project process. There are undoubtedly sound pedagogical reasons for consistently housing sixth graders at middle schools, but I do not recall a substantive discussion on the need to make this transition before 2017 and there is no discussion in the report. Implicit throughout committee discussions was the idea that the decision needed to be made quickly and that candidate sites that might require additional time for acquisition negotiations or, in the case of existing elementary schools, additional time for design and construction of a second school, were by definition unsuitable.

These assertions, in my view, tended to steer the discussion away from private and some public sites and towards parks, because schools staff believed them more readily available. A pedagogical case can probably be made for consolidating all sixth grades at middle schools in the near term and it is possible such a case would have been persuasive. The need to resolve capacity issues is clearer, but the report does not describe the consequences on Westland Middle School and the cluster of delaying site selection beyond 2017. I do not believe either case has been made, however, and this shortcoming limited the committee's ability to weigh competing public policies for parks and schools in reaching its decision.

The perceived need to meet an August 2017 deadline also colored the process of analyzing and evaluating candidate sites. MCPS staff indicated, for example, that the eminent domain process, which could have been employed for a selected site in private ownership, was time consuming and complicated, which in turn became a rationale used by the committee to eliminate private sites. Similarly, the committee eliminated sites owned by the county Department of Transportation and Washington Suburban Sanitary Commission based on staff assertions that the agencies were “unwilling sellers,” which apparently meant that any efforts to acquire the site through negotiations or other means would conflict with a constrained schedule for design and construction. A less time-constrained process could have included more extensive discussions of the eminent domain process, including formal communications from affected agencies on the availability of sites, discussion of requirements for relocation if relevant, and perhaps even conceptual drawings of schools on the candidate sites, all of which would have enabled a fuller discussion of competing priorities and a more informed committee decision.

Finally, the rating process used for selecting sites did not provide a real opportunity to consider the community character and quality of life consequences of choosing a candidate site. Six of the eight criteria considered specific physical qualities of a site—its location, size, topography, access, availability of utilities and physical condition—in isolation from its neighborhood and from broader issues of recreation and environmental stewardship. The remaining two—availability and cost—are equally aimed at specific properties. Indeed, their descriptions appear to have been written to enable easier consideration of some public sites; cost is defined as “The cost to acquire a site is considered, compared to sites that may be in public ownership.” This implies that there are fewer acquisition or other costs associated with public ownership than with private sites.

Considering sites individually puts them in competition only with each other; there was no opportunity to value the land as a resource, both to its immediate neighborhood and to the county as a whole. Parks have fields that are used by neighborhood children and high school athletes. Parks have forests and streams that provide a broad array of environmental, aesthetic and recreational benefits. Parks also help define the communities they’re in, by providing open space for groups of people to gather. Schools have similar impacts on their communities, but they do so in more formal settings and with less open community gathering space.

This final point represents the primary reason for including Planning and Parks staff on the committee; we had a broad stewardship responsibility, rather than a responsibility to a specific constituency like a parent-teachers association, school cluster or civic association. We represented the County’s entire constellation of parks. And in the final analysis, the ranking system used by schools staff did not allow us to fully represent that constituency; instead, we could only compare topographies, acreages and surrounding streets. A broader category, one that allowed members to think about the role of a park in its community, would have provided a needed larger context to the committee deliberation and would have allowed members to weigh the public policy implications of using parkland to build schools.

I appreciate the opportunity to be part of the site selection process and hope that I added some value to group deliberations. I acknowledge the difficulties inherent in the task: identifying and choosing a piece of property for a needed new school in a very short period of time with clear limits on the alternatives and the information available. Nonetheless, I think that more time could have and should have been spent in these three areas—the timing of the selection, the analysis of candidate sites and the structure of the final rating system. It is possible that the committee would have reached the same conclusion in that circumstance, but I think it would have done so with more confidence in its deliberations.

MINORITY REPORT TO THE BETHESDA-CHEVY CHASE MIDDLE SCHOOL #2 SITE SELECTION ADVISORY COMMITTEE REPORT - MARCH 2012

The B-CC cluster's increasing enrollment and the need to bring the 6th graders currently in North Chevy Chase and Chevy Chase, into a middle school environment had led the Board of Education and the Superintendent of Schools Dr. Starr, to recommend the construction of a new second middle school.

During the meetings of the Second Site Advisory Committee process held through January and February 2012 many sites for a new school construction were considered. Finding a parcel of suitable, available, affordable land and of appropriate size in our densely populated cluster proved very difficult.

In light of this difficulty an alternative approach to the search for middle school capacity was suggested - that of building an addition to Westland. This alternative was not rejected by the Superintendent or the Board of Education, and was included for evaluation during the second Site Selection process, along with the other 37 candidate sites. During an extremely long meeting that went beyond the scheduled two hour time frame, and after several rounds of lengthy, heated, discussions given to several public sites for elimination, committee members, woefully and hastily debated this viable alternative for only a matter of minutes. At 10.45 pm at night when most of us were exhausted and without a fair airing of all the issues, the Westland site was eliminated 25 votes to 11 and one abstention.

The Westland site was re-discussed in closed session, at the next meeting and again eliminated by 18 votes to 19 votes to keep it under consideration, with 3 abstentions. Less than 50 % of the participants voted to eliminate the Westland site and it is against this background we would like to present this minority report.

Motivation for Westland Middle School Addition

1. Sufficient Land to build a Sizable Addition.

The advantage of an addition for Westland rather than a full middle school means the footprint and cost would be smaller. The topography map of Westland shows 10 acres of un-useable land some of which slopes too steeply but others that are covered in trees. In particular there are two parcels of land surrounding the playing fields which are currently treed which if cleared would make the useable land 8.9 acres. The proposed design for the Middle school on the Rock Creek Hills site used 1.4 acres to erect buildings containing a core for 1200 and capacity for 850 students. Building an addition to accommodate 5-600 would obviously need less space and as was acknowledged in the main SSAC report (page 16)"An addition may be feasible on one side of the building".

2. Size of the School

There was concern that the school, with the addition would be too big, – this seems to have stuck a chord with many members of the SSAC. However we are not talking about building a

new school containing 1600 students equivalent to the current B-CC with 1600 students sweeping through the corridors to class or sitting in one huge cafeteria. Westland school as it stands now would be exactly the same. It may only contain 2 grades 7 and 8th or 6th and 7th depending on the class size but on average our grades are 500 a year. Current CIP projections to 2020 have our middle school numbers at 1350 plus 200 sixth graders from the Chevy Chase and North Chevy Chase i.e. 1550. Westland would still have 1000(capacity 1063 in CIP) and Westland Addition would be a relatively self-contained school of 500/600 – smaller than the current enrollment of RHPS or Rock Creek Forest.

The Principal of Westland felt a disadvantage of the Westland addition would be that we would have two cafeterias. However, that surely is an advantage it would allow concurrent lunch periods in both buildings without the students feeling in a vast single cafeteria. In addition the plans for the new MS designed for Rock Creek Hills included a core for 1200 cafeteria in the 1.4 acre plan. Making a smaller cafeteria would reduce size of footprint as would the fewer required classrooms. Alternatively the new building might offer opportunities for a better equipped larger meeting hall/auditorium/media center for the whole school.

As has already been suggested the addition could be used to mitigate the feeling of there being a large number of overall students by allowing it to become a 6th grade home area. The Westland Principal spoke to the fact 50% of 6th graders did 7th grade courses. However this is almost exclusively Math and Foreign language not the full range of 7th grade subjects. If say 200 + 6th grade students are doing 7th grade math there are sufficient numbers to be able to conduct classes of exclusively 6th graders and the teachers would be able to move to the 6th grade area rather than have the 6th graders move into the main school building.

If the assumption being made is that the large size of the extended Westland Middle School would be a disadvantage to students in terms of school performance, we can look at the Maryland State statistics which show the Middle School Rankings for 2010-2011. Severna Park Middle School with 1488 students was ranked 5th in the State and Pyle Middle School with 1336 student was 2nd in the State.

3. Split articulation - It has been mentioned many times by MCPS staff that there are capacity problems with Pyle and the extra capacity of 250 seats in the new MS would provide a relief valve to Whitman cluster children. They would be able to come to our MS and then go back to Whitman for their high school years. This is a wholly unwelcome situation for both clusters. Friendships made in middle school are split with students going off to two different High Schools. It also seems counter to MCPS COSA policy and practice where students from out of boundaries in a middle school are usually allowed to continue to the cluster High School. The reason these Whitman cluster students could not graduate from MS into B-CC HS together is that B-CC HS is sited on the smallest area of any HS in the county and is unable to expand to accommodate 2480 students (1850 middle schoolers in two middle schools is on average 620 a grade or 620x4 in high school i.e. 2480)

4. Splitting populations of B-CC Students. Current enrollment of Westland students shows ESOL students at 4.3% of school population, Special Education 10.6%. Assuming similar percentages for the school opening in 2017 and the projected enrollment of 1650 would mean approximately 70 ESOL students and 175 Special Ed. Splitting these two populations across two schools makes it less easy to provide specialist support. Having the larger numbers in one school means more specialist staff in one place and flexibility in scheduling and therefore maximizing support for these two population groups who need most help and additional resources from the school.

Splitting populations of Hispanic and African American students, while not changing the percentage if we assume the schools are evenly balanced in terms of diversity, does however mean the actual number of African American students and Hispanic students being smaller than would be ideal and may leave some students with a sense of social isolation.

5. Two middle schools will always beg the question of Parity of Programs. Westland is an IB school and it would be important for the second MS to have the IB too as our students move on to an IB High School. The students who would come from Pyle would not be returning to an IB High School. Would this not cause a problem among the Pyle students and their parents who would argue they would like to continue with the IB? The issue of guaranteeing the new Middle School is an IB school has been raised several times with the Superintendent and we have not been guaranteed that it would be an IB school. Even if a comparable IB program for the new middle school was approved, we understand the process to formulate, implement, and accredit the program could take 1-2 years.

We have B-CC HS that has a finite capacity with a maximum enrollment of 2200 if it is indeed possible to build an addition of 600 places (a feasibility is still to be completed for this addition). 2200 9th -12th graders mean an average of 550 a grade and we therefore only have a middle school capacity of 1650 6th-8th graders feeding the High School. We are sure with creative thinking around design we can keep all our middle schoolers together without Westland feeling too big and then graduate through to B-CC as one community. Future growth pressure on our down county area of Whitman, Walter Johnson and B-CC clusters needs addressing, but surely this is better addressed as a whole than piecemeal by adding a couple of hundred middle school seats to students who can only come into our cluster as strangers for three years in the difficult middle school years and then return to their own cluster again for High School.

Thank you all for considering these issues. We would hope there would be the opportunity of doing a feasibility study on Westland for expansion, and truly revisit the possibility of a possible private partnership that was eliminated by such a marginal vote. This would allow for a true comparison with the only design feasibility already done for one of the 38 sites, Rock Creek Hills. In addition this would also provide an opportunity for the future if both should prove viable given the shortage of suitable sites for a school in our area.

Mary Cobbett B-CC Cluster Coordinator
Lynn Amano Rosemary Hills Neighbors' Association
Carlotta Amaduzzi Rosemary Hills Neighbors' Association (Alternate)
Theresa Murray B-CC Cluster Parents Council
Sabrina McMillan North Chevy Chase Elementary School



Response to the Report of the Site Selection Committee for Bethesda-Chevy Chase Middle School #2

Brooke Farquhar, Supervisor, Park and Trail Planning, Park Planning and Stewardship Division, M-NCPPC
Department of Parks, Montgomery County

March 8, 2012

The following comments reflect my individual views as a park planner and do not necessarily reflect the views of the Director of Parks, the Planning Board Chair, or members of the Planning Board.

I disagree with the conclusions of the Site Selection Advisory Committee for Bethesda-Chevy Chase Middle School #2 and offer this response to highlight my concerns.

- 1. MCPS should choose a site that does not take away existing, needed park and recreation facilities and lands. The two candidate sites recommended in the SSAC report would lose needed adult rectangular athletic fields if converted to a school.**

The *Policy for Parks*, adopted by the Full Commission in 1968 and reaffirmed by the Planning Board in the *1988 Parks, Recreation and Open Space Plan (PROS)* (M-NCPPC, 1988), states that:

Lands and facilities under the control of The Maryland-National Capital Park and Planning Commission are held as a public trust for the enjoyment and education of present and future generations. The Commission is pledged to protect these holdings from encroachment that would threaten their use as parkland. The Commission recognizes that under rare circumstances non-park uses may be required on park property in order to serve the greater public interest."

Whether or not one calls the need for a new middle school in Bethesda a "rare" or "extraordinary" circumstance, it is one that deserves extraordinary solutions. It is widely known from surveys that parks and schools are two of the top reasons people choose to live and stay in Montgomery County. Therefore, whatever solution the Board of Education chooses should aim to maintain the highest level of park and recreation AND education service possible in the Bethesda Chevy Chase area, where population is growing but there is little, if any, developable land, and redeveloping private land is costly. The recently completed *Vision 2030 Strategic Plan for Parks and Recreation*, which was based on a thorough inventory, a great deal of public participation and review, and was approved by the Planning Board in June 2011, finds that the South Central area of the County, including Bethesda, has the lowest level of overall park and recreation services per population in the County. With this in mind, decision makers should strive to increase, rather than delete, needed parkland and facilities to meet the needs of existing and future residents in the area.

Every five or so years, Parks staff completes, and the Planning Board approves a Parks, Recreation, and Open Space (PROS) Plan that estimates future park and recreation needs for the next 10 years. Preliminary analysis for the *2012 PROS Plan* shows a consistent unmet need for adult rectangular athletic fields in the Bethesda area - yet it is not in a part of the County where we can build our way out of the problem with new parkland or

repurposing of underutilized facilities. For years staff has heard of athletic field users in the Bethesda area being frequently turned down for field time and forced to travel elsewhere in the County. It is also important to note that Bethesda had the highest number of permitted hours in 2005; this trend continued in 2011.

- 2. MCPS should be part of the solution by keeping on the table acquisition of a private site or repurposing existing private uses on some of its own land at the old Montgomery Hills Junior High School site and the old Lynnbrook Elementary School site. For confidentiality reasons I am not at liberty to discuss the private site.**

I think Montgomery Hills Junior High School should have been evaluated in conjunction with the Elementary School site. It was voted off the list because it was outside the Cluster. This does not seem to indicate an unworkable solution.

While I do not support the use of parkland for other uses on principle, one solution with less impact on public use of permitted park athletic fields than the two candidate sites would be to utilize the old Lynnbrook school site in conjunction with Lynnbrook Local Park. At each of the two SSAC Report candidate sites, a large rectangular field would be lost. At Lynnbrook, only BCC High School players would have to relocate to another field for their weekday use.

Lynnbrook was eliminated perhaps because it was smaller than what MCPS staff deemed to be the minimum area of 10.1 acres (it is 10.06 acres.) If the right of way (ROW) of Lynnbrook Drive, which is overly wide (in fact their current parking is in it), were replatted to the same ROW width a block south of the site, the site would gain approximately one acre.

- 3. Costs were not thoroughly evaluated in the process and misinformation may have prejudiced the votes of committee members.**

The costs of replacement of lost parkland and facilities, even if the cost would not be borne by MCPS in the case of Rock Creek Hills Local Park, were not analyzed in the comparison of sites. To have cost as a factor but to not fully discuss it was misleading, in my opinion.

- 4. The process lacked a robust analysis. The potential sites should have been analyzed more thoroughly, based on detailed information that would allow consistent comparison across the sites.**

At the Department of Parks, we typically complete a thorough site selection analysis before presenting information to the public, including such criteria as loss of a needed public facility in the category of costs. We typically layout the information in a matrix so that the reader can quickly compare each site and according to the site selection criteria. This takes more staff time on the front end of the process, but, in my opinion, yields a more objective, fact-based and efficient public process.



Representing 1,200 Montgomery County Households

March 6, 2012

Board of Education
Montgomery County Public Schools
Carver Educational Services Center
850 Hungerford Drive, Room 123
Rockville, Maryland 20850

Subject: Bethesda-Chevy Chase Middle School #2 Site Selection Advisory Committee

President Brandman, Vice President Barclay, Members of the Board, and Superintendent Starr:

Thank you for addressing middle school enrollment in the Bethesda-Chevy Chase (B-CC) cluster and authorizing a site selection process to identify a site for a new middle school.

The purpose of this memorandum is to provide East Bethesda Citizen Association (EBCA) comments for the Report of the Site Selection Advisory Committee (SSAC) for B-CC Middle School #2.

