



B. Mandatory Referral No. 2012026: Clarksburg Cluster Elementary School Clarksburg Village Site No. 1

RC
JAC

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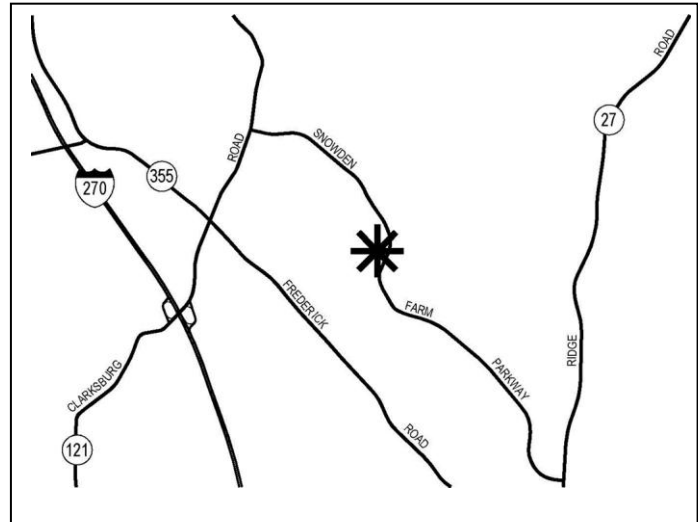
description

**B. Mandatory Referral No. 2012026
Clarksburg Cluster Elementary School
Clarksburg Village Site No. 1:**

New elementary school and park, located at 12520 Blue Sky Drive and along Snowden Farm Parkway, 9.29 acres, R-200/TDR 3, Clarksburg Master Plan

Staff Recommendation:

Approval to transmit comments to Montgomery County Public Schools



summary

The Clarksburg Village Elementary School No. 1 as proposed will serve as model for joint-use of a site for a School and Local Park. The project:

1. Complies with the 1994 Clarksburg Master Plan and prior approvals of the Clarksburg Village Preliminary Plan, Site Plan, and all approved roadway and infrastructure requirements.
2. Minimizes impervious surfaces, and includes advanced Environmental Site Design (ESD) and Best Management Practices (BMPs).
3. Meets the standards of the R-200/TDR-3 Zone.
4. Provides compatibility with the adjacent single family neighborhood, and the adjacent recreational facilities and open space.
5. Provides adequate and safe access for pedestrians and vehicles.
6. Includes the most current program and educational specifications for schematic design used by the Montgomery County Public Schools (MCPS).
7. Complies with a LEED Silver rating under the U. S. Green Building Council (USGBC) Standards.
8. Reflects extensive community and interagency involvement including public meetings and evaluation of design alternatives.
9. Alleviates student overcrowding in the Clarksburg Cluster by providing a long planned community facility.

RECOMMENDATIONS

The staff recommends approval of the Mandatory Referral for the Clarksburg Cluster Elementary School Clarksburg Village Site No. 1 with the following comments:

1. The joint-use School and North Local Park facilities shall include:

- a. Continuing joint coordination with the Department of Parks for completion of an executed agreement for the location, final design, and construction contract documents for all joint-use of outdoor recreational facilities for the School and Park sites.
- b. Coordinating design, construction, and installation of site improvements including the exterior cut-off lighting.
- c. Fulfilling the Department of Parks requirements to ensure satisfactory ballfield relocations, removals, installations for joint-use facilities, and operational management including:
 - A construction Phasing Plan demonstrating sufficient lead time for new turf and infield restoration before field is re-opened for permitted public use.
 - Installation of all new fields per Department of Parks specifications.
 - Provision of permanent and secured maintenance access to the Park from the School parking lot.
- d. Obtaining a Park Construction Permit for all construction activity on the M-NCPPC Park site.

2. Pedestrian and Bicycle Access and Safety:

- a. Provide adequate bicycle racks, with ample room for expansion, to encourage bike access to the School facility.
- b. Provide safe and convenient bike rack locations for both the School and Park facilities.

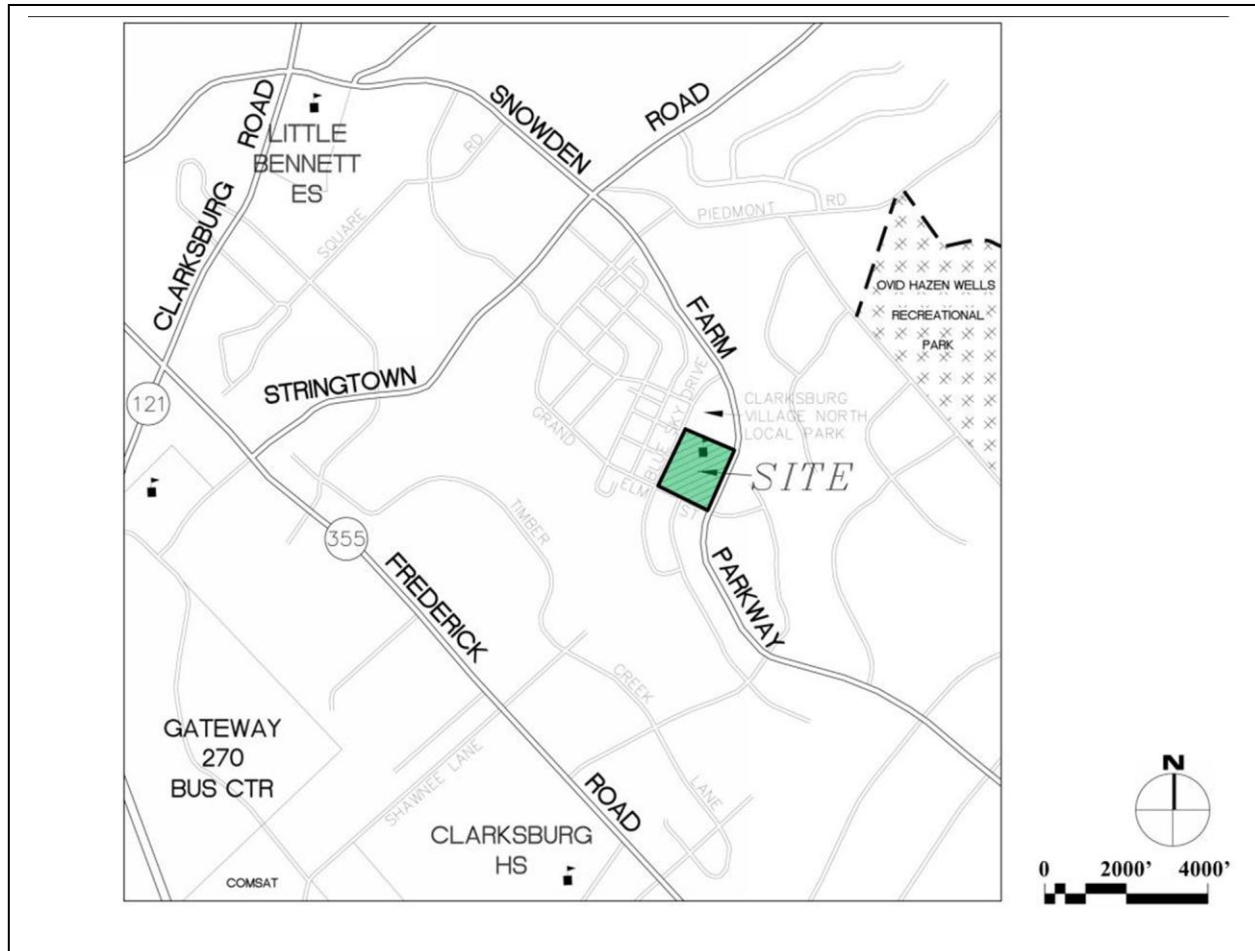
3. Transportation:

- a. Submit a Local Area Transportation Review (LATR) Study, if at any time in the future, the student enrollment of the Clarksburg Village Elementary School No. 1 exceeds the current 740 student design capacity as analyzed for this Mandatory Referral.
- b. Manage parent drop-off/pick-up of students entirely within the school property, with vehicular ingress-egress at Grand Elm Street, and discourage drop-off/pick-up of students at the bus area along Blue Sky Drive, and along other neighboring streets.
- c. Continue to coordinate site access and parking with the Montgomery County Department of Transportation (MCDOT), Fire and Rescue (F&R), the Department of Parks, and with adjacent homeowners and Home Owner Associations. Anticipate peak use periods and maintain a regular monitoring procedure for vehicular access and on and off-site parking.