EBCA's position is that the site composed of Lynnbrook Park and the former Lynnbrook Elementary School (Lynnbrook Site) is not an appropriate site for the new middle school because it does not meet Montgomery County Public Schools (MCPS) Middle School Site Criteria.

MCPS Middle School Site Criteria

The Lynnbrook Site **does not meet** the following MCPS Criteria:

- **Size Criteria:** MCPS Preferred School Site Size for middle schools is 20 usable acres. The MCPS Minimum Middle School Requirement is 10.1 buildable acres (assumes flat usable acres, with no trees, no stream buffers and no building setbacks). The Lynnbrook site is 10.04 acres with a buildable area of 8.5 acres, well below both the preferred and minimum middle school site size.
- **Access Criteria:** The streets in the neighborhood surrounding the site are narrow and would limit access. In addition, there are limited access points to the neighborhood.
- **Availability Criteria:** The Lynnbrook site includes the only local park of its size in the area. Given the Lynnbrook site size, a middle school on the site would preclude park use. In addition, per the 27 April 2011 M-NCPPC correspondence to the MCPS Board of Education, parks should not be available for non-park use except in the most extraordinary circumstances.

Other Community Comments

- The sloping topography at the site could further complicate the use as a middle school site.
- Middle school use would require relocation of existing MCPS programs with a total of 139 MCPS staff who work in the Glenmont and InterACT programs and itinerant staff at the Lynnbrook Center who provide physical and occupational therapy for students at schools.
- The existing structures on the site would require increased costs for demolition. In addition, given a former school building on the site is noted in the Maryland Historical Trust Inventory (although not nominated or approved for historic designation), demolition costs may further increase.
- A middle school would increase traffic in a neighborhood that already houses a high school. B-CC High School, two blocks from the site, relies on the park property to supplement high school fields.
- EBCA's position is that the Lynnbrook site should be reopened as an Elementary school. Using the site for a middle school would result in the loss of a possible future elementary school site, should elementary enrollment in the cluster grow beyond currently projected levels.

Thank you, we appreciate your attention to the points we have raised and we look forward to working with MCPS and the Board of Education to meet the educational needs of our children.

Kevin Kraus, President East Bethesda Citizens Association

MINORITY REPORT

BETHESDA-CHEVY CHASE HS NAACP PARENTS' COUNCIL

On behalf of the Bethesda-Chevy Chase High School NAACP Parents' Council, I submit the following Minority Report for the Site Selection Advisory Committee (SSAC) for Bethesda-Chevy Chase (B-CC) Middle School #2. The B-CC HS NAACP Parents' Council appreciates the opportunity to participate, by way of representative, in the selection of the site for the proposed new middle school and wishes to thank Superintendent Joshua Starr and Montgomery County Public Schools (MCPS) for according the Parents' Council a means to contribute to this important process.

Members of the Parents' Council kept abreast of the site selection process through reports provided by its undersigned representative and B-CC HS PTSA representative. After the SSAC concluded its four meetings and performed its final vote on the recommended sites, the Parents' Council thoroughly discussed the outcome at a Parents' Council meeting. Members shared concerns about the SSAC's site recommendations and unanimously decided to submit this dissenting report.

The B-CC HS NAACP Parents' Council does not support the preferred recommended site of Rock Creek Hills Local Park for the new middle school because its location could adversely impact student diversity. Rock Creek Hills Local Park (RCHLP) is located in the extreme northeast corner of the Cluster; thus, it is ill-suited to draw students from various Cluster communities to create a diverse student body. Building the new school in such a remote locale would polarize the student population, thereby undermining MCPS' Quality Integrated Education Policy and the County's compelling state interest of ensuring school diversity.

Site "location" was one of eight site selection criteria the SSAC was required to use to gauge the suitability of a site for the new middle school. According to Dr. Starr's site-selection process memorandum and MCPS Director of Long Range Planning, Bruce Crispell's instructions to the SSAC, "[s]ites should be centrally located within the target area (the B-CC Cluster) . . ." The importance of this criterion goes beyond mere geographical position but pertains directly to student articulation. The MCPS Regulation on Long-Range Educational Facilities Planning

makes this intent plain by requiring that “the Site Selection Advisory Committee (SSAC) consider and compare the attributes of each candidate site . . . [in terms of] the geographic location *relative to existing and future student populations.*” (emphasis added). Yet, SSAC members did not discuss or evaluate the location of candidate sites relative to student populations, as the Committee was expressly prohibited from discussing school boundaries. And although I served as a representative of the NAACP Parents’ Council and twice attempted to discuss the effect of school placement on diversity, I was precluded from commenting on the topic at the SSAC meeting on February 22, 2012.

Notwithstanding these and other SSAC constraints, the Parents’ Council wishes to underscore the significant impacts that the new middle school’s geographic location would have on school diversity. The strong relationship between school location/assignment and student diversity is well-established. Indeed student busing plans and student transfer provisions were instrumental in desegregating MCPS schools and fostering integrated public education. Today, student diversity remains a compelling state interest. The Supreme Court’s 2007 decision in *Parents Involved in Community Schools v. Seattle School District No. 1 et al.*, 551 U.S. 701 (2007), although curtailing public school districts’ efforts to fully integrate schools, still praised race-neutral measures to maintain school diversity. Justice Kennedy wrote in his concurring opinion that

[s]chool boards may pursue the goal of bringing together students of diverse backgrounds and races through other means, including strategic site selection of new schools; drawing attendance zones with general recognition of the demographics of neighborhoods . . . ; These mechanisms are race conscious but do not lead to different treatment based on a classification that tells each student he or she is to be defined by race, so it is unlikely any of them would demand strict scrutiny to be found permissible.

Thus selecting a school site so as to maximize diversity is not only legally permissible but, in current times, a critically-important measure to maintain MCPS’ success as a premiere, multiracial school system.

On a practical level, a new middle school with a central location affords students and families equal access to school facilities and reasonable traveling time to and from school. Also, MCPS would enjoy greater flexibility in crafting student assignment plans to a centrally-located

school, since the school would be geographically equidistant to all communities within the Cluster.

If the middle school were built at the RCHLP site, however, the Parents' Council is greatly concerned that a demographic split will occur within the Cluster. Students living in the southern and western parts of the Cluster would not find a middle school sited in the extreme northeast corner equally or easily accessible. More, with current budgetary constraints and MCPS' published preference for schools which provide "walkability," MCPS will undoubtedly strive to keep transportation costs low, attempt to minimize the length of bus rides, and ultimately, assign students to the school nearest their residence. Consequently, students residing in the more affluent, less-diverse western portion of the cluster (and from predominately-white Pyle MS) will most likely be assigned to Westland MS. Meanwhile, students residing in the more racially and socio-economically diverse eastern portion of the cluster will most likely be assigned to the new middle school. Statistics of current, B-CC Cluster elementary school students, who would attend middle school in 2017, substantiate the Parents' Council's concerns about racial-stratification. Of the African-American students in the B-CC Cluster, only 17% live on the west-side of the Cluster and would attend Westland MS, while 83% of African-American students who live on the east-side of the Cluster would attend MS#2. Thus, building the new school at RCHLP substantially limits the ability to assign students residing in the western half of the Cluster to the school and from the first day it opens, would set up a demographic imbalance with Westland MS.

In addition, the recent elementary school boundary changes in the Cluster that reversed past gains of fully integrating our elementary schools leads the Parents' Council to reasonably foresee this pattern extending to the middle school level. The boundary changes, which are scheduled to take effect in 2013, reassigned significant numbers of Caucasian students from Rosemary Hills Primary School to Bethesda ES, while removing low-income, minority students from Bethesda ES and reassigning them to North Chevy Chase ES and Chevy Chase ES. These school reassignments most dramatically affected lower-income students by concentrating the vast majority of students receiving Free and Reduced Meals (FARMS) in east-B-CC Cluster elementary schools (with FARMS students constituting as high as 22.2% of students in one east-Cluster school) and minimizing FARMS students in elementary schools west of Wisconsin Avenue (with FARMS student populations dropping to as low as 1.7%).

Concerns that middle school assignments plans would follow this disturbing trend are not based on speculation. The Superintendent stated in his Recommendation for Elementary School Boundary Changes for the B-CC Cluster that “[e]lementary school service areas become the building blocks for the middle school service areas.” Yet, replicating service areas changes, which cause racial and socio-economic re-segregation threatens the academic success and social unity that has been achieved in the County’s post-*de jure* segregation era. With the persistent achievement gap between MCPS student demographic subgroups, we urge Dr. Starr and the Board of Education to be vigilant, now more than ever, to ensure that benign, site selections do not unwittingly perpetuate inequities between the haves and the have-nots.

For these reasons, the B-CC HS Parents’ Council cannot support the recommendation to build the new middle school in a potentially racially divisive and socially isolating location. Rather, two options offer far superior alternatives to protect and enhance diversity: 1) collocating a second, adjacent building or building an addition onto Westland MS; or 2) placing the school in a central location, like the alternate recommended site, North Chevy Chase Park. We, therefore, ask the Superintendent and the Board of Education to decline to adopt Rock Creek Hills Local Park as the site for the new middle school. It is our sincere hope that the Superintendent and the Board of Education stand by their commitment to diversity and equality and ensure that these foundational principles, which have undergirded MCPS’ success, remain central considerations in its decisions.

Respectfully Submitted,

Teresa W. Murray, Esq.

On behalf of the Bethesda-Chevy Chase High School NAACP Parents’ Council

March 8, 2012

MINORITY REPORT OF THE ROCK CREEK HILLS CITIZENS ASSOCIATION

2012 SITE SELECTION FOR BCC MIDDLE SCHOOL #2

This document contains the Minority Report of the Rock Creek Hills Citizens Association (RCHCA) dissenting from the recommendation of the second Site Selection Advisory Committee (SSAC). The SSAC was convened in early January 2012 pursuant to MCPS Superintendent Joshua Starr's November 8, 2011, memorandum to members of the Board of Education setting forth the charge, process, and timeline for the new SSAC. While we all recognize the need for a new middle school in the BCC cluster, the pertinent issue here, is assuring the wisest public interest choice given all educational, cost, and recreation factors that are involved in this difficult decision. This document will address the shortcomings of a process that failed to provide necessary information to the SSAC to make a fully informed determination for the best site for BCC Middle School #2.

BACKGROUND

The SSAC consisted of 47 members, including employees of the Montgomery County Board of Education, employees of several Montgomery County executive departments, representatives of the Maryland National Capital Park and Planning commission [(M-NCPPC) Montgomery County Department of Planning, and Department of Parks], the Montgomery County Council, PTA members, various geographically-based neighborhood associations, and several municipalities.

The Rock Creek Hills community, whose members include numerous BCC cluster families, is in full support of building an adequate middle school to accommodate the current and future needs of the cluster. The community was represented through the RCHCA, which appointed Ms. Sandra van Bochove as its representative and Mr. John M. Robinson as its alternate. The RCHCA representatives attended all meetings with Ms. van Bochove voting.

The SSAC held four meetings during January and February, 2012. The final SSAC meeting was held on February 22, where only two of the 38 sites remained for actual ranking by the SSAC: Rock Creek Hills Local Park (RCHLP) and North Chevy Chase Local Park (NCCLP). No private sites remained for further consideration, although several public and private sites received a marginal vote for elimination. After the ranking was completed, RCHLP was the recommended site for the BCC cluster middle school #2, with NCCLP as the alternate site.

PROCESS

Scope

Superintendent Starr's memo delineated the 8 criteria upon which each site would be analyzed, compared, and gauged for suitability. That memo also reflected the advantages gained from early participation, advice and feedback from M-NCPPC, given that its unique position and expertise would lend itself to finding an appropriate site. Early in November 2011, a Joint Working Group on Site Selection (MCPS/M-NCPPC, and County Council) formed in which several revisions to the MCPS site selection process were recommended, among them:

- The inclusion of the "ability to replace resources or displaced facilities" to the list of criteria that the SSAC evaluates when gauging suitability of sites.
- The performance of test fits for sites in an effort to advise SSAC of the opportunities and constraints of each viable site.
- The application of greater use of Geographic Information System (GIS) technology to demonstrate how the school might fit on each viable site.

Although these recommendations were presented with the intent of minimizing the pitfalls of the prior site selection process and improving information flow, they were not endorsed by MCPS for the current site selection process. This created a void of material information that limited the ability to compare the various sites accurately.

Lack of Relevant Information

The site selection process had some significant limitations, such as the lack of analytical application of each criterion, which we believe is reflected in the outcome here. Our comments, however, focus on only the most serious of these limitations: the lack of all relevant information required to evaluate and discern suitability of all sites accurately, thus compromising an informed determination.

Assuming, that a park is ever an appropriate site for a new middle school, there was a lack of the most fundamental information necessary to determine whether RCHLP or NCCLP was the wiser educational, budgetary, or social choice. Factors associated with the NCCLP site, which differ from those associated with the RCHLP site, were not fully analyzed. This was true even though the relative value of the two parks to the general public is critical given that the decision would yield the removal of RCHLP completely from M-NCPPC parkland inventory in an area where parks are sparse and two regulation size soccer fields are particularly in short supply.

There was no meaningful comparative analysis of RCHLP and NCCLP, despite such important factors as relative size, terrain, total costs, transportation congestion and access, the loss of tree cover, and general environmental considerations. There are substantial

budgetary implications involved here beyond those for merely constructing the school itself. The fiscal analysis to date lacks inclusion of improvement costs, replacement costs, infrastructure costs, and social utility value of these two park sites. In the absence of this information, the SSAC was not afforded an opportunity to gauge suitability based on the overall costs associated with either the RCHLP or NCCLP site.

Finally, MCPS' failure to endorse the recommended criteria detailing its own "ability to replace resources and displaced facilities" (per the Joint Working Group recommendations) contributed to SSAC's lack of information for determining the value of each of these sites, and in particular, which site was the more appropriate location for the proposed BCC Middle School #2.

RCHCA believes that a sound, rationale public interest decision requires revisiting all the crucial educational, cost, and recreation factors. Unfortunately, the hurried nature of the second SSAC suggests these serious limitations in the SSAC's analysis may be brushed over at the expense of taxpayers and park users.

Analytical Matters

Size and Topography

Size and terrain are critical in determining whether a site will be adequate for education purposes. At the outset of the new SSAC, the Board Staff stated for the first time, that the minimum buildable site size for a middle school is 10.1 flat acres.¹ The buildable acreage on the RHCLP site is, at most, 11 acres, (a .9 acre difference or 82% buildable acres) a substantial proportion of which is burdened with steep slopes. As the RCHLP Feasibility Study determined, there must be extensive grading of the site, including a reduction of lowering the current playing fields by four feet, and the use of numerous retaining walls, and ramps to fit a middle school on this site. The RCHLP's topographical limitations are the main reason for the inadequate parking on the site.²

In contrast, the NCCLP site is 31.03 acres and has 29.9 buildable acres, (or 96.4% buildable acres) a much greater portion of which is relatively level terrain. This fundamental difference was not explored by the SSAC. In fact, such exploration would have been difficult to accomplish because there was never any preliminary evaluation of how a school might be located on the NCCLP site because there was no use of readily available GIS technology, recommended during the Joint Working Group on Site Selection. The absence of this relatively easy modeling exercise undermined a number of other critical calculations, but this

¹ Assumes flat usable acres, with no trees, no stream buffers and no building setbacks, per 1/22/12 SSAC Meeting- Lakelands MS, Gaithersburg, adjacent to Lakeland Baseball Field Park.

² Feasibility Study, Samaha Associates, P.C.-Existing Conditions: steep slopes greater than a 3:1 ratio [50'-75' elevation drop]

deficiency is most blatant because it foreclosed a readily transparent, realistic, objective comparison of the two sites.

As detailed below, RCHCA has obtained a preliminary, third-party expert estimate of the cost to build a middle school on RCHLP. Building on a site more leveled than RCHLP, that is, without the extensive grading and wholesale site lowering currently required for construction at this site would save at least \$3 million. Because the SSAC appears to have relied on only two cost factors, (land purchase and facilities replacement costs) in excluding the NCCLP site, its analysis is incomplete. It is critical that fundamental components of overall construction costs, grading and leveling, be carefully reviewed.

The size difference has other important implications. The minimum acreage requirement set by Board Staff of 10.1 flat acres also sets forth a minimum parking standard of 125 parking spaces. All parties recognize, and the Feasibility Study acknowledges that the RCHLP site is particularly constrained for such educational operating factors as auto and bus parking, because the site only provides parking for 95-105 autos, and that bus access to the site is challenging.³ Moreover, school construction on the RCHLP will require the removal of all 11 acres of parkland and the removal of all existing park facilities, including two of the most heavily used regulation sized soccer fields in the lower county. Such facilities are particularly scarce. In contrast, assuming that a school on the NCCLP site would consume some 13 acres to provide a better range of parking and athletic options, there would still be 16.9 buildable acres left for recreational activities on that site in addition to the site's stream valley buffer and set back areas. The size and terrain constraints of the RCHLP site both materially increase construction costs and reduce the recreational facilities available to the general public. The failure to adequately analyze these two critical factors fatally compromises the SSAC's conclusion.

Costs

Determining the relative fiscal and social costs of two different potential school sites is difficult, but essential in making a sound public interest decision. Because two local park sites are involved, the failure to perform even the most basic analysis is egregious. Recognizing that any meaningful analysis is complicated, we have broken costs into the principal components. In addition, as we detail below, we believe that the costs estimates for construction on the RCHLP site are severely understated.

Relative Construction Cost

We previously stated that the third-party expert estimated difference in the construction cost of the same school on a relatively flat terrain, as opposed to a sloping

³ Feasibility Study, Samaha Associates, P.C. Option "disadvantages" reduced parking for staff/visitors by, 20, 25, 30 spaces, unable to meet minimum parking standard for MS. RCHLP street parking restricted on one side, with streets measuring only 26'-27'.

terrain, is at least \$3 million. A substantial portion of this cost is attributable to grading, retaining walls and ramps, necessary to support some of the athletic and transportation-related facilities, such as access drives and parking lots. In fairness, it should be noted that locating a school on the NCCLP site may require improved access and possibly the use of one of the two signalized intersections located at Spring Valley Drive or Platt Ridge Drive. To the extent that any such costs may eventually be funded as BRAC related facilities, and not attributed to a new school, only the additional construction needed for a school should be included in its costs. Moreover, if no BRAC funds are involved in connection with access, then the relative total construction costs of both the NCCLP and RCHLP sites should be examined, not only one individual component of NCCLP site, as was suggested during the SSAC's deliberations. That suggestion addressed the cost of constructing the proposed BRAC-related extension of Platt Ridge Drive through NCCLP, without any reference to the location of a possible middle school on that site or the impact of any such school location to the costs.

Compensation to the Planning Commission

At this point, there is considerable uncertainty over which of the two local park sites would require the greater compensation to the Planning Commission for conversion of a park to non-park use. Although the compensation cost for the conversion of RCHLP land may be subject to dispute, it is agreed, consistent with the Transfer Agreement between the County and the Commission, that there will be compensation for the improvements to the park and developments made to the site.

The conversion of NCCLP would require payment for the land and the facilities actually taken, but because there has been no preliminary evaluation of where a school might be located it is impossible to determine how much land might actually be taken, the possible cost and how many, if any, park facilities would have to be replaced, and their likely replacement cost. For example, the estimated development costs of the RCHLP recreational facilities is some \$500,000 and the estimated replacement cost is as high as \$6.0 million because all the facilities now available to the general public would be removed. This absence of such critical information is, again, a function of inadequate time to identify the probable sites and to perform at least an initial total fiscal and social analysis of which might be the more appropriate site.

Relative Forestry and Environmental Costs

Both the NCCLP and RCHLP sites involve tree preservation and environmental issues. These are very complicated considerations because of the complexity of the County's forest conservation and storm water management regulations. NCCLP is more heavily wooded than RCHLP, but the initial survey of the RCHLP site provided by the Board's staff states that there are numerous specimen trees on the site, and significant trees within

the category of champion state trees.⁴ Moreover, the RHCLP site would have to be cleared outside of its stream valley buffer. Of course, it is not possible to determine at this point how much of the NCCLP site would have to be cleared, but sites that retain a greater percentage of forest stand are assessed lower mitigation and replacement penalties, as are sites that have fewer specimen or significant trees. The SSAC process manifestly assumed that forest conservation cost would be much higher at the NCCLP site than the RCHLP site based on a general perception of the large number of trees involved. However, there is no factual basis for this assumption, notwithstanding the fact that the GIS technology recommended by M-NCPPC as part of its revision to MCPS site selection process was readily available to determine the extent of forest that might be disturbed if a school were constructed on the NCCLP site.

Social and Intangible Costs

Another major failing of the second SSAC is that it gave no consideration to several important social and intangible costs. In this regard, this Minority Report focuses on the loss of important recreational facilities that will be difficult to replace in this part of the county, and even if replacement is possible, can be replaced only at great monetary cost. The total cost to be incurred by the County as a whole includes not only the direct dollar costs for construction of the school (including any reimbursements to the Commission), but also the loss to the broader citizenry of recreational facilities that cannot be readily replaced. During the SSAC, Department of Parks personnel indicated that the permitting aspect of the County was the vital vehicle used to attract users to the park system. There were 12,000 hours of annual use registered for RCHLP. These combined costs must be measured against the value of preserving tree cover or mitigating its removal, as there are important social values involved in both instances.

One such broader social cost would be the public displacement use of two regulation size soccer fields that would be removed if the new middle school were built on the RCHLP site compared to the NCCLP site. Such a loss however scarcely makes sense given the following calculation if the total cost to society is considered. For example, assume that the Board builds a new school on the RCHLP site which lacks adequate parking and cost some \$3 million over construction costs of building on a more level site like NCCLP. The Board also must pay the Commission potentially \$6 million for improvements reimbursement. This approach may preserve some trees on the NCCLP site. However the Commission would be compelled to build replacement recreation facilities at a cost of some \$6 million on available acreage like the NCCLP with 31.03 acres. Under this scenario, even assuming that either project would incur very substantial tree mitigation costs, the additional building construction costs coupled with the improvements reimbursements costs could bring the total construction

⁴ Feasibility Study, Samaha Associates, P.C. identified 5.1 acres of forestation requirement with a preliminary forest inventory of 3.5 acres of High Retention forest stand, challenging RCHLP 11 buildable acres.

costs over budget by as much as \$9.5 million if construction is carried out at RCHLP. This higher construction cost and the cost of replacing facilities on another site would still not include the acquisition of land to replace RCHLP. The cost of acquiring replacement land for RCHLP would add an additional \$6.5 million to the overall costs suffered by the County for the decision to build a middle school at RCHLP.

Estimated Construction Costs

In December 2011, the RCHCA contracted with Mr. Joe Tierney to provide an independent construction budget estimate (ICBE) based upon the project criteria detailed in the BCC MS#2 Feasibility Study, dated October 2011. Mr. Tierney has over 31 years of construction management and structural engineering experience directly related to over \$1 billion of commercial, educational, pharmaceutical, governmental, and mission critical construction projects. (Attachment A)

The ICBE utilized multiple accepted industry standard costing sources for middle school construction, adjusted for the Montgomery County area (Attachment A, ICBE Methodology). The model includes hard costs for the school building, furniture, design (architecture and engineering) soft costs, and project contingency funding, all in 2012 dollars. Using project requirements, RCHLP site conditions and the 2011 Feasibility Study, as a basis for construction, Mr. Tierney's estimate illustrates that the Feasibility Study project cost is ***under estimated by over \$6 million: \$52,616,842*** (Table 4, Attachment B) versus ***\$46,486,000*** (Table 4, Attachment B). The ICBE also projected middle school costs in 2017 dollars using a conservative escalation value of 4.5% per year which illustrates the project cost is ***under estimated by over \$18 million: \$64,536,587*** (Table 5, Attachment C).

Costs Summary

The SSAC decision lacks analytical rigor and substantive integrity. Without the requisite analysis, the committee appears to have concluded that it would be materially more expensive to build a new middle school on NCCLP site than on the RCHLP site. This conclusion may have been made in part because the Commission's initial cost estimates for park-related items incorrectly assumed that all of the NCCLP site would be converted to non-park use, which simply defies both the new minimum building criteria set by MCPS of 10.1 acres and the preferred size of 20 acres. The size of NCCLP is 31.03 acres, well in excess of the site size required by the Commission for the co-location of a park with a school. The foregoing demonstrates that without a more detailed analysis, than that which is contained in the SSAC study, there is no factual basis for the assumption that the total costs of constructing a school would be higher for the NCCLP site than the RCHLP site.

Tree and Environmental Considerations

This issue was discussed previously in the context of the relative cost of the two sites. It is worth emphasizing, however, that tree conservation and other environmental factors are social values that land use regulation expresses in dollar terms. Thus, if there are other

social factors that are at issue, such as scarce recreational facilities, some accounting must be made for their social value, even where that value may be difficult to quantify. The two values would then be compared against each other to assess a net impact on the County. In the instant case, the relative dollar value of the trees at the two parks cannot be quantified because there has been no evaluation of the NCCLP site. Moreover, the estimated replacement social value for the recreation facilities at RCHLP, as indicated by the Parks Department, is \$6 million, including a historical development cost of \$300-\$500K.

Access and Transportation

Transportation issues focus on the adequacy of the local street network to provide access to the site, parking on the site, arterial congestion, and safety and efficiency of access from the arterial network. The Board's bus operations expert stated that the local street network in both the NCC and RCH communities is adequate, if barely, to support local bus operations. We simply note that, in both cases, bus operation is likely to be at the expense of some on street parking. An earlier paragraph noted that onsite parking will be inadequate at the RCHLP site, because in the designs developed during the 2011 Feasibility Study, only 95 to 105 parking spaces could be built, instead of the recommended minimum of 125 spaces. Moreover, street parking around the site already is barred on one side. This parking restriction was in place with the previous middle school (Kensington Junior High School) and reflected the constrained nature of the local road system. Additionally, it is important to recognize that with an elder care facility on a portion of the junior high school site and the once-existing separate access road to the site, it is now a dual-use site which further increases the traffic burdens. (Attachment D, MCPS School Bus # 08017 Route 1115 on Littledale Road).

Moreover, because of the BRAC relocation, congestion is a highly emotional and volatile issue surrounding the NCCLP site. There are two critical points in this regard. First, since the RCHLP is located north of the Beltway there are only two arterial routes for buses coming from points south of the Beltway. These are Connecticut Avenue and Kensington Parkway, which is a two-lane road with speed bumps. Jones Bridge Road is not available because school buses do not normally operate on Beach Drive between Jones Bridge and Connecticut Avenue. For this reason, almost all buses, as well as much of the automobile traffic, going to either the NCCLP or RCHLP sites will have to pass through the Jones Bridge – Connecticut intersection. Thus, traffic will increase on Jones Bridge Road regardless of where the new middle school is located. Second, the Commission's evaluation of the BRAC traffic impact indicates that absolute levels of congestion will decline at the Jones Bridge – Connecticut Avenue intersection once the BRAC-funded improvements are completed. Those improvements are underway and will be finished before any new school opens.

A more serious issue is the way each potential school site is accessed from the relevant arterial road. Saul Road leads to the RCHLP site and has a signalized intersection at Connecticut Avenue. The grade and visibility from both parts of Saul Road are poor and congestion is high. Absolute volumes are lower on Jones Bridge Road but there is no

signalized intersection that now provides direct access to the NCCLP site. As previously discussed, however, there is an existing signal at Platt Ridge Road that could be used to provide access to a school site as well as the existing signal at Spring Valley Road. We recognize that there may be an operations and safety issue to be addressed, but again the issue has not been examined other than by anecdotal statements. Given the other cost and social issues involved, access to the NCCLP site should be examined in context of the total costs of that site and the benefits it provides.

Norwood Park

Although Norwood Local Park is not the principal focus of our comments, the exclusion of Norwood Local Park also exemplifies a failure of complete analysis resulting from the lack of information. Norwood Local Park has 17.5 total acres with 14.4 buildable acres, or 3.4 more buildable acres than RCHLP, and it is much flatter than RCHLP. It also has far fewer trees since all trees are located on the perimeter. Further, it possesses multiple access points, several of which, are more than double the width of the street access at RCHLP.⁵ Thus, on size, location, access, the impact of terrain on school construction costs, and the amount of tree cover that would be lost, Norwood is far superior school site to RCHLP. However, it was excluded in part because Norwood Drive, only provides one access and Wisconsin Avenue is heavily congested. Still in contrast, RCHLP is accessible only by Saul Road, and with less than a 100 foot extension on Haverhill Drive (with restricted parking along the entirety of this access), and Connecticut Avenue. Under the circumstances, at a minimum there should have been further information provided to determine whether it is possible to install a signalized intersection at Norwood and Wisconsin before making the determination to eliminate a viable site.

In fact, the only possible disadvantage that Norwood has compared to RCHLP is that Norwood, although well-within the location criteria, is the closest reasonable site to Westland. In contrast, however, RCHLA sits at the farthest northern portion of the cluster, Norwood site is only 1.8 miles from the geographically center point of the cluster. Additionally, because key issues were not investigated, the County suffered the loss of prospects for a larger and more efficient school configuration, including adequate staff/visitor and bus parking, and the cost-savings involved in building on a 14.4 leveled acre site. In sum, the exclusion of Norwood, which was eliminated on a relatively close vote, resulted in the loss of a potentially viable site with wholly inadequate analysis of its relative value compared to the NCCLP and RCHLP sites, and further demonstrates the limits created by the lack of material information to adequately gauge site suitability.

⁵ Norwood Road, 40.3' paved road (55.3' w/15' median). Dedicated parking on both sides, clearance of 11.7'. Feasibility Study 2011, Samaha Associates, P.C. - MCPS School bus 10' width mirror-mirror.

Availability

RCHCA believes that many of the votes favoring the selection of the RCHLP site may have turned on the issue of availability. In this regard, we recognize that the RCHLP site is subject to a reclaim right that permits the Board, upon the concurrence of the County Executive, to reclaim the site.⁶ It should be recognized, however, that the reclaim right may be subject to legal challenges by RCHCA and other parties based on the implementation of relevant open space statutory language.

Further, the SSAC may have been concerned that NCCLP would not be readily available because (1) there are no restrictions on the Commission's title to the site, and (2) the Commission would never release a portion of the NCCLP site in order to preserve the unusually valuable recreation cost of the two rare regulation sized soccer fields at the RCHLP site. This concern is understandable, but, in fact, it is unsubstantiated because the Commission was not faced with the possible need to choose between the relative values of its two assets until the vote on February 22.

CONCLUSION

RCHCA continues to believe that objective data demonstrates that the RCHLP site is likely to present substantially higher site costs than the NCCLP site due to higher construction costs resulting from a constrained site with difficult topography. Educational efficiency will be reduced do the small amount buildable land compared to NCCLP, and there will be far greater direct or indirect social costs due to the loss of the existing recreational facilities. Whether or not our conclusion is correct, it is equally clear that the selection of the RCHLP site is wholly unsupported by anything resembling a credible comparative analysis of the educational, fiscal, and social implications of the RCHLP and NCCLP sites. The budget for the school alone is likely to run over \$64 million without regard to the impact of any replacement park facilities (\$12.5M),⁷ high premium in the current constrained budget environment. Given that the County is faced with the loss of at least one valuable park site, to proceed without further analysis of the merits of these two sites would be expedient at best and not in the interest of the County 's taxpayers or its park users.,

Respectfully submitted,

Sandra van Bochove, MCPS Parent, NCC, ES and John M. Robinson

For the Rock Creek Hills Citizens Association

March 8, 2012

⁶ Transfer Agreement (6) (b)-conditions for transfer include reimbursement for recreational improvements. Time frame for transfer is not included in the instrument.

⁷ SSAC 2/25/12 Department of Parks Estimate: \$6.5M for land acquisition; \$6M for facility [fields, amenities]; development costs estimated at \$300-\$500K.

ATTACHMENT A
Joe Tierney Credentials
Construction Budget Methodology

Joe Tierney

85 East Street, Annapolis, MD

Senior Project Manager

31 years in Industry ('81)

Rutgers, The State University of New Jersey

B.S., Construction Management and Structural Engineering

On-site full-time throughout construction and serves as the day-to-day point of contact during the construction phase. Responsible for the technical and managerial leadership of the project and for coordination of subcontractor support resources. Manages the coordination of all project documents, and reviews and updates the project schedule to ensure the timely completion of the project. Chairs and records all project meetings, approves subcontractor pay applications, negotiates subcontractor change requests and issues the monthly progress report.

Educational Experience

National Defense University's Lincoln Hall, Washington, DC

\$115 multi-million, 245,000-SF. United States Army Corps of Engineers design/build project for expansion of their National Defense University located in South East DC. This facility supports the National Defense University and includes administrative offices, classrooms, student carrels, breakout rooms, storage, reception areas, student lounges, dining areas, kitchens; a conference center with 600 person auditorium and lobbies. Facility underwent review of the commission of Fine Arts and National Capitol Planning Commission.