DISCUSSION

The Clarksburg Village Elementary School No. 1 will serve as a model for joint-use of a site for a School and Local Park. It will reduce the impact on the environment by including two stories and joint use of parking to limit imperviousness. The project will include a geothermal system for heating and cooling, sustainable site design, and advanced building systems to reduce energy consumption. The School will also have an energy efficient envelope, and it will be certified for a LEED Silver or higher rating. The adjacent private development has already constructed the access roads and a portion of the stormwater management. This coordinated design of a public school and a local park together with private development provides for the timely construction of much needed public facilities for this neighborhood in Clarksburg.

PROJECT OVERVIEW



The Clarksburg Village Elementary School No. 1 is a long planned facility to be constructed in Clarksburg Village on a 9.29 acre, currently open site, at Snowden Farm Parkway and Blue Sky Drive.

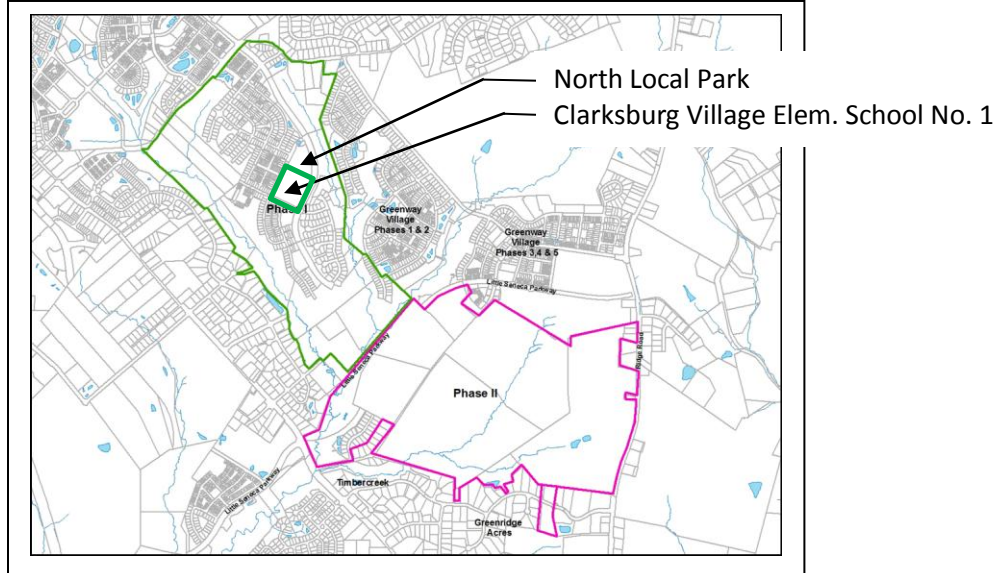
The School will be adjacent to and share playfields at the Clarksburg Village North Local Park - a 3.76 acre land area dedicated as Park property, and owned and operated by the Department of Parks.

The program and design submitted by the Montgomery County Public Schools (MCPS) for the Clarksburg Village Elementary School No. 1 is summarized in the Preliminary Plans Presentation Brochure submitted to the Planning Department (Attachment 1). The program and plans for the School are based upon current educational specifications developed by the MCPS. The School enrollment capacity is planned for 740 students. MCPS currently expects that School construction will begin in January 2013 with completion by the fall of 2014. The School will be two floors in height and sized at 91,697 square feet. The current construction cost estimate is \$25,701,000.

Clarksburg residents are eager for the opening of the Clarksburg Elementary School No. 1 as it will relieve enrollments at:

- Little Bennett Elementary School
- Cedar Grove Elementary School
- Clarksburg Elementary School

Location within Clarksburg Village



The new School will be located at 12520 Blue Sky Drive within Clarksburg Village, an approved and rapidly growing residential and mixed use development in the central Newcut Road Neighborhood of the Clarksburg planning area. The 9.29 acre School site is south of Stringtown Road, east of MD 355, and west of and adjacent to Snowden Farm Parkway. The building will be located at the south portion of the site with the Clarksburg Village North Local Park to the north.

The School is located between two Greenways, and it is adjacent to single family residential development on the west, south and east sides. An attractive community clubhouse and pool facility is located across Grand Elm Street to the south. Vehicular access will be provided from Grand Elm Street and Blue Sky Drive. Grand Elm Street will provide the entry for student drop-off and pick up, and Blue Sky Drive will provide bus access and egress and the majority of the on-site parking for the School. The site is relatively flat sloping downward to Snowden Farm Parkway.

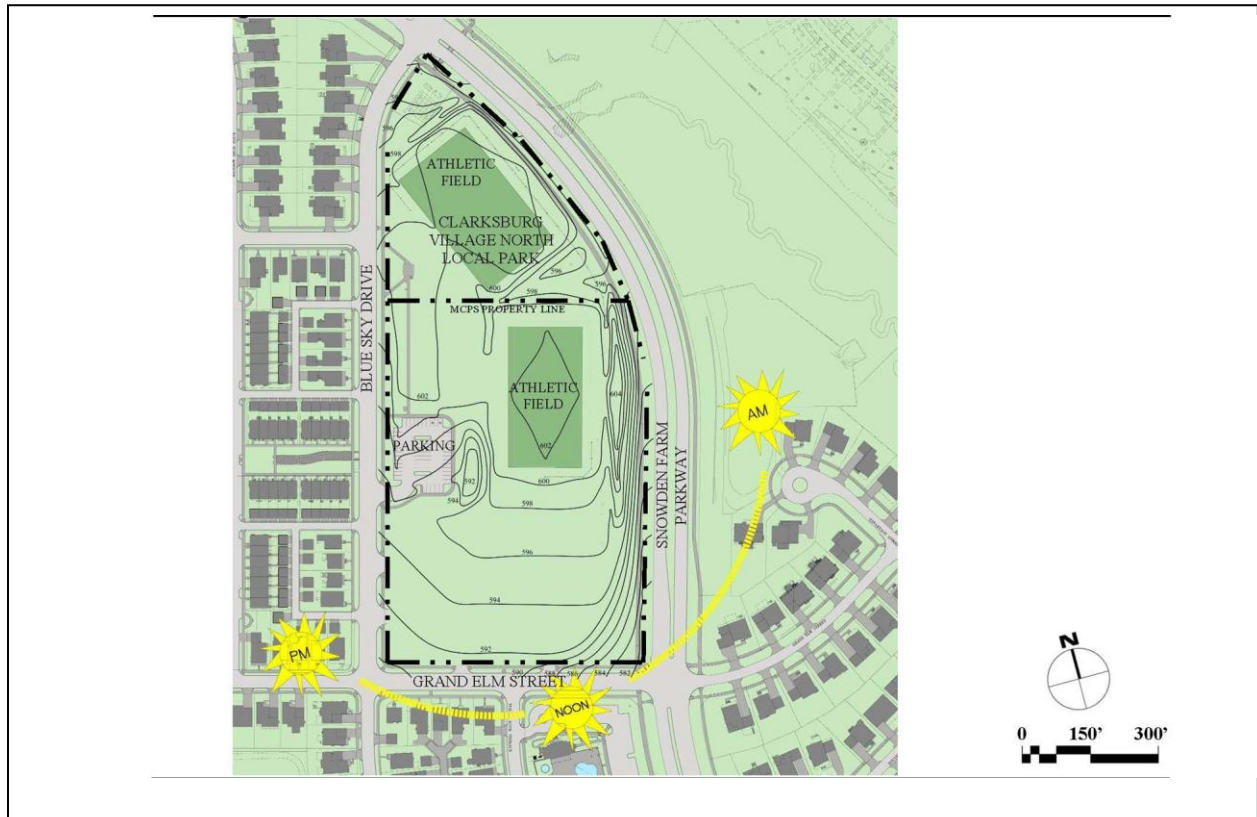
Joint-Use Site



PROPOSED JOINT-USE: ELEMENTARY SCHOOL AND CLARKSBURG VILLAGE NORTH LOCAL PARK

The 9.29 acre School site and the 3.76 acre Park site comprise a total joint-use site area of 13.05 acres. With the exception of a parking area at Blue Sky Drive, the entire site is currently used for recreation with playfields including soccer and cricket at the north portion of the site.

Existing Conditions



Elementary School

Mandatory Referral for the School site includes a softball field and an adjacent area for athletic fields east of the proposed softball field, and north of the School at the Snowden Farm Parkway, east side of the site.