Government Experience

Fort George G. Meade's Adjudication Activities Co-Location (BRAC 05) Facility, Ft Meade, MD

\$32 million, 151,590-SF facility constructed on a 15.3-acre site on the grounds of the 92-year-old Army installation. It allows for the collocation of 10 Department of Defense and military department adjudication operations under one roof. The design-bid-build contract for the USACE calls for the construction of a three-story structure to provide office, administrative and other support space for a work force of 767 personnel.

Pharmaceutical/Research/Laboratory Experience

Human Genome Sciences, Large Scale Manufacturing, Rockville, MD

The 300,000-SF, \$200 million large scale, two-story clean manufacturing facility has one cell culture process train comprised of two 20,000-liter production scale bioreactors, associated downstream processing equipment and purification suites. Related process support and utility areas are provided as well as shipping and receiving, warehousing, weighing and dispensing, offices, document storage, and QC support labs. Project included direct procurement of \$50 million process and utility equipment.

Human Genome Sciences, Area 1 Campus, Rockville, MD

The Area 1 \$220 million campus which includes three multi-story buildings totaling 600,000-SF. The campus houses Human Genome Science's analytical and development laboratories, small-scale production suites, a full-service cafeteria, meeting and conference areas, a 750-car parking garage, a central utility plant and extensive site work.

Bristol-Myers Squibb's, New Brunswick, NJ

Expansion project for buildings 105/106/108" at their New Brunswick campus. As project manager, Joe acted as "agent" while managing the client's prime electrical & mechanical contractors. The project entailed new analytical, robotic, radioisotope labs, a clean "warehouse" area and other apothecary, corporate and MEP upgrades along with two separate helicopter equipment rigging occurrences.

Office/Commercial Experience

Merrill Lynch's, Hopewell, NJ

Early design development stage through superstructure development of Merrill Lynch's corporate headquarter relocation in Hopewell, New Jersey to consolidate all regional offices to the new, eight building campus (400+ acres).

Johnson & Johnson's, Roanoke, VA

Newly developed eyeglass division, Innotech. With NJ office as support, developed green site in role of direct CM from design development stage, permitting, estimate, buy out, construction through C of O.

Commercial Construction Firms

Current: Skanska USA Building, Rockville, MD

Turner Construction Company, Arlington, VA

Gilbane Building Company, Laurel, MD

Huber Hunt & Nichols, Raritan NJ / Indianapolis, ID

Fred L. Holt, Inc., Pearl River, NY

Torcon, Inc., Westfield, NJ

The Austin Company, South Plainfield, NJ

February 20, 2012

RE: Bethesda-Chevy Chase Middle School MC Board of Education Oct. 2011 Feasibility Study (Study)
Concept Level Budget Effort -- 2012 and 2017 Projections of Study's Option #2

To Whom It May Concern;

This narrative will review in brief, the methodology used to produce the budget as requested for the above Study. The information provided for this Concept Level Budget Effort was taken only from the Montgomery County Board of Education's October 2011 Feasibility Study. The data and renderings therein are of reasonable quality to conduct a concept level budget effort. The process that resulted in our budget represents the costs to construct (only) the physical elements of that as mentioned in the Study, Option #2. However, it should be noted that as all the Options noted in the Study are similar in scale. As this evaluation is focused on Option #2, we affirm that our cost model would produce very similar results for any of the other two options in the Study.

With regard to the rather steep grade of the site and the plans to place the building as shown, this condition creates substantially more earthwork costs versus a conventional site. As an order of magnitude, a savings of approximately \$2,400,000 could be realized if the site did not have to undergo the proposed additional excavation now required. We estimate this added volume of earthwork to be approximately 160,000 CY at \$15/CY. In addition, selection of a site that has utilities in closer proximity could increase that savings an additional \$600,000 making the overall site savings \$3,000,000 if sited on a more conventional area.

The process begins with assembling a historical cost model. The data was taken from a nationwide database of K-12 school projects. That data forms a Basis of Estimate, the Baseline, and involves seven middle schools in the Philadelphia Pennsylvania suburbs that were constructed in 2004 and 2005. This cost data is seen in Table #1 and is broken down into building elements, indirect and design costs. These all total upward on all tables.

That data is then factored up to today's 2012 costs using the estimating industry's RS Means index. That adjustment is seen in Table #2 and culminates to the right in the column labeled "Averages". This represents estimated costs to build a middle school in 2012 dollars in the geographical area mentioned above.

The Bethesda-Chevy Chase Middle School Option 2 design is then factored into our 2012 cost model using table #2's Average Square Foot costs, multiplied by the Bethesda-Chevy Chase Middle School size of 151,000 square feet. The results are seen in Table #3 and represent the cost to build the MCBCE's Option 2 Middle School in the geographical area as mentioned above.

Finally, we use a Regional RS Means index to modify the geographical area to the costs that would be experienced when Option #2 is built on the site as mentioned in that Study, the Chevy Chase area. The 2012 Construction Cost can be seen in Table #4 at \$45,251,255. If we apply the Study's three other criteria: Planning, Contingency at 7% of Construction and FF&E, (page 12 of the Study), then our Budget Total Cost is \$52,616,842, or \$6,130,842 more than the Study's estimate.

If, as suggested, it is necessary to forecast these costs into 2017 dollars, an acceptable escalation value can be applied to the costs in Table 4 of a conservative value of 4.5% per year. When escalation is factored into the 2012 model, as seen in Table #5, the 2017 Construction Costs are \$56,391,296. Applying the same three criteria as above shows a Budget Total Cost in 2017 dollars of \$64,536,687.

We trust this concept level budget and the means which were used are clear. Of course such a study cannot be expected to have absolute certainty and changing economic conditions will impact the cost model amongst other factors and all estimates have an inherent margin of error. Please don't hesitate to contact me if further explanation is required.

Joe Tierney

Concept Level Budget Effort
2012 and 2017 Projections of Option #2 from MCB0E Oct. 2011 Feasibility Study

Table #1: Basis of Estimate (Baseline) Costs/SF: (7) PA Middle School's historical cost data 2004 & 2005 w/site on Sloped Sites								
	Dudley	ECDC	Lanning	Molina	Pyne Point	Washington	Wilson	Averages
	2004	2004	2005	2004	2005	2005	2004	
GSF (Gross Square Feet):	89,970	84,270	86,589	94,920	114,150	86,570	90,215	92,383
Total Cost Per GSF>	\$ 239.42	\$ 292.93	\$ 295.65	\$ 251.27	\$ 206.21	\$ 304.86	\$ 233.47	\$ 260.54
Total Directs	\$ 189.90	\$ 232.34	\$ 229.99	\$ 188.39	\$ 158.63	\$ 239.46	\$ 185.17	\$ 203.41
Excavation & Foundations	\$ 8.30	\$ 26.71	\$ 9.85	\$ 6.76	\$ 7.11	\$ 9.47	\$ 10.32	\$ 11.22
Structural Frame	\$ 20.63	\$ 13.51	\$ 24.39	\$ 22.29	\$ 3.86	\$ 19.42	\$ 21.04	\$ 17.88
Roofing & Waterproofing	\$ 5.69	\$ 12.71	\$ 6.58	\$ 4.64	\$ 3.05	\$ 8.65	\$ 6.04	\$ 6.77
Exterior Wall	\$ 27.51	\$ 29.32	\$ 38.29	\$ 26.66	\$ 13.27	\$ 38.06	\$ 26.06	\$ 28.45
Interior Finishes & Partitions	\$ 29.43	\$ 32.69	\$ 37.13	\$ 27.42	\$ 23.83	\$ 30.79	\$ 26.25	\$ 29.65
Special Requirements/Equip	\$ 11.48	\$ 23.14	\$ 12.38	\$ 10.41	\$ 14.50	\$ 10.36	\$ 10.80	\$ 13.30
Vertical Transportation	\$ 0.84	\$ 1.03	\$ 1.01	\$ 0.95	\$ 0.94	\$ 0.90	\$ 0.82	\$ 0.93
Fire Protection	\$ 2.76	\$ 3.02	\$ 2.92	\$ 2.22	\$ 2.79	\$ 3.04	\$ 2.70	\$ 2.78
Plumbing	\$ 7.07	\$ 9.37	\$ 8.91	\$ 6.69	\$ 8.52	\$ 9.30	\$ 6.91	\$ 8.11
HVAC	\$ 26.99	\$ 25.92	\$ 31.97	\$ 29.10	\$ 34.62	\$ 34.06	\$ 26.31	\$ 29.85
Electrical	\$ 31.22	\$ 33.21	\$ 22.32	\$ 29.54	\$ 23.42	\$ 31.02	\$ 31.00	\$ 28.82
Sitework	\$ 17.98	\$ 21.71	\$ 34.24	\$ 21.71	\$ 22.72	\$ 44.39	\$ 16.92	\$ 25.67
Indirects & Design Fees	\$ 49.52	\$ 60.59	\$ 65.66	\$ 62.88	\$ 47.58	\$ 65.40	\$ 48.30	\$ 57.13

Concept Level Budget Effort
2012 and 2017 Projections of Option #2 from MCBoE Oct. 2011 Feasibility Study

Table #2: Baseline costs escalated to 2012 PA Costs (Table #1 x 2012 RS Means Cost index <see table to right>)								
	Dudley	ECDC	Lanning	Molina	Pyne Point	Washington	Wilson	Averages
	2004	2004	2005	2004	2005	2005	2004	
GSF	89,970	84,270	86,589	94,920	114,150	86,570	90,215	92,383
Total Cost Per GSF>	\$ 304.61	\$ 372.68	\$ 376.15	\$ 319.68	\$ 262.35	\$ 387.86	\$ 297.04	\$ 331.48
Total Directs	\$ 241.60	\$ 295.60	\$ 292.61	\$ 239.68	\$ 201.82	\$ 304.66	\$ 235.59	\$ 258.79
Excavation & Foundations	\$ 10.56	\$ 33.98	\$ 12.53	\$ 8.60	\$ 9.05	\$ 12.05	\$ 13.13	\$ 14.27
Structural Frame	\$ 26.25	\$ 17.19	\$ 31.03	\$ 28.36	\$ 4.91	\$ 24.71	\$ 26.77	\$ 22.74
Roofing & Waterproofing	\$ 7.24	\$ 16.17	\$ 8.37	\$ 5.90	\$ 3.88	\$ 11.01	\$ 7.68	\$ 8.61
Exterior Wall	\$ 35.00	\$ 37.30	\$ 48.72	\$ 33.92	\$ 16.88	\$ 48.42	\$ 33.16	\$ 36.20
Interior Finishes & Partitions	\$ 37.44	\$ 41.59	\$ 47.24	\$ 34.89	\$ 30.32	\$ 39.17	\$ 33.40	\$ 37.72
Special Requirements/Equip	\$ 14.61	\$ 29.44	\$ 15.75	\$ 13.24	\$ 18.45	\$ 13.18	\$ 13.74	\$ 16.92
Vertical Transportation	\$ 1.07	\$ 1.31	\$ 1.28	\$ 1.21	\$ 1.20	\$ 1.15	\$ 1.04	\$ 1.18
Fire Protection	\$ 3.51	\$ 3.84	\$ 3.72	\$ 2.82	\$ 3.55	\$ 3.87	\$ 3.44	\$ 3.54
Plumbing	\$ 8.99	\$ 11.92	\$ 11.34	\$ 8.51	\$ 10.84	\$ 11.83	\$ 8.79	\$ 10.32
HVAC	\$ 34.34	\$ 32.98	\$ 40.67	\$ 37.02	\$ 44.05	\$ 43.33	\$ 33.47	\$ 37.98
Electrical	\$ 39.72	\$ 42.25	\$ 28.40	\$ 37.58	\$ 29.80	\$ 39.47	\$ 39.44	\$ 36.66
Sitework	\$ 22.88	\$ 27.62	\$ 43.56	\$ 27.62	\$ 28.91	\$ 56.48	\$ 21.53	\$ 32.66
Indirects & Design Fees	\$ 63.00	\$ 77.09	\$ 83.54	\$ 80.00	\$ 60.53	\$ 83.21	\$ 61.45	\$ 72.69

2012 RSMeans cost index	
vs 2004	1.342282
vs 2005	1.272265

Concept Level Budget Effort
2012 and 2017 Projections of Option #2 from MCB0E Oct. 2011 Feasibility Study

Table #3: Costs for Chevy Chase Middle School Option 2, in 2012 costs, IF built in Baseline's region of PA (Table #2 Avg. \$/SF x GSF)			
GSF	92,383		151,000
Costs Per GSF	\$ 341.65	12 PA Cost	\$ 51,589,858
Total Directs	\$ 266.75		\$ 40,279,722
Excavation & Foundations	\$ 14.79	@ 151,000 =	\$ 2,233,623
Structural Frame	\$ 23.52	@ 151,000 =	\$ 3,551,421
Roofing & Waterproofing	\$ 8.90	@ 151,000 =	\$ 1,343,696
Exterior Wall	\$ 37.30	@ 151,000 =	\$ 5,631,595
Interior Finishes & Partitions	\$ 38.88	@ 151,000 =	\$ 5,870,731
Special Requirements/Equip	\$ 17.47	@ 151,000 =	\$ 2,638,590
Vertical Transportation	\$ 1.22	@ 151,000 =	\$ 183,613
Fire Protection	\$ 3.64	@ 151,000 =	\$ 549,958
Plumbing	\$ 10.62	@ 151,000 =	\$ 1,603,400
HVAC	\$ 39.06	@ 151,000 =	\$ 5,898,694
Electrical	\$ 37.91	@ 151,000 =	\$ 5,725,143
Sitework	\$ 33.44	@ 151,000 =	\$ 5,049,257
Indirects & Design Fees	\$ 74.90	@ 151,000 =	\$ 11,310,135

5

ATTACHMENT B
Table #4
2012 Cost Projections

Concept Level Budget Effort
2012 and 2017 Projections of Option #2 from MCBBoE Oct. 2011 Feasibility Study

Projected Costs for Option 2:			
2012 Costs			
Table #4: This Chevy Chase Middle School, Option 2, built in 2012, at Feasibility's Site (Table #3 x Regional Index <table to right>)			
	151,000		151,000
GSF			
Total	\$ 51,589,858		\$ 45,251,255
Total Directs	\$ 40,279,722		\$ 33,941,119
Excavation & Foundations	\$ 2,233,623 @ 97.2/102.3		\$ 2,122,269
Structural Frame	\$ 3,551,421 @ 88.05/107.7		\$ 2,902,652
Roofing & Waterproofing	\$ 1,343,696 @ 91.3/110.6		\$ 1,109,218
Exterior Wall	\$ 5,631,595 @ 89.75/109.9		\$ 4,599,051
Interior Finishes & Partitions	\$ 5,870,731 @ 85.8/114.6		\$ 4,395,364
Special Requirements/Equip	\$ 2,638,590 @ 96.5/102.1		\$ 2,493,868
Vertical Transportation	\$ 183,613 @ 96.5/102.1		\$ 173,542
Fire Protection	\$ 549,958 @ 91/110.1		\$ 454,552
Plumbing	\$ 1,603,400 @ 91/110.1		\$ 1,325,244
HVAC	\$ 5,898,694 @ 91/110.1		\$ 4,875,397
Electrical	\$ 5,725,143 @ 98.6/120.3		\$ 4,692,428
Sitework	\$ 5,049,257 @ 97.2/102.3		\$ 4,797,535
Indirects & Design Fees	\$ 11,310,135 @ 1/1		\$ 11,310,135
This Budget's "Construction Costs":			\$ 45,251,255
"Planning Costs" (use Study Opt #2):			\$ 2,698,000
This Budget's "Contingency & Related Costs" @ 7%:			\$ 3,167,588
"Furniture & Equipment" (use Study Opt #2):			\$ 1,500,000
This Budget's Total Cost (2012 dollars):			\$ 52,616,842
"MCDoe Study" Total Cost:			\$ 46,486,000
Study's Total Cost vs. This Budget Cost (2012 dollars):			\$ (6,130,842)

Philadelphia Cost Index	Chevy Chase Cost Index
102.30	97.20
107.73	88.05
110.60	91.30
109.90	89.75
114.60	85.80
102.10	96.50
102.10	96.50
110.10	91.00
110.10	91.00
110.10	91.00
120.30	98.60
102.30	97.20
1.00	1.00

ATTACHMENT C
Table #5
2017 Cost Projections

Concept Level Budget Effort
2012 and 2017 Projections of Option #2 from MCBoE Oct. 2011 Feasibility Study