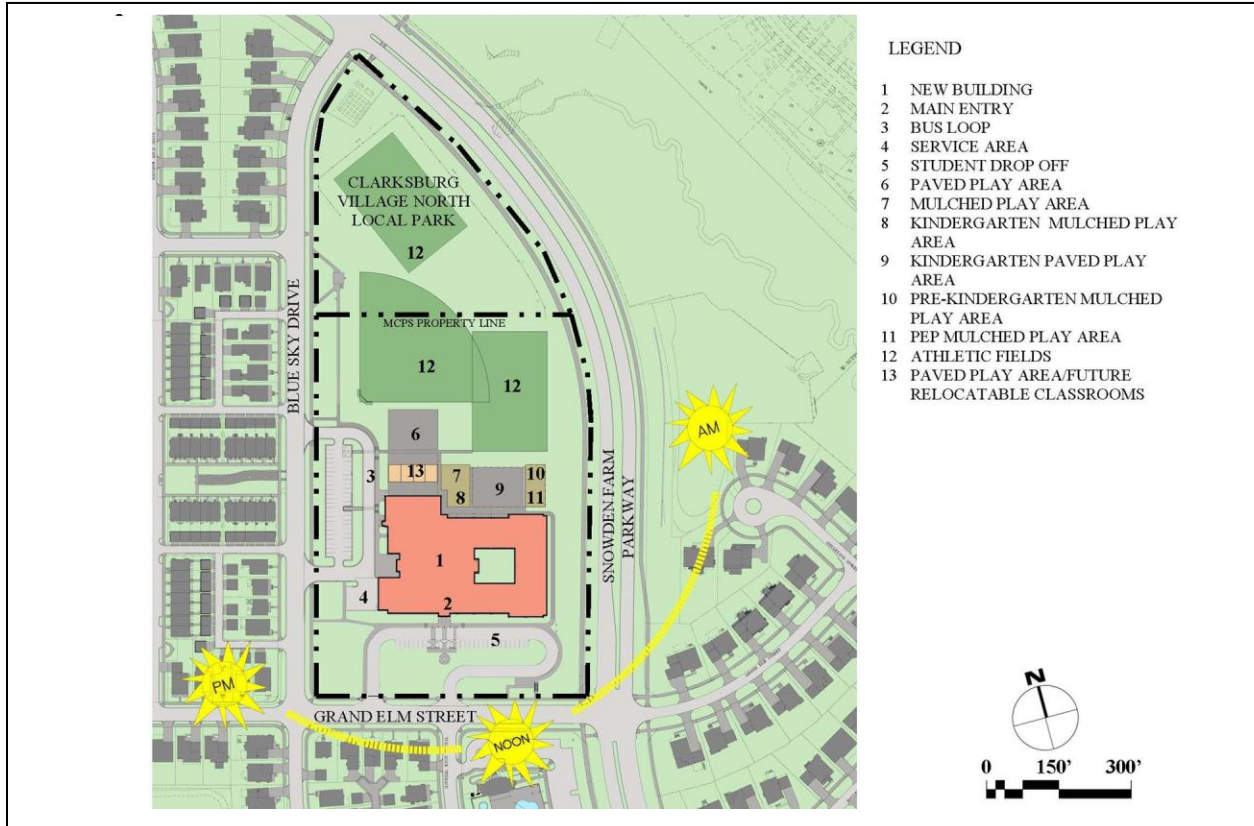
Clarksburg Village North Local Park Playfields

The Local Park will be operated by the Department of Parks. It is currently used for soccer with two field areas, with one field currently used for cricket. The cricket field activity is planned to move to Germantown.

SITE PLAN DESCRIPTION

The site plan, including the School and Park sites, currently locates a large softball field north of the School facility with two adjacent fields, one to the north on the Park site, and one to the east of the softball field on the School site. The softball field is shown as overlapping the Park dedication line with the adjacent playfield to the east entirely located on the School site. The MCPS and the Department of Parks are currently working together to finalize the locations and designs of all of the playfields. The MCPS and Parks staff will assist in determining a final coordinated design for both sites.

Proposed Site Plan



Discussions for the final location of the softball field include an option of moving the field to be located entirely on the Park site and relocating the playfield currently shown on the Park site to the south of the relocated softball field.

For determination of final construction plans for the recreation fields at both sites, MCPS and the Parks Department have agreed to work together to implement the best design for shared use of the outdoor fields at both sites. On September 14, 2012, MCPS submitted a statement to emphasize the cooperative effort as follows:

- Agreement between MCPS and the Department of Parks (M-NCPPC) on final Ballfield layout on Park property
- Montgomery County Public Schools (MCPS) will work cooperatively with the Department of Parks (M-NCPPC) to develop the final site plan for the shared use of the School/ Park site. The final shared-use site design will be agreeable to both parties prior to issuing of the Department of Parks permit for construction.

Site Plan for the School

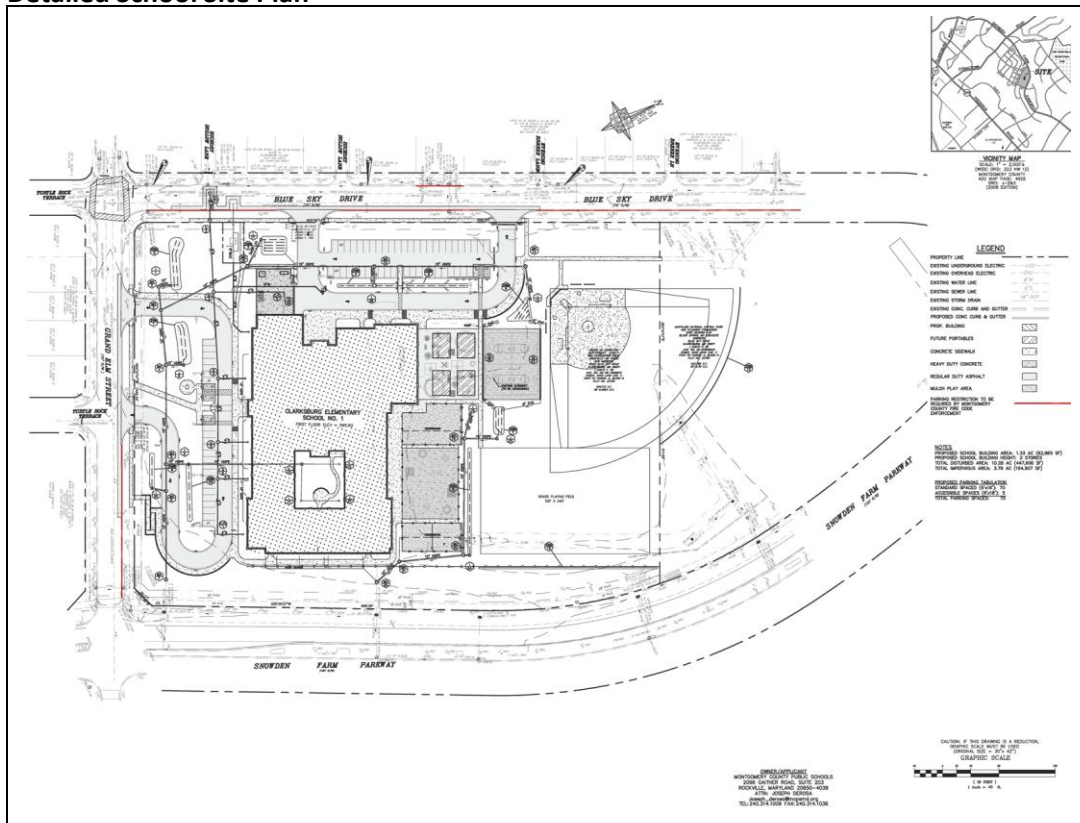
The School building will be located at the south, Grand Elm Street side of the site. The vehicular, student drop-off loop is located at the south side Grand Elm St. frontage with access from Snowden Farm Parkway and Blue Sky Drive. To reduce vehicular access congestion, a separate access loop for buses is located at the west, Blue Sky Drive, side of the School. Most of the parking is also located along the Blue Sky Drive side of the facility.

The south, Grand Elm Street vehicular drop-off, entry-egress drive is designed as a loop roadway with both entry and egress at Grand Elm Street and without an exit connection to Blue Sky Drive. This reconfigured south entry, student drop-off and pick-up drive, will allow auto ingress and egress trips concentrated at Snowden Farm Parkway and Grand Elm Street to reduce vehicular conflicts with the separate bus loop roadway at Blue Sky Drive and with the residential area to the west.