Projected Costs for Option 2:			
2017 Costs			
Table #5: This Chevy Chase Middle School, Option 2, 2017 costs, at Feasibility's Site (Table #4 modified with yearly 4.5% escalation)			
GSF	151,000		151,000
Total	\$ 45,251,255		\$ 56,391,296
Total Directs	\$ 33,941,119		\$ 42,296,810
Excavation & Foundations	\$ 2,122,269	@ 4.5%/Year	\$ 2,644,733
Structural Frame	\$ 2,902,652	@ 4.5%/Year	\$ 3,617,232
Roofing & Waterproofing	\$ 1,109,218	@ 4.5%/Year	\$ 1,382,287
Exterior Wall	\$ 4,599,051	@ 4.5%/Year	\$ 5,731,254
Interior Finishes & Partitions	\$ 4,395,364	@ 4.5%/Year	\$ 5,477,423
Special Requirements/Equip	\$ 2,493,868	@ 4.5%/Year	\$ 3,107,813
Vertical Transportation	\$ 173,542	@ 4.5%/Year	\$ 216,265
Fire Protection	\$ 454,552	@ 4.5%/Year	\$ 566,454
Plumbing	\$ 1,325,244	@ 4.5%/Year	\$ 1,651,495
HVAC	\$ 4,875,397	@ 4.5%/Year	\$ 6,075,631
Electrical	\$ 4,692,428	@ 4.5%/Year	\$ 5,847,620
Sitework	\$ 4,797,535	@ 4.5%/Year	\$ 5,978,601
Indirects & Design Fees	\$ 11,310,135	@ 4.5%/Year	\$ 14,094,486
This Budget's "Construction Costs":			\$ 56,391,296
"Planning Costs" (use Study Opt #2):			\$ 2,698,000
This Budget's "Contingency & Related Costs" @ 7%:			\$ 3,947,391
"Furniture & Equipment" (use Study Opt #2):			\$ 1,500,000
This Budget's Total Cost (2017 dollars):			\$ 64,536,687

Construction Year:	2017
Yearly Escalation:	4.5%

ATTACHMENT D

MCPS School Bus – Littledale Road/Rock Creek Hills Local Park



Site Selection Advisory Committee

Minority Report

of the

Lyttonsville Civic Association

Charlotte Coffield, President

March 8, 2012

I appreciate the opportunity to offer additional views on the selection of a site for a new middle school in the Bethesda-Chevy Chase cluster. The current enrollment and projected increases in student population indicate that additional capacity for middle school students is needed and determining an appropriate site is critical. We appreciate efforts by Montgomery County Public Schools (MCPS) to strengthen the selection process in response to community concerns, and the addition of members representing communities near candidate sites was an important improvement in the current site selection process. While the Site Selection Advisory Committee (SSAC) has worked diligently to execute its duties, there is still considerable room for improvement of MCPS's selection process. **This report address three areas that should be addressed in future school site searches.**

Improved factual basis for the site selection: Throughout the process, several SSAC representatives expressed frustration about the quality of the data presented for the various sites under consideration. MCPS planning staff did begin the SSAC process by detailing the basic features of the sites, such as the total acreage, but the fact sheets provided to the SSAC included errors. For example, the fact sheet for one of the local parks indicated that it was leased to a private school. Community members observing the meeting noticed this error and the fact sheet was corrected, but this oversight raises concerns about the accuracy of information that laypeople cannot verify.

In addition, facts were often not disclosed in a timely manner or were provided by citizen representatives. For example, many key policy statements for use of park land with Program Open Space (POS) restrictions were uncovered by a neighborhood group that had corresponded with the Department of Natural Resources. Questions regarding POS restrictions arose during the first meeting, but because definitive answers to these questions were not provided, discussion of this topic took too long and prevented discussion of other issues. The fact that one site had been used as a defense site was uncovered by research conducted by another neighborhood organization. While the inclusion of information from the community is a laudable part of the SSAC process, it should not take the place of due diligence by MCPS staff and leaves neighborhoods that did not know they had to research sites in their community themselves at a real disadvantage during the discussion of candidate sites. In the future, MCPS should seek to ensure that accurate information is provided early in the process, and that policy or legal issues are identified and resolved before the SSAC is asked to review sites.

Improved transparency for private sites: Throughout the process, MCPS planning staff have claimed that private sites under consideration needed to be kept secret from the public. This makes discussions of the sites more difficult and is unnecessary. MCPS officials claim that keeping the sites secret makes it easier to secure a lower price. However, they must contact the owners to assess site availability and it is not clear that that secrecy about MCPS's interest during the SSAC meetings would secure a lower price. It appears that M-NCPPC Planning Board does not keep private sites secret from the public when they are face with site selection decisions, and they likely would not do so if they believed it created a material disadvantage in

negotiations. Keeping the private sites secret inhibits a full discussion of these sites, particularly since no observers are allowed and the public played a significant role in fact checking of the public sites during the current site selection process.

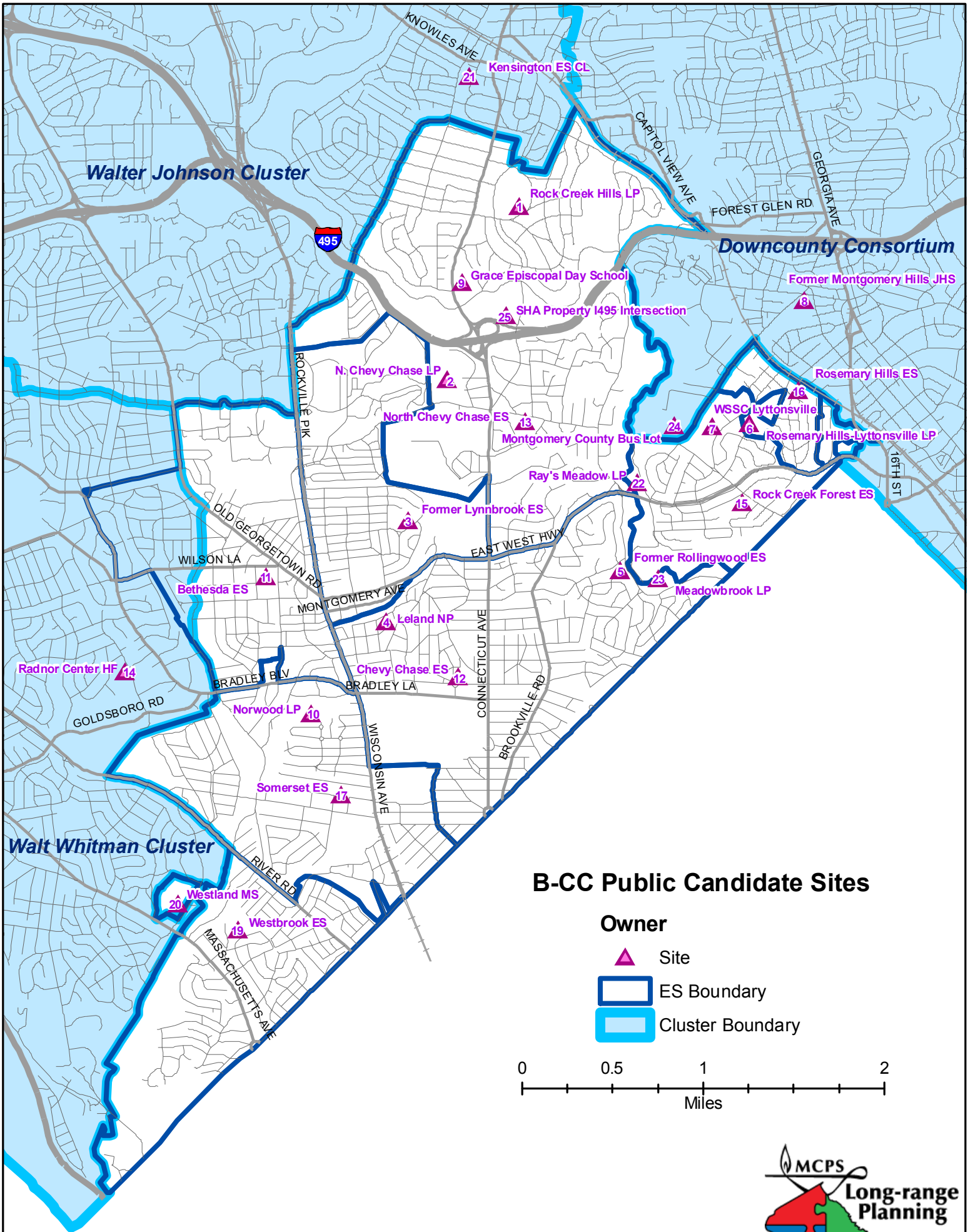
This secrecy also damages the credibility of the process. While this may not be the intent, withholding the private sites from the public creates the perception that MCPS is attempting to control information and limit the options for public deliberation. Given that MCPS is a public institution, secrecy should be a last resort that is used only when necessary. Selection of a school site should be a community decision and limiting access to information about all the site alternatives could lead to suggestions that there is a conscious attempt to stifle public participation.

Improved conduct of the meetings: The rules for conducting the meeting should be chosen for the purpose of allowing a thorough and comprehensive discussion of the merits of each site so that the best site is selected. SSAC representatives should be permitted to engage in robust discussions. They should be free to respond to each other in a courteous and reasoned manner, to give their best arguments and to pursue a line of reasoning that may entail some back and forth between several individuals. In some cases, MCPS staff set inappropriate boundaries for discussion, for example not allowing discussion of combining two adjacent sites to produce a better single site. In other cases, MCPS staff cut off discussion to insist that a vote be taken before the committee had finished considering all their options. Staff also made procedural rulings that affected the ability of some representatives to speak freely. Some representatives voiced concerns that they were being led to a predetermined conclusion.

There is a clear need to expand the capacity of the middle school facilities in the Bethesda-Chevy cluster, and I hope that the work of the SSAC has been useful to MCPS. I appreciate that MCPS is working to address the enrollment challenges in my school cluster, and I look forward to future discussions as design, construction, and other start-up activities for the new middle school facility proceed. I also hope that MCPS will recognize the need to make further improvements to the school site selection process, and will give careful consideration to the improvements listed in this report.

Appendix C

Public Candidate Sites






Walter Johnson Cluster

Downcounty Consortium

Walt Whitman Cluster

B-CC Public Candidate Sites

Owner

-  Site
-  ES Boundary
-  Cluster Boundary



Rock Creek Hills Local Park (Portion of the Former Site of the Kensington Junior High School)

OWNER: Maryland-National Capital Park and Planning Commission

LOCATION: 3701 Saul Road, Kensington

ACCESS: Haverhill Drive and Saul Road

DEED: Liber 9320 Folio 95

SIZE: 13.38 acres (remaining from the junior high school tract that consisted of 21.67 acres)

ZONING: R90

MASTER PLANNED: R-60 - Minimum net lot area: 6,000 sq.ft. .Elderly Housing and Park

TOPOGRAPHY: Lowest elevation on the southwest corner of the site is 221 feet. Highest point on the site is the ballfield at 286 feet for a total gradient of 65 vertical feet. Within the site are two existing leveled areas, the parking at approximately 256 feet and an additional slope up 30 feet to the level park area. Generally slopes towards stream valley to the west and south towards the street.

CURRENT USE: Local Park

TAX ACCOUNT NUMBER: 13-501-2877427

TAX MAP: HP42

UTILITIES: Available

COST: Not applicable for M-NCPPC properties

POSSIBLE CONSTRAINTS: Local park, topography . Program Open Space (POS) funds used to develop the park.

AVAILABILITY: Reclamation clause in Transfer Agreement allows property to be returned to County if needed for a public school. Per Maryland Secretary of Natural Resources, POS restraints no longer in force due to 20 year expiration of park improvements. Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: North Chevy Chase ES



North Chevy Chase Local Park

OWNER: Maryland-National Capital Park & Planning Commission

LOCATION: 4105 Jones Bridge Road, Chevy Chase

ACCESS: Jones Bridge Road, Spring Valley Road, Woodlawn Road, Montrose Driveway

DEED: Liber 3388 folio 604

SIZE: 31.03 acres (3 Parcels)

ZONING: R90

MASTER PLANNED FOR: R90 - Minimum net lot area: 9,000 sq.ft.

TOPOGRAPHY: Level at playing fields, generally slopes toward the north

CURRENT USE: Local Park

TAX ACCOUNT NUMBER: Parcel P695: 07-502-00428595
Parcel P806:07-502-00428607
Parcel P539: 07-502-00428620

TAX MAP: HP41

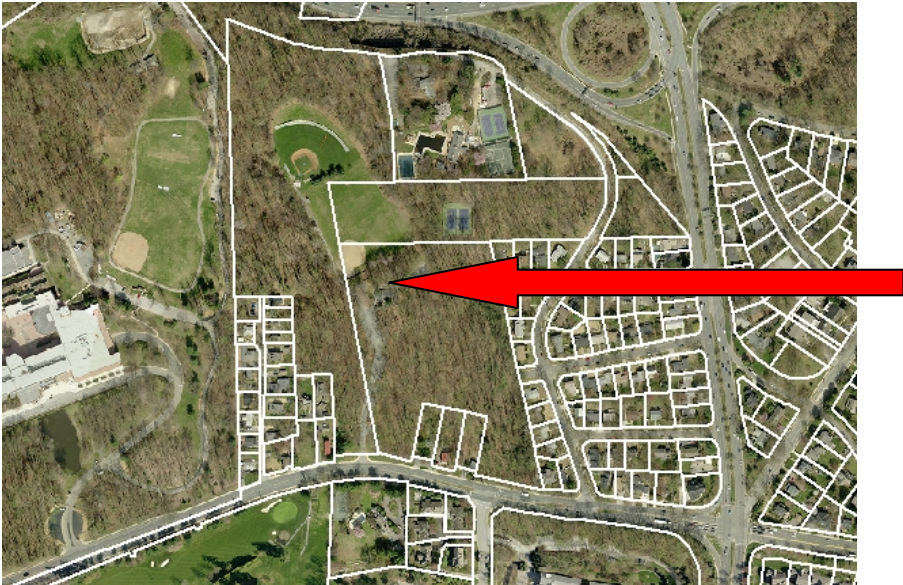
UTILITIES: Available

COST: Not applicable for M-NCPPC properties

POSSIBLE CONSTRAINTS: Local Public Park

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: North Chevy Chase ES



Former Lynnbrook Elementary School and Lynnbrook Local Park

OWNER: Board of Education of Montgomery County (Parcels N719, P775 and N794)
Maryland-National Capital Park and Planning Commission Parcels N846, Lots 11 and 12)

LOCATION: 8001 Lynnbrook Drive, Bethesda (BOE)
8008 Newdale Road, Bethesda (M-NCPPC)

ACCESS: Newdale Road, Lynnbrook Drive, Maple Avenue

ZONING: R60

MASTER PLANNED: R60 - Minimum net lot area: 6,000 sq.ft.