Parking

The site plan for the project includes a total of 75 parking spaces for the School and Park located in two areas: one at Blue Sky Drive, between the bus entry roadway and the street with the second parking area located between the student drop-off roadway and Grand Elm Street. The parking at the Blue Sky Drive entry area contains the majority of the spaces. A typical elementary school would be programmed for approximately 90 parking spaces. MCPS has determined that 75 spaces will be adequate, considering the large number of students anticipated to walk and bike to and from the School. The reduced number of spaces has significantly less imperviousness on the School site and the overall joint-use site plan.

Detailed School Site Plan



SCHOOL FACILITY PROGRAM

The design for the School has been under development since 2003. A series of public meetings included development and evaluation of multiple sites, design alternatives, and refinements in response to recommendations and suggestions by participants involved in the facility design process. Space relationships in the School encourage flexibility to accommodate educational programs, maximum daylighting and connectivity to the surrounding outside open areas. Instructional areas are designed as learning environments, and they will have adequate space and support facilities including work areas, restrooms, and storage facilities. Key elements of the School's functional relationships include:

- public spaces grouped together and separated from the instructional classroom spaces
- gymnasium and multi-purpose room accessible to the community during non-school hours
- safe vehicular access with separated student drop-off and bus loop areas
- building design that allows easy supervision of students
- 33 teaching stations and 43 teaching support spaces

BUILDING DESIGN

The School design will meet current MCPS educational specifications. It is a contemporary two-story structure with brick veneer over masonry exterior walls. The building:

- reflects designs used for Great Seneca, Little Bennett, and William B. Gibbs Elementary Schools
- consolidates academic areas apart from public areas
- locates public spaces at the Grand Elm Street entry area, to allow supervision of the main entrance, lobby, and student drop-off areas
- locates the instructional media center centrally on the first floor and adjacent to an open space
- locates younger children in lower grades on the ground floor with second through fifth grades on the second level
- provides excellent circulation with a simple rectangular hallway configuration, stairs at each end of the facility, and a centrally located lobby stair with an elevator
- provides easily identifiable, sheltered canopy entrances located at the Grand Elm Street, front student drop-off area, and at the Blue Sky Drive bus drop-off location
- includes Classrooms with interactive educational technology including controlled wireless computer access and interactive systems, and flexible spaces for alternate student group arrangements

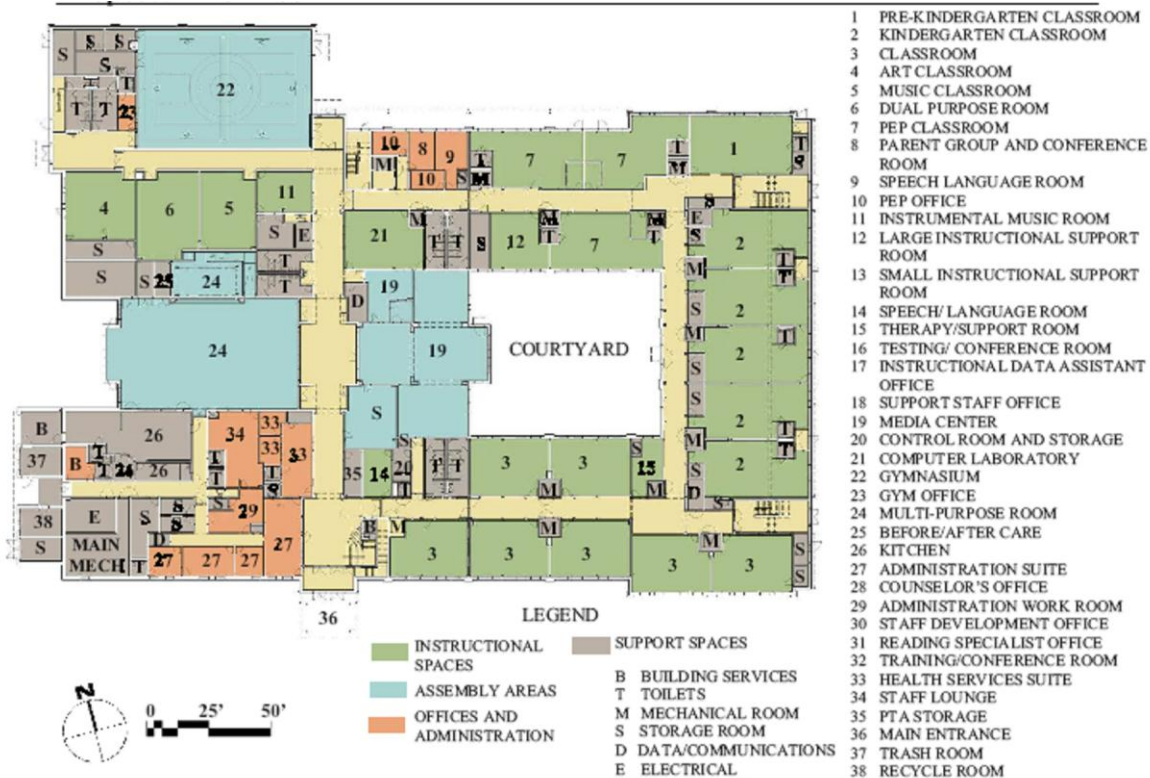
The project will be registered and certified for a Silver or higher LEED rating and will include:

- encouraging alternative transportation by providing convenient bike racks and preferred parking for low-emitting/fuel efficient vehicles
- a carpooling program
- use of highly reflective roof surfaces and vegetative roof areas
- water-conserving , low flow plumbing
- highly energy-efficient building envelop, lighting, and HVAC systems
- enhanced commissioning/post construction management of the HVAC systems
- management of indoor air quality and low emitting materials
- high occupant control of lighting and thermal comfort
- recycled and regionally manufactured materials
- design to maximize daylighting

Floor Plans

Floor plans for the school, with space identifications, are also illustrated in the Preliminary Plan Presentation Brochure submitted for the Mandatory Referral (see Attachment 1).

First Floor Plan



Second Floor Plan



Elevations

The south elevation of the School shows that Grand Elm Street includes the main entrance drop-off and pick-up area.

The north elevation of the building will be viewed by southbound vehicles on Snowden Farm Parkway over the large and expansive areas of joint-use playfields.

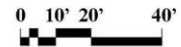
All exterior elevations are also included in Attachment 1.



South Elevation



North Elevation



ANALYSIS

CONFORMANCE WITH THE MASTER PLAN

The School and Park projects are consistent with the 1994 Clarksburg Master Plan. The School and Park project:

- Conforms to the land use objectives of the Master Plan (MP, pgs. 16-34)
- Retains the overall staging recommendations of the Plan (MP pgs. 186-193)

The delivery of the School and Park project by MCPS in its neighborhood setting is responsive to specific provisions of the Master Plan related to development staging:

- Coordination of Land Development and Public Infrastructure:
- Development of a strong community identity

Additionally in response to the 1994 Clarksburg Master Plan the project:

- Conforms to transportation goals and objectives with all of the required transportation infrastructure
- Consistent with environmental provisions for water quality with its ESD oriented site design and with a 29 percent overall level of imperviousness for the School and Park site

The School and adjacent joint-use Park site and facilities have been integral components of all Preliminary and Site Plan approvals for the Clarksburg Village project, a major residential and mixed use development within the Newcut Road Neighborhood of the Clarksburg Master Plan.

CONFORMANCE WITH THE DEVELOPMENT STANDARDS

The proposed project is in conformance with the development standards in the R-200/TDR-3 Zone as shown on the following table.

Data Table: Clarksburg Elementary School No. 1

Item	R-200/TDR-3 Required	Provided
Minimum Net Lot Area	20,000 s.f.	404,775 s.f.
Minimum Net Lot Width:		
- At Building Front	100 ft.	544 ft.
- At Street	25 feet	500 ft.
Minimum Setback from Street	40 feet	160 feet
Building Setbacks:		
- Minimum Side Yard	12 feet	75 feet
- Sum of 2 Side Yards	25	218 ft.
- Minimum Rear Yard Setback	30 feet	340 ft.
Maximum Building Height	50 feet	38 feet
Maximum Building Coverage	25%	17%

LOCATION OF BUILDINGS, OPEN SPACE AND LANDSCAPING

The location of buildings, open space and landscaping is adequate, safe and efficient. The two-story building is located along Snowden Farm Parkway and set back from the adjacent residences. The open play fields are located along the northern property boundary and the active courts are set back from the adjacent residences. The parking will have a setback with significant landscaping on the east, south and west areas to provide screening for adjacent residences.