TOPOGRAPHY: Generally level sloping towards Newdale Road

CURRENT USE: Administrative, Local Park

TAX MAP: HN33

UTILITIES: Available

COST: Not applicable for M-NCPPC and MCPS properties

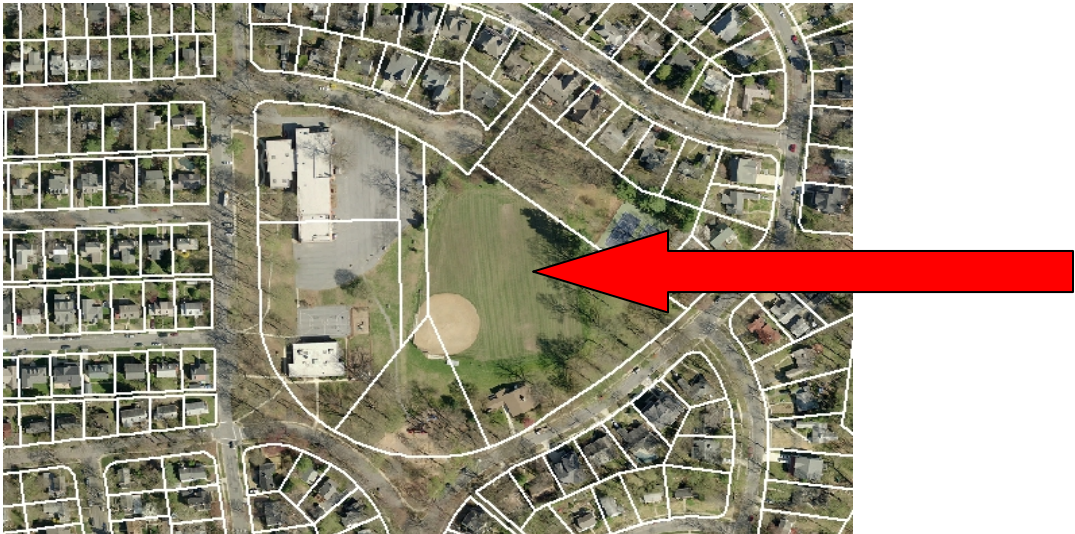
POSSIBLE CONSTRAINTS: Historic School Building, Current Use for Park, size

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances. Would require relocation of existing MCPS programs

SCHOOL SERVICE AREA: Bethesda ES

Tax ID Number	Parcel	Acres	Deed	Owner
07-502-0417717	N794	2.20	Liber 0783 folio363	BOE
07-502-0417752	P775	0.70	Liber 1076 folio323	BOE
07-502-0417763	N719	1.31	Liber 0850 folio 472	BOE
07-502-03141141	N846	0.87	Liber 14074 folio 842	MNCPPC
07-063-02571941	Lot 12 Blk 4	3.48	Plat 15754	MNCPPC
07-063-02571930	Lot 11 Blk 4	1.48	Plat 15754	MNCPPC

TOTAL Acres **10.04**



**Leland Neighborhood Park
Jane Lawton Community Recreation Center
(Formerly Leland Junior High School)**

OWNER: Maryland-National Capital Park and Planning Commission

LOCATION: 4300 Elm Street, Chevy Chase

ACCESS: Elm and 44th Streets, Oakridge and Willow Lanes

DEED: Liber 7099 folio 481

SIZE: 3.71 acres

ZONING: R60

MASTER PLANNED: R60 Low Density Residential

TOPOGRAPHY: Generally level

CURRENT USE: Neighborhood Park, Community Center, Municipal offices

TAX ACCOUNT NUMBER: 07-016-00470105

TAX MAP: HN32

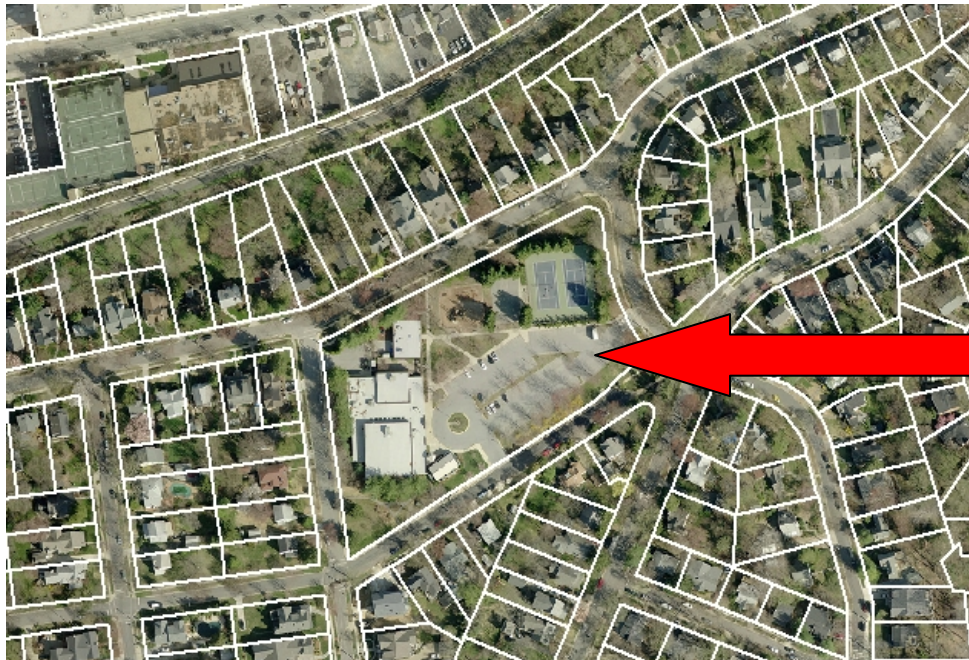
UTILITIES: Available

COST: Not applicable for M-NCPPC properties

POSSIBLE CONSTRAINTS: Size, current use for park, community center and municipal offices

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: Chevy Chase ES



Former Rollingwood Elementary School

5

OWNER: Board of Education of Montgomery County

LOCATION: 3200 Woodbine Street, Chevy Chase

ACCESS: Woodbine Street and Beach Drive

DEED: Liber 1031 folio 275

SIZE: 4.07 acres

ZONING: R90

MASTER PLANNED FOR: R90 - Minimum net lot area: 9,000 sq.ft.

TOPOGRAPHY: Gently slopes towards Beach Drive

CURRENT USE: Leased to a private educational facility

TAX ACCOUNT NUMBER: 07-502-0417774

TAX MAP: HN52

UTILITIES: Available

COST: Not applicable for MCPS properties

CONSTRAINTS: Size, portion of property in stream valley buffer

AVAILABILITY: Currently leased to a private school

SCHOOL SERVICE AREA: Chevy Chase ES



Rosemary Hills – Lyttonsville Local Park (Gwendolyn Coffield Community Center)

OWNER: Maryland-National Capital Park & Planning Commission

LOCATION: 2450 Lyttonsville Road, Silver Spring

ACCESS: Lyttonsville Road, Spencer Road and Lanier Drive

SIZE: See below

ZONING: R60

MASTER PLANNED FOR: R60 - Minimum net lot area: 6,000 sq.ft.

TOPOGRAPHY: Generally level, wooded along the eastern property line

CURRENT USE: Local Park. Includes the Gwendolyn E. Coffield Community Center

TAX MAP: JN13

UTILITIES: Available

COST: Not applicable for M-NCPPC properties

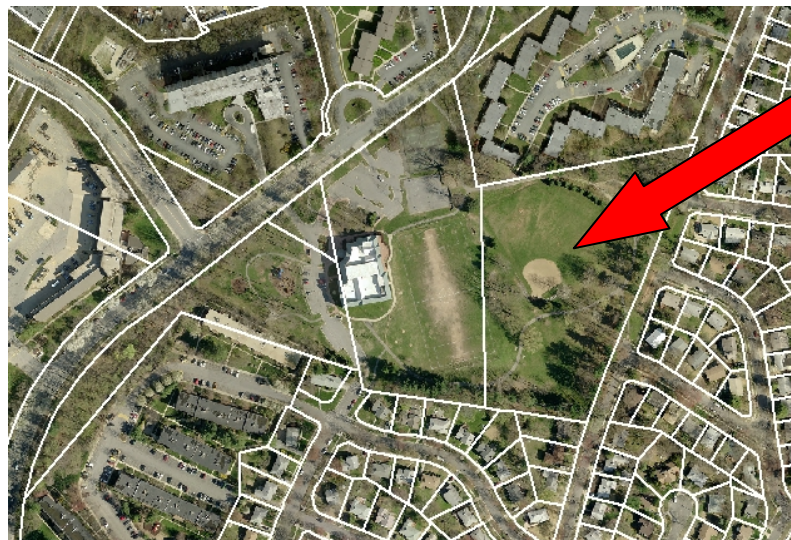
CONSTRAINTS: Former anti-aircraft artillery site. Program Open Space (POS) funds used to acquire and develop 6.65-acre parcel. Use of these funds requires replacement of same or larger amount of open space to use the parcel.

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: Rosemary Hills ES

Tax Id Number	Parcel No	Acres	Deed
13-501-969776	P103	6.65	Liber 4023 folio610
13-501-969481	P106	6.35	Liber 3050 folio697
13-501-969470	P083	3.67	Liber 2981 folio 266
13-501-956535	N054	0.43	Liber 5569 folio 443

Total Acres 17.10



WSSC Lyttonsville Site

OWNER: Washington Suburban Sanitary Commission

LOCATION: 2501 Lyttonsville Road, Silver Spring

ACCESS: Lyttonsville Road, Lyttonsville Place

DEED: Parcel 145 - Liber 2744 folio 341
Parcel P88 – Liber 0942 folio 137

SIZE: Parcel 145 9.07 acres
Parcel P88 2.92 acres
Total: 11.99 acres

ZONING: Parcel 145 I1
Parcel P88 R60

MASTER PLANNED: I1 (No density requirements)

TOPOGRAPHY: Level

CURRENT USE: WSSC operations

TAX ACCOUNT NUMBERS: Parcel 145 13-01- 983072
Parcel P88 13-501-983083

TAX MAP: JP11

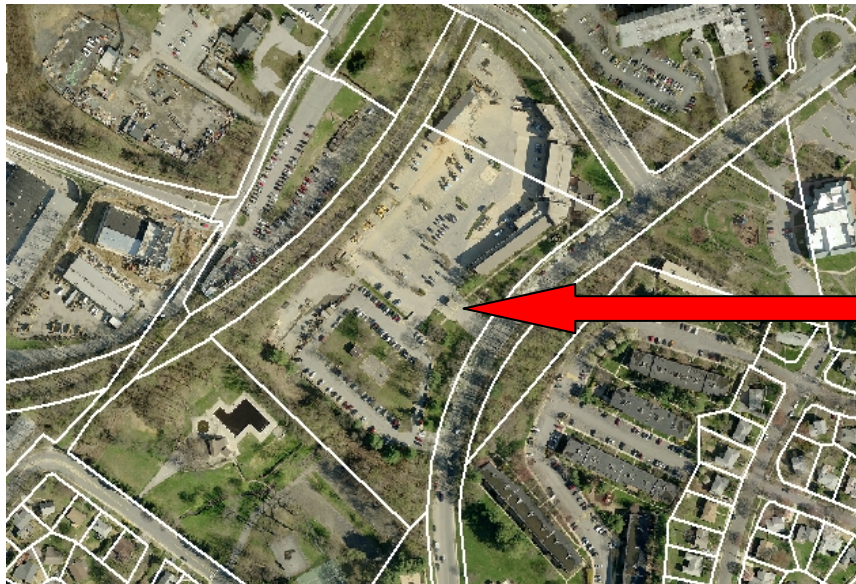
UTILITIES: Available

COST: Assessed Value: \$10,990,000

POSSIBLE CONSTRAINTS: Current WSSC Operations, adjacent to future Purple Line - concept includes rail sidings and adjacent station

AVAILABILITY: Unwilling Seller

SCHOOL SERVICE AREA: Rock Creek Forest ES



Former Montgomery Hills Junior High School

8

OWNER: Montgomery County
LOCATION: 2010 Linden Lane, Silver Spring
ACCESS: Linden Lane, Seminary Road, Brookville Road, Rockwood Road
DEED: Liber 4813 folio 269
SIZE: 8.67 acres
ZONING: R-60
MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet
TOPOGRAPHY: Generally level
CURRENT USE: Educational Use
TAX ACCOUNT NUMBER: 13-01-01743203
TAX MAP: JP11
UTILITIES: Available
COST: Not applicable for publicly-owned sites
POSSIBLE CONSTRAINTS: Earliest retrieval date: 2020, Costly retrieval fee. Not in the B-CC Cluster
AVAILABILITY: Leased to a private school
SCHOOL SERVICE AREA: Woodlin ES



**Grace Episcopal Day School
(Formerly Larchmont Elementary School)**

OWNER: Grace Episcopal Church

LOCATION: 9411 Connecticut Avenue, Kensington

ACCESS: Connecticut Avenue, Barroll Lane

DEED: Liber 16988 folio 717

SIZE: 10.94 acres

ZONING: R90

MASTER PLANNED: R90 - Minimum Net Lot Area: 9,000 square feet

TOPOGRAPHY: Generally level, sloping to the south

CURRENT USE: Educational purposes

TAX ACCOUNT NUMBER: 13-140-3645238

TAX MAP: HP41

UTILITIES: Available

COST: Assessed Value: \$5,232,800

POSSIBLE CONSTRAINTS: Private ownership, per Plat 23938, impressed with 3.4± acre Conservation Easement; useable building area is 7.5± acres, size

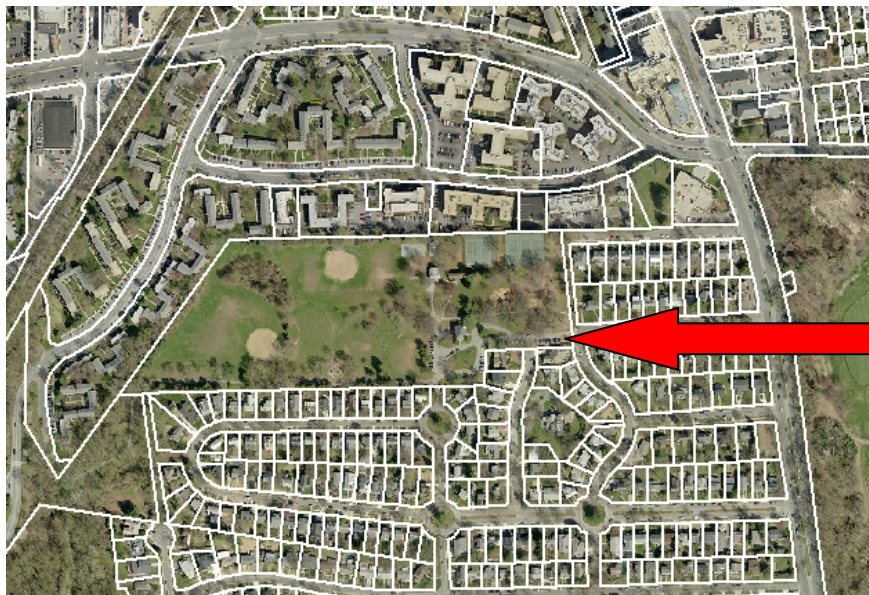
AVAILABILITY: Unwilling Seller

SCHOOL SERVICE AREA: North Chevy Chase ES



Norwood Local Park

OWNER:	Maryland-National Capital Park & Planning Commission
LOCATION:	4700 Norwood Drive, Bethesda, Maryland
ACCESS:	Norwood Drive (with median), Nottingham Drive, Ruffin Road, Stratford Road and Offutt Road
DEED:	Liber 678 folio 85
SIZE:	17.5 acres
ZONING:	R60
MASTER PLANNED FOR:	R60 - Minimum net lot area: 6,000 sq.ft.
TOPOGRAPHY:	Generally level, wooded areas along perimeter
CURRENT USE:	Historic building is vacant, Local Park
TAX ACCOUNT NUMBERS:	7-501-428061
TAX MAP:	HN21
UTILITIES:	Available
COST:	Not applicable for M-NCPPC properties
CONSTRAINTS:	Bureau of Animal Industry Building is historic. The entire site is designated an environmental setting for the historic property and would require Historic Preservation Commission review. Located in the south western portion of the Cluster
AVAILABILITY:	Per M-NCPPC, consider parks only in most extraordinary circumstances
SCHOOL SERVICE AREA:	Somerset ES



Bethesda Elementary School

OWNER: Board of Education

LOCATION: 7600 Arlington Road, Bethesda

ACCESS: Arlington Road, Wilson Lane, Clarendon Road, Edgemoor Lane, Moorland Lane

DEED: Plat 20848

SIZE: 8.42 acres

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Generally level

CURRENT USE: Elementary School

TAX ACCOUNT NUMBER: 07-023-03235455

TAX MAP: HN22

UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school – size constraint

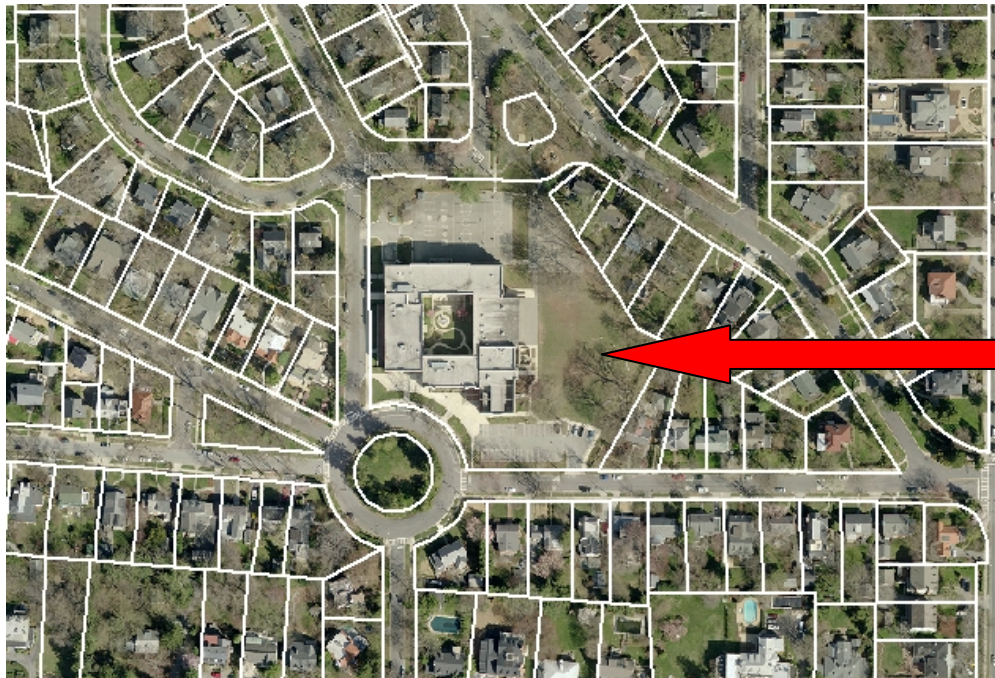
AVAILABILITY: Would need to relocate Bethesda ES