TRANSPORTATION

Access and Circulation

Staff finds that the proposed access to the school and internal vehicular and pedestrian circulation system as shown on the site plan are adequate, safe and efficient. The site plan includes two directional driveways, one-way in and one-way out, from Grand Elm Street to the staff/visitor lots, and two directional driveways, one-way in and one-way out, from Blue Sky Drive to the school bus loading/unloading lot. Both Grand Elm Street and Blue Sky Drive are built as primary residential streets, two-lane roadways with sidewalks on both sides within a right-of-way of 70 feet. Snowden Farm Parkway (A-305) is built as a four-lane arterial roadway with a right-of-way of 120 feet, and it has an 8 feet wide bike path (Class I, a shared use path). With the existing sidewalks along abutting streets and lead-in sidewalks to be constructed by the School, the School will have safe and efficient pedestrian connection to the neighborhood and area roadway system.

Local Area Transportation Review

Based on the submitted traffic analysis, all analyzed intersections operate at an acceptable level within the congestion standard. The proposed new School with the proposed capacity of 740 students would generate 377 morning and 215 evening peak hour trips using trip generation rates obtained from other existing elementary schools within Montgomery County. The congestion standard for the Clarksburg Policy Area is a critical lane volume (CLV) of 1,425.

Results of the Critical Lane Volume (CLV) Analysis

Location	Existing Condition		Background Condition		Total Future Condition	
	AM	PM	AM	PM	AM	PM
MD 355/ Foreman Boulevard	798	504	1018	927	1058	972
Snowden Farm Parkway/ Grand Elm St. N.	248	191	253	203	272	214
Snowden Farm Parkway/Grand Elm St. S.	94	70	100	83	345	224
Snowden Farm Parkway/ Stringtown Rd	367	261	390	316	401	321

Based on staff review of the site plan and the traffic study provided by the Applicant, staff recommends approval of this Mandatory Referral with the following comment:

- Submit a Local Area Transportation Review study if the student enrollment of the Clarksburg Cluster Elementary School exceeds the 740 students analyzed in the traffic study for this application.

ENVIRONMENT

SPA Preliminary/ Final Water Quality Review

The project area is within the Clarksburg Special Protection Area (SPA). The Application follows the approved Preliminary Plan and Site Plan for Clarksburg Village and no amendments to the approved Forest Conservation Plan or the Department of Permitting Services (DPS) Water Quality Plan are required. Off-site stormwater management facilities are provided.

Environmental Buffers

There are no streams or buffers to streams located on or adjacent to the School site.

Forest Conservation

The School project was approved as part of the much larger Clarksburg Village Forest Conservation Plan No. 120010300. Most of the forest mitigation for the Village is taking place within those 775 acres, but none of it on or adjacent to the school site. The site had been an old farm field so no forest or individual specimen trees will be disturbed with the construction of the school. (See September 20, 2010 letter - Approval of Final Forest Conservation Plan for Clarksburg Village Phase I - Attachment 2).

Site Imperviousness

The Clarksburg SPA does not have an impervious surface restriction. Impervious levels must be minimized to the extent possible. The applicant has minimized the amount of new impervious surfaces for the project by using a number of strategies.

- The school building is two stories high over most of the building area, reducing the footprint required.
- Seventy five parking spaces (including standard and ADA accessible spaces) have been proposed, in lieu of the approximately 90 parking spaces typically provided for elementary schools in Montgomery County. On-site parking areas will be available for use by visitors to the adjacent Park property during non-school hours.
- The exit from the parent drop-off loop onto Blue Sky Drive has been relocated to Grand Elem Street to further reduce the amount of paved area and reduce the impact on the adjacent neighborhood.

These measures have achieved a 39 percent level of imperviousness . The impervious level for the entire joint use School and Park Site will not exceed 29 percent. Impervious calculations are as follows:

- **Total Joint-Use site: 13.05 acres**
Total Impervious: 3.78 acres/29 percent
Total Non-impervious: 9.27 acres/71 percent

- **Total School site: 9.29 acres**
Total Impervious: 3.63 acres/39 percent
Total Non-impervious: 5.66 acres/61 percent
- **Total park site: 3.76 acres**
Total Impervious: 0.15 acres./4 percent
Total Non-impervious: 3.61 acres/96 percent

Staff recommends approval of the SPA Preliminary/ Final Water Quality Plan for the School site with a maximum 39 percent impervious level and with a maximum of 29 percent impervious surfaces for the total joint use site.

Stormwater Management Facilities

For the School project a new stormwater management system for quality control will be provided on-site. Stormwater quantity control will be provided with an existing stormwater management pond located south and east of the site. Micro-scale water quality practices will be provided to comply with environmental site design (ESD) regulations. Stormwater management will include a vegetative roof and ESD elements required by the State of Maryland and Montgomery County.

Utilities

New utilities including water sewer gas and electric services will support the needs of the new School.

Exterior Lighting

Exterior lighting at the School site will be designed and installed to shield adjacent residences from glare while maintaining light levels for safety and security. Fixtures will be 100 percent down lighting to minimize glare in adjacent residential areas.

COMMUNITY OUTREACH

On June 4, 2012, Planning Department and Department of Parks participated in a well-attended meeting in Clarksburg to review and discuss residents' input related to anticipated parking operations at the School. Residents living near the School at and near Blue Sky Drive and Grand Elm Drive expressed concern about parking issues already seen with the use of the adjacent Clarksburg Village North Local Park. County Fire and Rescue (F&R) personnel also attended to review their anticipated plans to restrict parking at locations in the residential neighborhood adjacent to the Clarksburg Elementary School No. 1.

As a result of this meeting, County F&R provided a diagram showing the locations of on-street planned parking restrictions to be identified with signage for parking time limitations and enforcement.

MCPS has committed to added community meetings as the project is finalized and built to insure full coordination of parking and access for all activities at the School and adjacent Park.

The parking operations at the School will be carefully managed and monitored, due to the expected vehicular traffic of adjacent residential uses together with expected joint use including various MCPS and Department of Parks activities. With parking restrictions on the adjacent streets, management of the activities at peak use times becomes important.

Staff recommends that the MCPS establish an ongoing transportation management plan for the School with the inclusion of regular input from the adjacent HOA's, The Department of Parks, and as required from County Fire and Rescue.

CONCLUSION

Staff concludes that the proposed Mandatory Referral for the Clarksburg Village Elementary School No. 1 will be: consistent with the Clarksburg Master Plan, compatible, and meets the applicable standards and guidelines for the environment, the Adequate Public Facilities Ordinance, as well as the development standards for the R-200/ TDR-3 Zone.

Staff recommends approval of the Mandatory Referral with comments listed at the front of this report to be transmitted to the Montgomery County Public Schools.

Attachments

1. Preliminary Plans: Clarksburg Cluster Elementary School Clarksburg Village Site # 1
Prepared for: Montgomery County Board of Education
May 2012
2. Final Forest Conservation Plan

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IAC Schematic Design Submission

Clarksburg Cluster Elementary School **(Clarksburg Village Site #1)**

Prepared for
Montgomery County Board of Education

May 2012

Grimm + Parker Architects

Preliminary Plans Presentation

Clarksburg Cluster Elementary School (Clarksburg Village Site #1) New School

12520 Blue Sky Drive
Clarksburg, Maryland 20871

Montgomery County Board of Education

Ms. Shirley Brandman	President
Mr. Christopher S. Barclay	Vice President
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Dr. Judith Docca	Member
Mr. Michael A. Durso	Member
Mr. Philip Kauffman	Member
Mrs. Patricia B. O'Neill	Member
Mr. Alan Xie	Student Member

Montgomery County Schools Administration

Dr. Joshua P. Starr	Superintendent of Schools
Mr. James C. Song	Director, Department of Facilities Management
Mr. R. Craig Shuman	Director, Division of Construction
Mr. Michael P. Shpur	Architect, Division of Construction
Mr. Joseph D. DeRosa	Project Manager, Division of Construction
Ms. Debbie Szyfer	Senior Planner, Division of Long-range Planning

Involvement

The preliminary plans for the Clarksburg Cluster Elementary School (Clarksburg Village Site #1) project were developed based on the educational specifications prepared by Montgomery County Public Schools (MCPS). Through a series of public meetings, several design alternatives were developed and evaluated. The proposed plans presented herein were reviewed and subsequently modified in accordance with recommendations and suggestions received during the schematic design meetings.