SCHOOL SERVICE AREA: Bethesda ES



Chevy Chase Elementary School

OWNER: Board of Education
LOCATION: 4015 Rosemary Street, Chevy Chase
ACCESS: Rosemary Street, Hillcrest Place, Valley Place
DEED: Liber 505 folio143
SIZE: 3.78 acres
ZONING: R-60
MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet
TOPOGRAPHY: Generally level , open
CURRENT USE: Elementary School
TAX ACCOUNT NUMBER: 07-011-00461943
TAX MAP: HN42
UTILITIES: Available
COST: Not applicable for MCPS properties
POSSIBLE CONSTRAINTS: Existing school – size constraint
AVAILABILITY: Would need to relocate Chevy Chase ES
SCHOOL SERVICE AREA: Chevy Chase ES



North Chevy Chase Elementary School

OWNER: Board of Education

LOCATION: 3700 Jones Bridge Road, Chevy Chase

ACCESS: Jones Bridge Road, Manor Road

DEED: Parcel P108 Liber 1747 folio 035
Parcel P133 Liber 1158 folio 252

SIZE: 7.94 acres

ZONING: R-90

MASTER PLANNED: R-90 –Minimum net lot area 9,000 square feet

TOPOGRAPHY: Level near building, sloping towards Manor Road

CURRENT USE: Elementary School

TAX ACCOUNT NUMBERS: Parcel P108 07-502-00417694
Parcel P133 07-502-00417821

TAX MAP: HN43

UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school – size constraint

AVAILABILITY: Would need to relocate North Chevy Chase ES

SCHOOL SERVICE AREA: North Chevy Chase ES



Radnor Center

OWNER: Board of Education

LOCATION: 7000 Radnor Road, Bethesda

ACCESS: Jones Bridge Road, Manor Road

DEED: Liber 1616folio 244

SIZE: 9.03 acres

ZONING: R-90

MASTER PLANNED: R-90 –Minimum net lot area 9,000 square feet

TOPOGRAPHY: Level with wooded area along side and rear property lines

CURRENT USE: Elementary School

TAX ACCOUNT NUMBERS: 07-004-00442381

TAX MAP: HN22

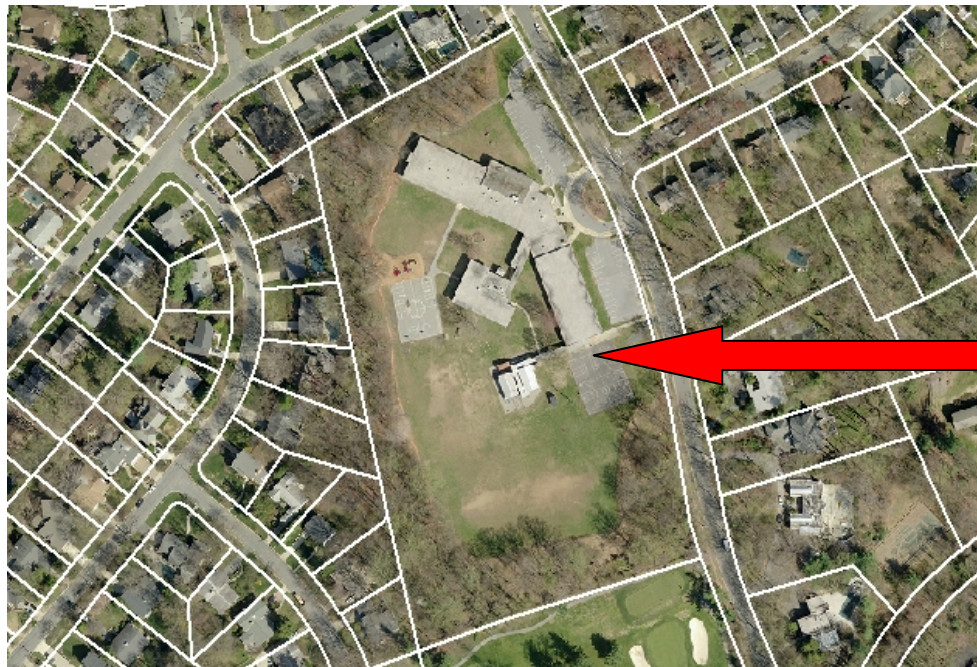
UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Size constraint, elementary school holding facility would need to be replaced. Not located in the B-CC Cluster

AVAILABILITY: Would need to relocate elementary school holding facility

SCHOOL SERVICE AREA: Bradley Hills ES



Rock Creek Forest Elementary School

OWNER: Board of Education

LOCATION: 8330 Grubb Road, Chevy Chase

ACCESS: Grubb Road, Blaine Drive, Colston Drive

SIZE: See chart below

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Level with wooded area near Blaine Drive

CURRENT USE: Elementary School

TAX MAP: HN63

UTILITIES: Available

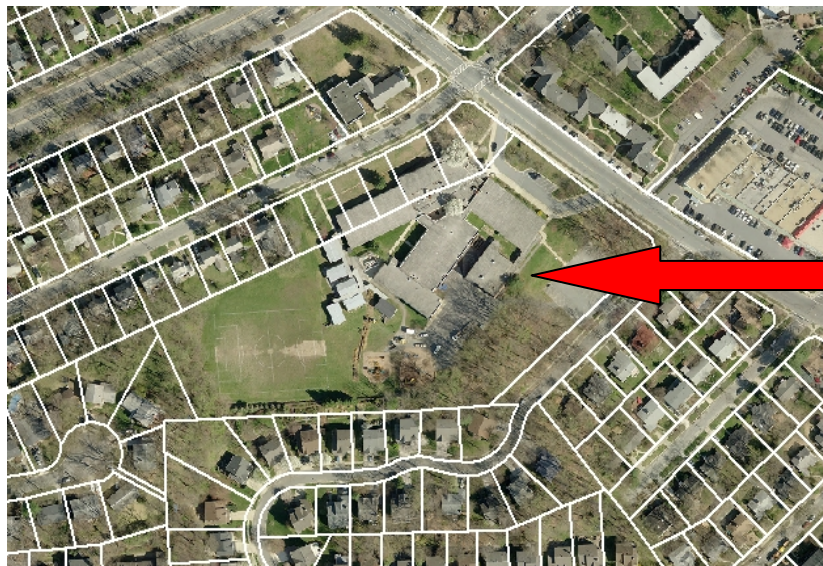
COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school - size constraint

AVAILABILITY: Would need to relocate Rock Creek Forest ES

SCHOOL SERVICE AREA: Rock Creek Forest ES

Parcel	Tax Id Number	Acres	Deed
P728	13-501-00954024	6.80	Liber 1263 folio 309
Lot 16, Blk 1	13-049-01156868	0.15	Liber 1263 folio 309
Lot 19, Blk 1	13-049-01156892	0.16	Liber 1263 folio 309
Lot 17, Blk 1	13-049-01156870	0.15	Liber 1263 folio 309
Lot 15, Blk 1	13-049-01156857	0.15	Liber 1263 folio 309
Lot 20, Blk 1	13-049-01156835	0.17	Liber 1263 folio 307
Lot 21, Blk 1	13-049-01156846	0.22	Liber 1263 folio 307
Lot 18, Blk 1	13-049-01156881	0.15	Liber 1263 folio 309
Total Acres		7.95	



Rosemary Hills Elementary School

OWNER: Board of Education

LOCATION: 2111 Porter Street, Silver Spring

ACCESS: Porter Road, Lanier Drive, Talbot Avenue

DEED: Parcel P795 Liber 2066folio 534
Parcel Lots 1-24 Blk H Liber 2066folio 534

SIZE: Parcel P795 2.10 acres
Lots 1-24 3.97 acres
Total 6.07 acres

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Level

CURRENT USE: Elementary School

TAX ACCOUNT NUMBERS: Parcel P795 13-501-00954206
Lots 1-24 13-046-01147248

TAX MAP: JN13

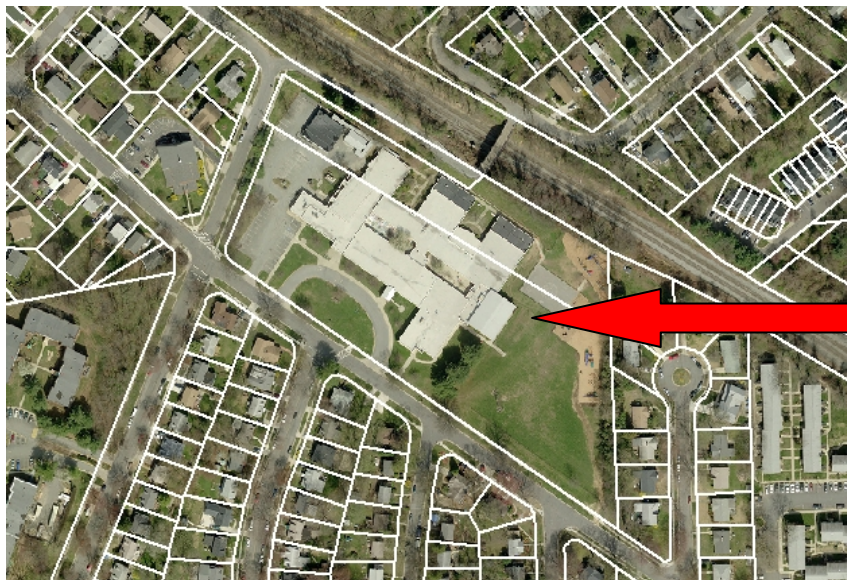
UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school - size constraint; future right-of-way taking for Purple Line

AVAILABILITY: Would need to relocate Rosemary Hills ES

SCHOOL SERVICE AREA: Rosemary Hills ES



Somerset Elementary School

OWNER: Board of Education
LOCATION: 5811 Warwick Place, Chevy Chase
ACCESS: Warwick Place, Deal Place, Cumberland Avenue
DEED: Liber 0464 folio 055
SIZE: 3.71 acres
ZONING: R-60
MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet
TOPOGRAPHY: Level
CURRENT USE: Elementary School
TAX ACCOUNT NUMBERS: 07-044-00535166
TAX MAP: HN21
UTILITIES: Available
COST: Not applicable for MCPS properties
POSSIBLE CONSTRAINTS: Existing school - size constraint
AVAILABILITY: Would need to relocate Somerset ES
SCHOOL SERVICE AREA: Somerset ES



Tilden Middle School

OWNER: Board of Education

LOCATION: 11211 Old Georgetown Road, Rockville

ACCESS: Old Georgetown Road

DEED: Liber 3155 folio 100

SIZE: 28.06 acres

ZONING: R-90

MASTER PLANNED: R-90 –Minimum net lot area 9,000 square feet

TOPOGRAPHY: Level, sloping towards stadium at the eastern portion of the site

CURRENT USE: Middle School

TAX ACCOUNT NUMBERS: 04-501-00045920

TAX MAP: GQ61

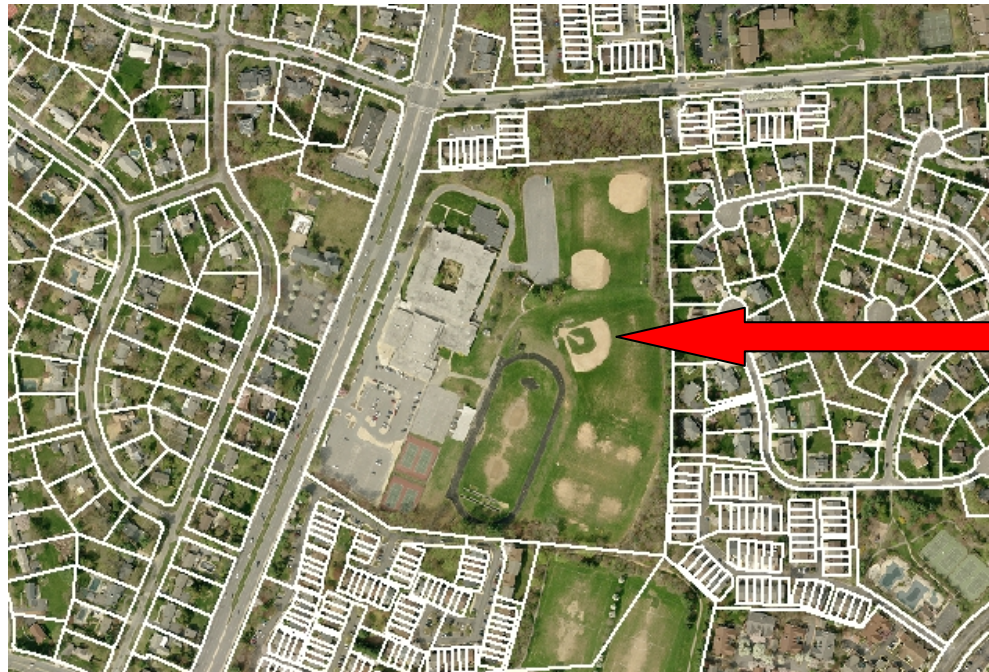
UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Future MS/HS holding facility, not located in the B-CC Cluster

AVAILABILITY: Would need to relocate secondary school holding facility

SCHOOL SERVICE AREA: Garrett Park ES



Westbrook Elementary School

OWNER: Board of Education

LOCATION: 5110 Allan Terrace, Bethesda

ACCESS: Allan Terrace, Little Falls Drive

DEED: Parcel 646 Liber 0925folio 365
Parcel P753 Liber 0720 folio 458

SIZE: Parcel 646 2.44 acres
Parcel P753 10.02 acres
Total 12.46 acres

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Terraced with play area on the lower level with wooded areas near the northern portion of the site

CURRENT USE: Elementary School

TAX ACCOUNT NUMBERS: Parcel 646 07-502000417785
Parcel P753 07-502-00417730

TAX MAP: HM23

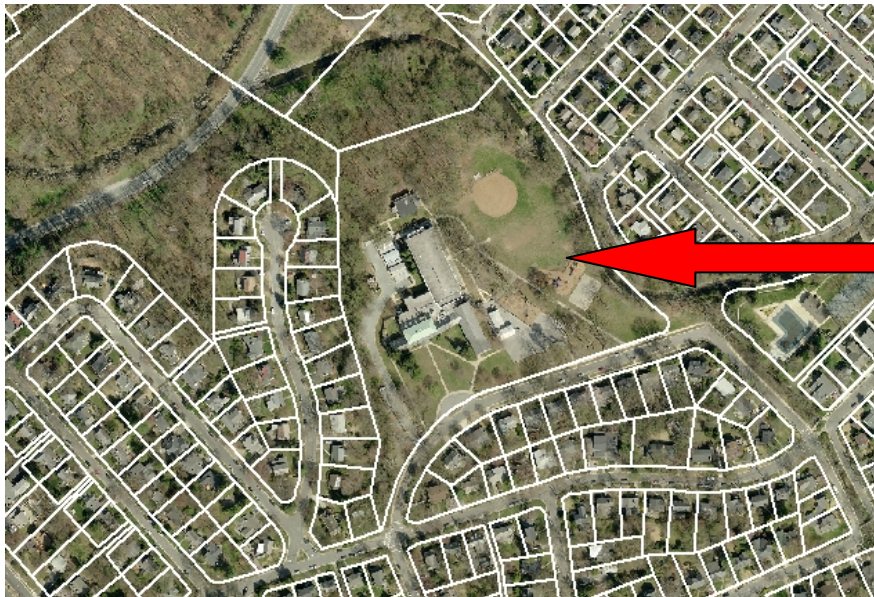
UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school – size constraint. Impressed with conservation easement.

AVAILABILITY: Would need to relocate Westbrook ES

SCHOOL SERVICE AREA: Westbrook ES



Westland Middle School

OWNER: Board of Education

LOCATION: 5511 Massachusetts Avenue, Bethesda

ACCESS: Massachusetts and Westbard Avenues

DEED: Parcel P422 Liber 2589 Folio 283
Parcel P555 Liber 1087 Folio 049

SIZE: Parcel P422 1.21 acres
Parcel P555 23.88 acres

ZONING: R-60

MASTER PLANNED: Institutional

TOPOGRAPHY: Generally slopes towards Massachusetts Ave. Heavily wooded

CURRENT USE: Middle School

TAX ACCOUNT NUMBER: Parcel P422 07-502-00417865
Parcel P555 07-502-00417741

TAX MAP: HM13

UTILITIES: Available

COST: Not applicable for MCPS properties

POSSIBLE CONSTRAINTS: Existing school- size constraint.

AVAILABILITY: Not available for construction of a second middle school

SCHOOL SERVICE AREA: Westbrook ES



Former Kensington Elementary School

OWNER: Montgomery County

LOCATION: 10400 Detrick Avenue, Kensington

ACCESS: Detrick Avenue, Summit Avenue, Mitchell Street

DEED: Liber 10376 folio 116

SIZE: 4.54 acres

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Level

CURRENT USE: Housing Opportunities Commission (HOC)

TAX ACCOUNT NUMBER: 13-015-01018705

TAX MAP: HP43

UTILITIES: Available

COST: Not applicable for publicly owned sites

POSSIBLE CONSTRAINTS: Size constraint. HOC would need to be relocated. Not in the B-CC Cluster

AVAILABILITY: Would need to relocate HOC offices

SCHOOL SERVICE AREA: Kensington-Parkwood ES



Ray's Meadow Local Park

OWNER: Maryland-National Capital Park and Planning Commission

LOCATION: 2901 East-West Highway, Chevy Chase

ACCESS: East-West Highway, Freyman Drive

DEED: Liber 00568 folio 0188

SIZE: 11.09 acres

ZONING: R-60

MASTER PLANNED: R-60 –Minimum net lot area 6,000 square feet

TOPOGRAPHY: Level

CURRENT USE: Local Park

TAX ACCOUNT NUMBER: 13-501-03034923

TAX MAP: HN53

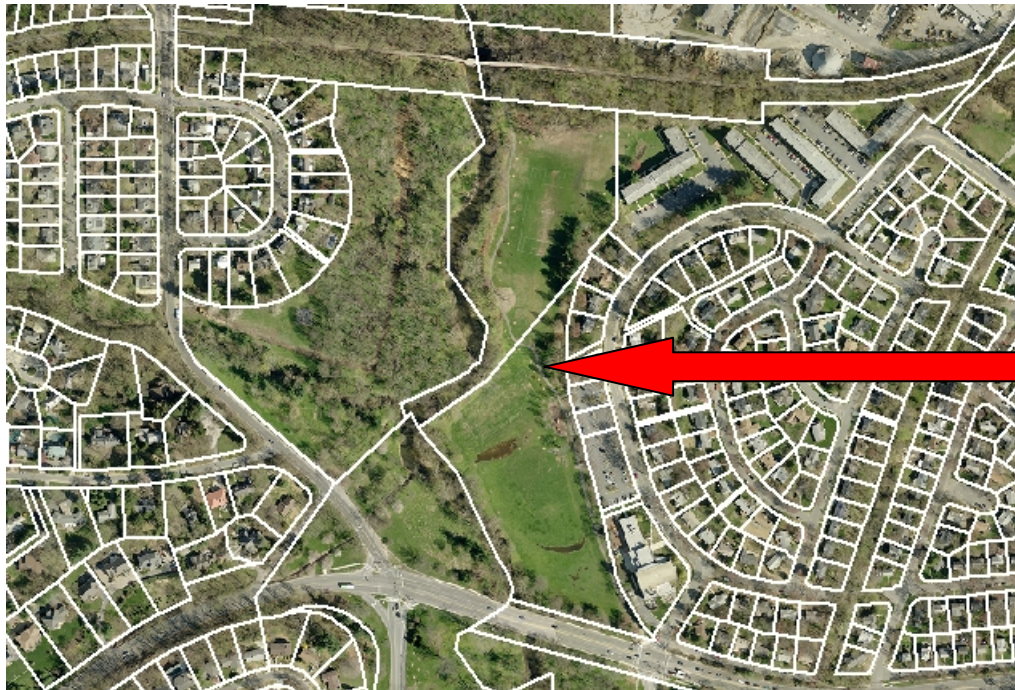
UTILITIES: Available

COST: Not applicable for M-NCPPC sites

POSSIBLE CONSTRAINTS: Existing park lies in stream valley buffer

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: Rock Creek Forest ES



Meadowbrook Local Park

OWNER: Maryland-National Capital Park and Planning Commission

LOCATION: 8000 Meadowbrook Lane, Chevy Chase

ACCESS: Meadowbrook Lane

DEED: Parcel P122 Liber 534 Folio 411

SIZE: 65.23 acres

ZONING: R-60

MASTER PLANNED: R-60 - Minimum net lot area: 6,000 sq.ft.

TOPOGRAPHY: Generally slopes towards Massachusetts Ave. Heavily wooded

CURRENT USE: Middle School

TAX ACCOUNT NUMBER: 13-01-428083

TAX MAP: HN62

UTILITIES: Available

COST: Not applicable for M-NCPPC properties

POSSIBLE CONSTRAINTS: Existing park, lies in stream valley buffer

AVAILABILITY: Per M-NCPPC, consider parks only in most extraordinary circumstances

SCHOOL SERVICE AREA: North Chevy Chase ES



Montgomery County Bus Lot

OWNER: Montgomery County Government

LOCATION: 8710 Brookville Road

ACCESS: Brookville Road and Lyttonsville Place

DEED: Liber 01589 Folio 00568

SIZE: 17.43 acres

ZONING: I-1

MASTER PLANNED: Light Industrial

TOPOGRAPHY: Generally flat with slope from east to west; moderate grade change in eastern part of the property; stormwater management pond at west end of property

CURRENT USE: Montgomery County Dept. of Transportation storage and maintenance

TAX ACCOUNT NUMBER: 13-01-00971041

TAX MAP: HN63

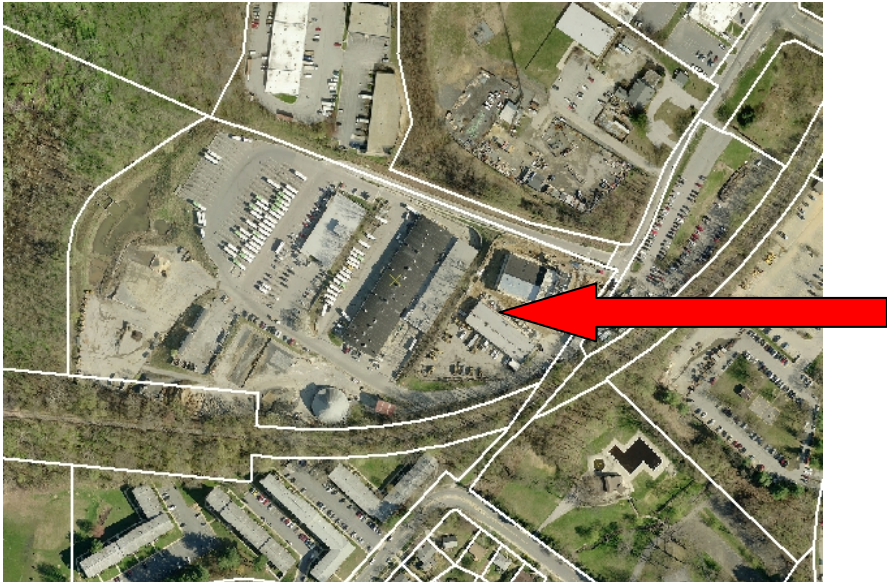
UTILITIES: Available

COST: Assessed Value: \$15,671,900

POSSIBLE CONSTRAINTS: Relocation of bus facility; outside of the B-CC Cluster ; located adjacent to the future Purple Line

AVAILABILITY: Undetermined

SCHOOL SERVICE AREA: Woodlin ES



SHA Property/I495 Intersection

OWNER: State Highway Administration

LOCATION: Kensington Parkway at Capital Beltway

ACCESS: Kensington Parkway

DEED: None

SIZE: 7.6 acres

ZONING: Adjacent to and confronting R-90

MASTER PLANNED: Highway right-of-way

TOPOGRAPHY: Highest point in center of property; gently slopes to east and west

CURRENT USE: Construction staging; monopole location

TAX ACCOUNT NUMBER:

TAX MAP: HP41

UTILITIES: Available

COST: Assessed Value: Unknown

POSSIBLE CONSTRAINTS: Acquisition from State, size

AVAILABILITY: Undetermined

SCHOOL SERVICE AREA: North Chevy Chase ES



Appendix D

Pros and Cons of Public Candidate Sites

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Pros and Cons of Public Candidate Sites

Prior to the discussion of pros and cons of the candidate sites listed below, the SSAC voted to eliminate the seven operating elementary schools in the B-CC cluster, five public sites of less than the minimum 10.1 acres needed to construct a middle school, Tilden Middle School, and Rays Meadow Local Park. The eliminated sites were numbered 4, 5, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 and 22.

CANDIDATE #1 - ROCK CREEK HILLS LP

	PROS	CRITERIA	CONS	CRITERIA
1	Adequate size	SIZE	Local park	PHYSICAL
2	Located far from existing MS	LOCATION	Topography sloped	TOPO
3	Access from 2 roads	ACCESS	Environmental impact	PHYSICAL
4	Reclamation clause stating former BOE property	AVAILABILITY	Federal funds were used to create park (Program Open Space)	COST / AVAILABILITY
5	In dire need of stormwater management--> site benefits Rock Creek through development	PHYSICAL	Boundary demographics	LOCATION
6	Good roads for bus access -- school buses access these streets currently	ACCESS	Loss of needed public facility - shortage of rectangular playing fields	PHYSICAL
7	Is in cluster	LOCATION	Not centrally located	LOCATION
8	Conducive to walking	ACCESS	Streets are not adequate	ACCESS
9	Feasibility study already complete	TIMING	Does not meet 1.5 mile radius of walking access - students would be bused from west of	ACCESS
10	Site already has necessary fields for school use with agreement with park already established	PHYSICAL	Emergency vehicles frequently block street near Kensington Park facility	ACCESS
11	Fields can continue to be shared by school and parks, and definitely have walkers that will go there.	PHYSICAL	Inadequate for educational program requirements	PHYSICAL
12	Middle school would provide a community asset with gymnasium and meeting spaces available outside school hours	PHYSICAL	Bus access on 60' right of way of local streets	ACCESS

CANDIDATE #2 - NORTH CHEVY CHASE LOCAL PARK

	PROS	CRITERIA	CONS	CRITERIA
1	Centrally located within cluster	LOCATION	Heavily wooded - Forest conservation process would be an issue	PHYSICAL
2	Size is good	SIZE	Higher mitigation cost due to environmental regulation	COST
3	Unused land / under-utilized	PHYSICAL	Traffic: bus access	ACCESS
4	Multiple entrances	ACCESS	Located between two intersections	ACCESS
5	Money coming in to mediate traffic through BRAC	COST	Less walkability	ACCESS
6	County planning to build additional access road to east over next 5 years	ACCESS	Loss of rectangular field	PHYSICAL

Appendix D

Pros and Cons of Public Candidate Sites

CANDIDATE #3 - LYNNBROOK LOCAL PARK / ELEMENTARY SCHOOL

	PROS	CRITERIA	CONS	CRITERIA
1	Part of it is BOE-owned	COST / AVAILABILITY	Too small	SIZE
2	Walkability	ACCESS	BOE programs must be moved	COST
3	Centrally located	LOCATION	Small roads going in	ACCESS
4	Close to BCC HS	LOCATION	Historic preservation issues	PHYSICAL
5	Was used in conjunction with school; facilities can be reused (does not eliminate existing fields)	PHYSICAL	Poor bus access	ACCESS
6			Topography	TOPO
7			B-CC HS would lose fields that are within walking distance.	PHYSICAL
8			Cost of relocating MCPS staff	COST
9			Only local park of its size in area	PHYSICAL

CANDIDATE #6 - ROSEMARY HILLS / LYTTONSVILLE LOCAL PARK

	PROS	CRITERIA	CONS	CRITERIA
1	Adequate size	SIZE	Heavily used park facility	PHYSICAL
2	Good location	LOCATION	Former artillery site; environmental issues	PHYSICAL
3	Lot of open land	PHYSICAL	Community opposition	AVAILABILITY
4	Co-location with Coffield Community Center	PHYSICAL	Topography sloping	TOPO
5	Large savings in bus costs due to walkability	COST	Not centrally located	LOCATION
6	Closest to largest Free and Reduced Price Meals program (FARMS) population	LOCATION	Historical concern	PHYSICAL
7	Lower costs for acquisition	COST	Co-location with Coffield Community Center	LOCATION
8			Part of the parcel funded with Program Open Space	COST
9			Inadequate size compared to program requirements	SIZE
10			Neighboring apartment buildings could be difficult to balance demographically	LOCATION
11			MNCPPC has previously rejected use of park by MCPS	AVAILABILITY
12			People use this park as their backyard for recreation	AVAILABILITY

Appendix D

Pros and Cons of Public Candidate Sites

CANDIDATE #7 - WSSC LYTTONSVILLE OPERATIONS CENTER

	PROS	CRITERIA	CONS	CRITERIA
1	Almost all of site is developed	PHYSICAL	Immense cost of relocating WSSC	COST
2	Centrally located	LOCATION	Not centrally located	LOCATION
3	Size	SIZE	Close to central rail line	PHYSICAL
4	Flat and level ground	TOPO	Industrial area	PHYSICAL
5	Close to transit	ACCESS	Potential reduction in size for transit station	PHYSICAL

CANDIDATE #9 - GRACE EPISCOPAL SCHOOL

	PROS	CRITERIA	CONS	CRITERIA
1	Easy access to main highway	ACCESS	Not willing to sell	AVAILABILITY
2	Centrally located	LOCATION	Forcing out another school	
3			Size not right	SIZE
4			Access to major highway - only access	ACCESS
5			Large forest conservation easement	PHYSICAL

CANDIDATE #10 - NORWOOD LOCAL PARK

	PROS	CRITERIA	CONS	CRITERIA
1	Location	LOCATION	Historic building	PHYSICAL
2	Size	SIZE	Too close to Westland MS	LOCATION
3	Historic building could fit neatly into school campus	PHYSICAL	Access roads	ACCESS
4	Closeness to Westland MS	LOCATION	Loss of rectangular fields	PHYSICAL
5			Heavily used park in a heavily populated area	PHYSICAL
6			Not centrally located	LOCATION

Appendix D

Pros and Cons of Public Candidate Sites

CANDIDATE #20 - WESTLAND MIDDLE SCHOOL

	PROS	CRITERIA	CONS	CRITERIA
1	Would be building right-sized capacity school for BCC (smaller and more compact)	PHYSICAL	Extreme edge of district would increase transportation time	LOCATION
2	Children would be matriculating together		Poor construction access	ACCESS
3	Sufficient space to do either addition or entirely new middle school	SIZE	Too big for middle school	SIZE
4	Less expensive	COST	Space in future development insufficient	SIZE
5	No increase in racial isolation	LOCATION	Poor walkability	ACCESS
6	Would not involve changes in busing	LOCATION	Doesn't meet objective of committee to identify a new middle school site	LOCATION
7	Basketball team would be better with more students			

CANDIDATE #22 - RAYS MEADOW LOCAL PARK

	PROS	CRITERIA	CONS	CRITERIA
1			Flood zone - wetland; not buildable	PHYSICAL
ELIMINATED BY UNANIMOUS VOTE				

CANDIDATE #23 - MEADOWBROOK LOCAL PARK

	PROS	CRITERIA	CONS	CRITERIA
1	PARKING LOT - Plot the flood plain for next time			

CANDIDATE #24 - MONTGOMERY COUNTY BUS LOT

	PROS	CRITERIA	CONS	CRITERIA
1	Serves east side of district	LOCATION	Proximate to busy roadway	ACCESS
2	Size of lot	SIZE	Not centrally located	LOCATION
3	Topography	TOPO	Not BCC Cluster	LOCATION
4			Expense and difficulty of relocating bus facility	COST
5			In industrial center	PHYSICAL
6			Purple Line proximity	PHYSICAL