Participants in Facility Advisory Process

Mrs. Kim Bosnic	Principal	William B. Gibbs, Jr. Elementary School
Dr. Wei Cao	Parent	Little Bennett Elementary School
Mrs. Kim Cox	PTA Vice President	William B. Gibbs, Jr. Elementary School
Mrs. Wendy Davis	PTA Secretary	Little Bennett Elementary School
Mr. Joseph DeRosa	Project Manager	Division of Construction, MCPS
Mr. Shawn Donnelly	Parent	Little Bennett Elementary School
Ms. Vernkat Durgam	Parent	Little Bennett Elementary School
Mr. Cherian Eapen	Parent	Little Bennett Elementary School
Mrs. Paulette Forrest	PTA President	Little Bennett Elementary School
Mrs. Ann Hang	Parent	Little Bennett Elementary School
Mrs. Rey Hang	Parent	Little Bennett Elementary School
Mr. Phillip Hannum	Parent	Little Bennett Elementary School
Ms. Maria Ho	Parent	Little Bennett Elementary School
Mrs. Angela Maren Jacobs	Parent	Little Bennett Elementary School
Mrs. Norine James	Parent	Little Bennett Elementary School
Mr. Raymond James	Parent	Little Bennett Elementary School
Mrs. Samantha Johnson	Parent	Little Bennett Elementary School
Mrs. Kavitha Kasi	Parent	Little Bennett Elementary School
Mrs. Maryam Khan	Parent	Little Bennett Elementary School
Mrs. Lina Lee	Parent	Little Bennett Elementary School
Ms. Wing Lee	Parent	Little Bennett Elementary School
Mr. Rich Liu	Parent	Little Bennett Elementary School
Mrs. Jennifer Loftis	Parent	Little Bennett Elementary School
Mr. Paul E. Majewski	Parent	Little Bennett Elementary School

Facility Advisory Process Involvement

Participants in Facility Advisory Process (continued)

Mrs. Judith Martin	Parent	Little Bennett Elementary School
Mr. Jayme Michnya	Parent	Little Bennett Elementary School
Mr. Shawn D. Miller	Principal	Little Bennett Elementary School
Mrs. Kim Mullins-Mitchell	Parent	Little Bennett Elementary School
Dr. Jay Nokkeo	Parent	Little Bennett Elementary School
Mr. Robert Paciorek	Parent	Little Bennett Elementary School
Mr. Paul Pentapaty	Parent	Little Bennett Elementary School
Mrs. Hema Ponnuel	Parent	Little Bennett Elementary School
Mr. Todd Powell	Clarksburg Cluster Coordinator	Clarksburg Village
Mr. Mahoj Rohit	Parent	Little Bennett Elementary School
Mr. Sanjay Sahoo	Parent	Little Bennett Elementary School
Mr. Michael P. Shpur	Architect	Division of Construction, MCPS
Mrs. Shiva Sobhari	Parent	Little Bennett Elementary School
Mr. Bala Srini	Parent	Little Bennett Elementary School
Mr. Seenu Suvarna	Clarksburg Cluster Coordinator	Clarksburg Village
Ms. Debbie Szyfer	Senior Planner	Division of Long-range Planning, MCPS
Mrs. Debra Thompson	Parent	Little Bennett Elementary School
Mrs. Dheenaja Vanama	Parent	Little Bennett Elementary School
Mrs. Denise Wagner	PTA Treasurer	Little Bennett Elementary School
Mr. Shekhar Wankhede	Parent	Little Bennett Elementary School

Background / History

Location:	12520 Blue Sky Drive, Clarksburg, Maryland 20871
Cluster:	Clarksburg Cluster
History and Square Footage of Existing Building:	New School
Site Size:	9.29 acres
Capacity:	740
Schools Relieved:	Little Bennett Elementary School Cedar Grove Elementary School Clarksburg Elementary School

Project Information (continued)

Educational Program Objectives

The objective of the proposed project is to construct a new elementary school in the Clarksburg Village area to serve the growing student enrollment in the area and to relieve the overcrowding within the Clarksburg cluster at Little Bennett, Cedar Grove, and Clarksburg Elementary Schools.

The proposed new facility will be designed for a capacity of 740 students. The core spaces will be designed for 740 students. The design will encourage a flexible approach that accommodates the educational programs and maximum connectivity to the surrounding physical environment. Each instructional area will have adequate learning space, work areas, restrooms, and storage facilities.

The following are key elements of the project:

- Arrange public spaces grouped together and separated from the instructional classroom spaces.
- Locate administration suite adjacent to the main entrance with visual surveillance of student drop-off and bus loops.
- Provide gymnasium and multi-purpose room accessible to the school and community during non-school hours.
- Provide safer vehicular access with a student drop-off loop separate from the bus loop.
- Create a defined and welcoming entry.
- Create a building with functional spatial relationships.
- Create a building that allows easy supervision of students.

Teaching Stations and Spaces Provided When Complete:

(Number of teaching stations counted towards capacity is indicated in parentheses)

New Construction

Teaching Stations:		Support Spaces:	
Pre-kindergarten Classrooms	(1)	Large Group Instruction Room	2
Kindergarten Classrooms	(5)	Small Group Instruction Room	2
Classrooms (Grade 1-5)	(24)	Instrumental Music	1
PEP Classroom	(3)	Parent Group and Conference Room	1
Music	1	Speech/ Language Room	2
Dual Purpose Room	1	Therapy/ Support Room	1
Computer Laboratory	1	Testing/ Conference Room	1
Art	1	Instructional Data Assistant Office	1
		Support Staff Offices	2
		Counselor's Office	1
		Staff Development Office	1
		Reading Specialist Office	1
		Training/ Conference Room	1
		Building Services	1
		Recycling Room	1
		Compactor Room	1
		General Storage	4
		Workroom	3
		Staff Lounge	1
		Book Storage	1
		PTA Storage	1
		Before/After Care Kitchenette and Storage	1
		Outdoor Storage	1
		Staff Lounge	1
Total Teaching Stations	33		

Project Information (continued)

Site Design

Site Features:

Clarksburg Cluster Elementary School (Clarksburg Village Site #1) is situated on a 9.29 acre site at 12520 Blue Sky Drive, Clarksburg, Maryland adjacent to a 3.76 park owned and operated by the Maryland-National Capital Park and Planning Commission. The site is bounded on the east, west and south by single-family homes and on the north by Clarksburg Village North Local Park owned by the Maryland-National Capital Park and Planning Commission. A community clubhouse with pool facilities is located directly across Grand Elm Street to the south. The site is relatively flat, with a sloping hill along the east side down to Snowden Farm Parkway. There currently are two soccer fields on the Clarksburg Village North Local Park site.

The proposed site plan situates the new building on the south side of the site. The parking and student drop off loop are also proposed to be located on the south end of the site with an entry from Grand Elm Street and an exit onto Blue Sky Drive. The bus loop and staff parking are proposed to be located to the west of the site with both entry and exit off of Blue Sky Drive. On-site traffic circulation is designed to provide safe access to the school for pedestrians and maximize on-site parking. The on-site parking areas will accommodate approximately 92 spaces. Athletic fields, paved play areas, and play equipment are located on the northern portion of the site.

Stormwater Management

A new stormwater management system will be provided for quality control measures on site. Stormwater quantity control will be provided by the existing storm water management pond located to the south east of the site. Micro-scale water quality practices will be provided to comply with the environmental site design regulations. The proposed storm water management will include the use of a full vegetated roof and environmental site design elements required by the State of Maryland and Montgomery County.

Utilities

New utilities, including water, sewer, gas, and electric services will support the needs of the new facility.

Exterior Lighting:

The exterior lighting will be designed to shield adjacent residences from intrusive glare while maintaining light levels for safety and security purposes. The light fixtures will be 100% downlighting to minimize light pollution into the night sky.

Project Information (continued)

Building Design

General Description:

The proposed building, designed to meet the Montgomery County Public School educational specifications, is a two-story, steel-framed structure with brick veneer over masonry block exterior walls. Interior walls are primarily masonry block. The proposed building plan is a repeat design of the prototype elementary school that was utilized for Great Seneca, Little Bennett, and William B. Gibbs Elementary Schools. The proposed plan consolidates the academic areas apart from the public areas of the building. The public areas that are located toward the front of the building and accessed at the main floor include the administrative suite, the multi-purpose room, art, music, gymnasium, and support spaces.

The main entrance of the building is clearly identifiable from the street. The administrative suite is located at the front of the building to allow supervision of the main entrance, lobby, and student drop off. The instructional media center is centrally located in the building on the first floor level. The prekindergarten, kindergarten, PEP and 1st grade classrooms are located on the ground floor and the remainder of the classrooms for second through fifth grade are located on the upper floor level. Stairways at each end of the building and a centrally-located lobby stair, along with an elevator provide vertical circulation within the building. The canopy at the main entrance serves as shelter from inclement weather and also identifies the main entrance to the building. A secondary entrance with a canopy provides a sheltered entry from the bus loop into the gym lobby area.

Classroom Technology:

The classrooms will be designed to support interactive educational technology that includes controlled, wireless computer access and interactive whiteboard systems. Individual classrooms are designed to provide a student seating arrangement that can be organized into small groups for project oriented teaching, or students can face the teacher in a traditional method.

Code Compliance/Accessibility:

All areas will be designed to meet the most current national and local building codes, including fire, life-safety, and health standards. The proposed building will be in full compliance with the Americans with Disabilities Act (ADA).

Project Information (continued)

Building Design, (continued)

Sustainable Design Intent (LEED):

The project will be registered and will be certified for a silver or higher rating in conformance with Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council. Some of the sustainable aspects of the project include the following:

- Encouraging alternative transportation to the school by providing conveniently located bike racks and preferred parking for low-emitting/fuel-efficient vehicles and carpools
- Managing stormwater to both reduce runoff quantity and improve quality
- Using highly-reflective roof surfaces combined with vegetated roof portions to reduce heat-island effect and heat gain to the building
- Installing water-conserving, low-flow plumbing fixtures
- Optimizing the energy performance of the building by providing a highly energy-efficient building envelope, lighting system, heating, ventilation, air-conditioning systems, utilizing a geo-exchange system
- Optimizing equipment selection, installation, and operation of HVAC equipment through enhanced commissioning of the building energy systems
- Adhering to construction indoor air quality management plans and using low-emitting building materials to safeguard occupant health
- Providing a high level of occupant control over individual lighting and thermal comfort to promote enhanced indoor environment
- Promoting user education to increase awareness of the building's green features and to utilize the school as a teaching tool for environmental and sustainability topics
- Using construction materials that are recycled and regionally manufactured
- Implementing a Green Housekeeping Plan
- Maximizing daylight in classrooms
- Minimizing background noise level from HVAC systems in classrooms and other core learning spaces and control reverberation time with sufficient sound-absorptive materials.

Project Information (continued)

Building Design, (continued)

Mechanical Systems:

Heating Ventilation and Air-Conditioning (HVAC) System:

The proposed new building will be heated and air-conditioned by a two-pipe hydronic heat pump (HHP) system. The HHP system will consist of individual, vertical water-cooled units for each classroom. Heating and cooling are provided by a geothermal ground- source heat pump system. Ventilation for the classroom will be provided by a HHP integrated energy recovery unit mounted on the roof.

Plumbing Systems:

Plumbing fixtures will comply with the Americans with Disabilities Act (ADA) requirements. The balance of the sanitary sewer and domestic water systems will be provided in accordance with the latest Washington Suburban Sanitary Commission (WSSC) Plumbing Code and Regulations. Water-saving plumbing fixtures will be used.

Fire Protection System:

The building will be fully-sprinklered with a wet system in accordance with the National Fire Protection Association Code (NFPA-13 and 14) and will be provided with a voice-annunciated fire alarm system.

Energy Management Statement:

A primary design factor is the conservation of energy. The importance and consideration placed on energy conservation will be reflected in the configuration and orientation of the building, the selection of materials, and the mechanical/electrical systems utilized. In addition, a direct digital automatic temperature control system will be provided to monitor and control all new HVAC equipment from a central building management system. The new building will be designed to exceed ASHRAE 90.1-2007 energy requirements and IBC Basic Energy Conservation codes as well as Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Efficient Design for New Buildings.

Project Information (continued)

Building Design, (continued)

Electrical Systems:

Power Distribution:

The building will receive a new 277/480-volt, 3 phase, 4-wire electrical service. The building also will have emergency power by a natural gas-fueled generator to handle fire alarm, emergency lighting, telecommunications, kitchen freezer and cooler as well as the energy recovery units that provide freeze protection. Lighting will be energy efficient 2x4 fluorescent fixtures in common areas, with direct and pendant-type lighting in the classrooms.

Public Address System:

A new public address system will be provided to serve the building. Each classroom will have a call-back switch and speakers. The corridors and restrooms will have speakers only.

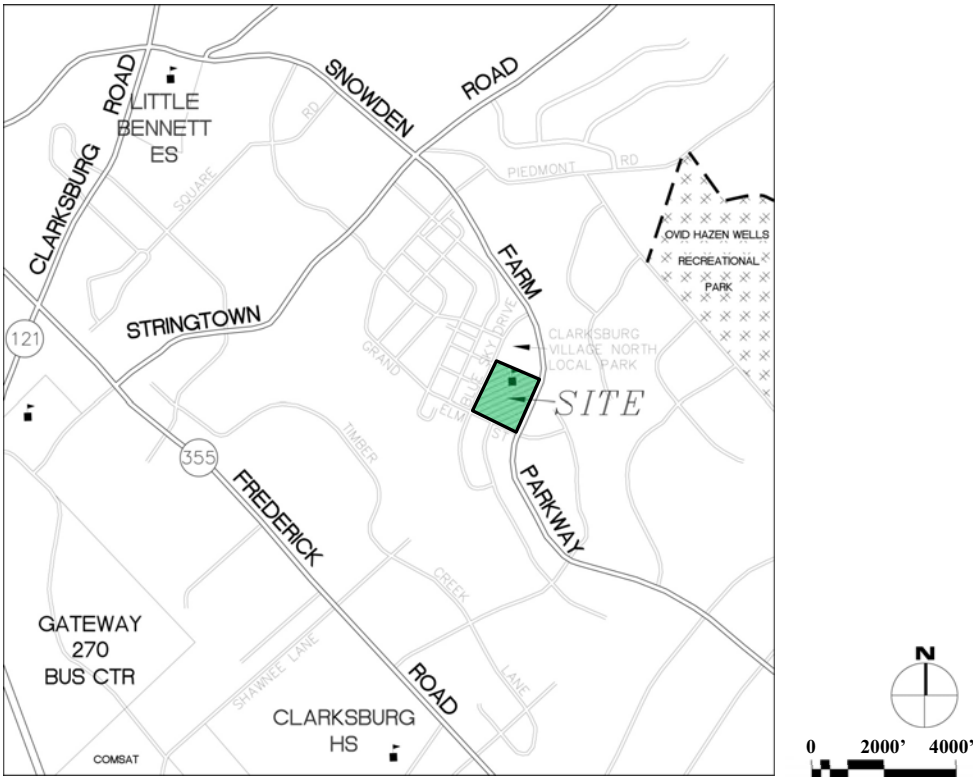
Security System:

The building will include a visitor management system that will provide office staff the ability to monitor and control visitor access to the school building. The visitor management system will include a computer-based visitor sign-in system that will monitor and track all visitors to the school building. The new facility will also have a new building security system consisting of motion and contact sensors at all exterior doors that will be monitored by the MCPS Department of Safety and Security.

Technology Infrastructure:

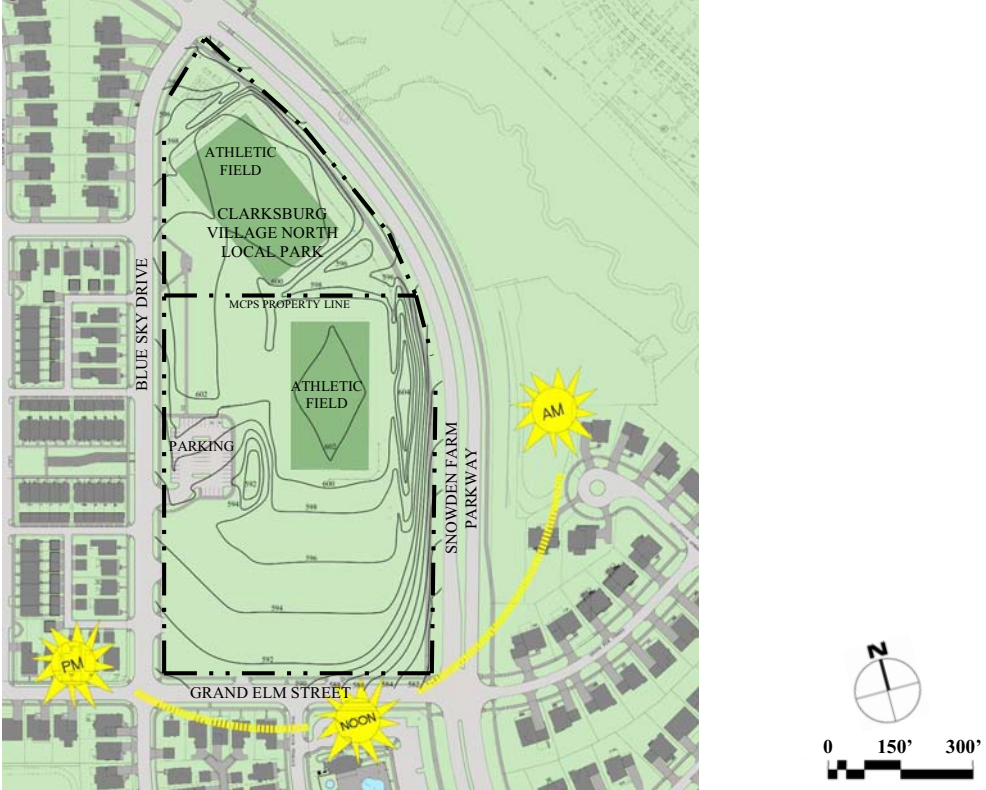
The building will be equipped with data/voice/video over internet protocol (VoIP), video, and wireless systems. The network system design will include outlet boxes, conduits, surface raceways, conduit sleeves, and properly-sized telecommunications closets for the low-voltage systems. The infrastructure system will consist of a fiber optic backbone cable system with category 5E UTP cable for station drop connectivity, supporting switched 10/100/1000 Mbps Ethernet. With the improved switching systems, these systems have the capability of providing a gigabyte ethernet system with provisions to accommodate future changes in technology. For video distribution, a 1,000 Mhz, bi-directional, broadband distribution system with coax trunk cable and RG-6 quad-shielded coax drop cable will be utilized. The system allows full cable spectrum to every part of the building with five dedicated channels: one channel for school distribution from the studio, two channels for school distribution or two-way video from any point in the building, and two spare channels available for future use.

Vicinity Map



Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
Grimm + Parker Architects

Existing Site Plan



Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
Grimm + Parker Architects

Proposed Site Plan



- LEGEND
- 1 NEW BUILDING
 - 2 MAIN ENTRY
 - 3 BUS LOOP
 - 4 SERVICE AREA
 - 5 STUDENT DROP OFF
 - 6 PAVED PLAY AREA
 - 7 MULCHED PLAY AREA
 - 8 KINDERGARTEN MULCHED PLAY AREA
 - 9 KINDERGARTEN PAVED PLAY AREA
 - 10 PRE-KINDERGARTEN MULCHED PLAY AREA
 - 11 PEP MULCHED PLAY AREA
 - 12 ATHLETIC FIELDS
 - 13 PAVED PLAY AREA/FUTURE RELOCATABLE CLASSROOMS

Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
Grimm + Parker Architects

Existing First Floor Plan

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Proposed First Floor Plan



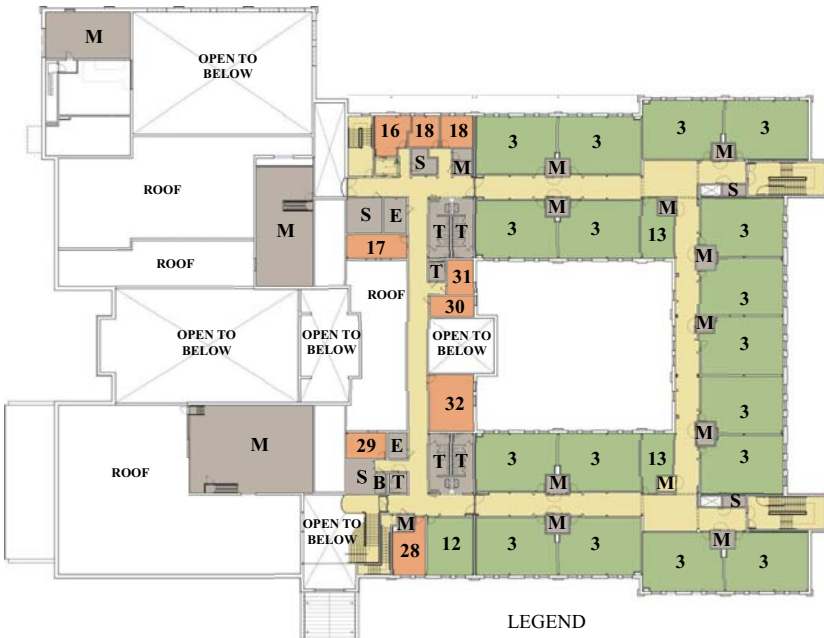
- 1 PRE-KINDERGARTEN CLASSROOM
- 2 KINDERGARTEN CLASSROOM
- 3 CLASSROOM
- 4 ART CLASSROOM
- 5 MUSIC CLASSROOM
- 6 DUAL PURPOSE ROOM
- 7 PEP CLASSROOM
- 8 PARENT GROUP AND CONFERENCE ROOM
- 9 SPEECH LANGUAGE ROOM
- 10 PEP OFFICE
- 11 INSTRUMENTAL MUSIC ROOM
- 12 LARGE INSTRUCTIONAL SUPPORT ROOM
- 13 SMALL INSTRUCTIONAL SUPPORT ROOM
- 14 SPEECH/ LANGUAGE ROOM
- 15 THERAPY/SUPPORT ROOM
- 16 TESTING/ CONFERENCE ROOM
- 17 INSTRUCTIONAL DATA ASSISTANT OFFICE
- 18 SUPPORT STAFF OFFICE
- 19 MEDIA CENTER
- 20 CONTROL ROOM AND STORAGE
- 21 COMPUTER LABORATORY
- 22 GYMNASIUM
- 23 GYM OFFICE
- 24 MULTI-PURPOSE ROOM
- 25 BEFORE/AFTER CARE
- 26 KITCHEN
- 27 ADMINISTRATION SUITE
- 28 COUNSELOR'S OFFICE
- 29 ADMINISTRATION WORK ROOM
- 30 STAFF DEVELOPMENT OFFICE
- 31 READING SPECIALIST OFFICE
- 32 TRAINING/CONFERENCE ROOM
- 33 HEALTH SERVICES SUITE
- 34 STAFF LOUNGE
- 35 PTA STORAGE
- 36 MAIN ENTRANCE
- 37 TRASH ROOM
- 38 RECYCLE ROOM

Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
 Grimm + Parker Architects

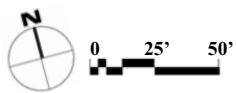
Existing Second Floor Plan

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Proposed Second Floor Plan



- 1 PRE-KINDERGARTEN CLASSROOM
- 2 KINDERGARTEN CLASSROOM
- 3 CLASSROOM
- 4 ART CLASSROOM
- 5 MUSIC CLASSROOM
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- 38 RECYCLE ROOM



LEGEND

- INSTRUCTIONAL SPACES
- ASSEMBLY AREAS
- OFFICES AND ADMINISTRATION
- SUPPORT SPACES
- B BUILDING SERVICES
- T TOILETS
- M MECHANICAL ROOM
- S STORAGE ROOM
- D DATA/COMMUNICATIONS
- E ELECTRICAL

Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
Grimm + Parker Architects

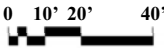
Proposed Elevations



South Elevation



North Elevation



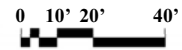
Clarksburg Cluster Elementary School (Clarksburg Village Site #1)
Grimm + Parker Architects



East Elevation



West Elevation



Project Team, Schedule, and Estimated Construction Costs

Design Team Members

Architect:	Grimm + Parker Architects
Civil Engineer:	ADTEK Engineers, Inc.
Structural Engineer:	ADTEK Engineers, Inc.
Mechanical/Electrical Engineer:	James Posey Associates, Inc.

Project Schedule

Preliminary Plans Presentation:	May	2012
Construction Documents Completed:	October	2012
Award Construction Contract:	January	2013
Project Completed:	August	2014

Estimated Construction Cost

New Building: New Construction: 91,697 square feet

Construction Cost Estimate for Building and Site: \$25,701,000



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 24, 2010

Kate Kubit
Clarksburg Village Investments, Inc.
1355 Beverly Road
Suite 240
McLean, VA 22101

Re: Forest Conservation Plan Amendment
Clarksburg Village – Phase I
Plan Number 820030020

Dear Ms. Kubit:

Based on the review by Environmental Planning staff of the Montgomery County Planning Department, the amended Final Forest Conservation Plan submitted on November 18, 2010 is approved.

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent additions or modification planned for this development, a separate amendment must be submitted to the Planning Department for review and approval prior to those changes occurring. If you have any questions regarding these actions, please feel free to contact me at 301 495-4730.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Pfefferle".

Mark Pfefferle
Forest Conservation Program Manager

Cc: Plan 820030020