



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

September 22, 2010

Agenda Date: September 30, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Deputy Director of Parks *MFR*
Mitra Pedoeem, Chief, Park Development Division

FROM: William E. Gries, Land Acquisition Specialist *WEG*

SUBJECT: Clarksburg Village North Local Park – Authorization to convey 9.2924 acres, more or less, unimproved, to the Board of Education of Montgomery County for use as an Elementary School Site to serve the Clarksburg Village Cluster.

RECOMMENDATION

Staff recommends that the Montgomery County Planning Board approve the conveyance of 9.2924 acres, more or less, unimproved at Clarksburg Village North Local Park to the Board of Education (BOE) of Montgomery County. This acreage is needed by the Board of Education for an elementary school to serve the Clarksburg Village Cluster. This conveyance will be for no consideration as the property in question was dedicated and conveyed to the Commission as a park/school site, at “no cost”, by the developer of Clarksburg Village.

BACKGROUND

The Montgomery County Planning Board Opinion approving the Clarksburg Village Infrastructure Plan (#8-02038) dated December 18, 2003, required the developer of Clarksburg Village to convey to the Commission a park/school site at the intersection of Snowden Farm Parkway and Grand Elm Street. The entire park/school site was conveyed to the Commission with the understanding that the Commission would convey to the BOE, fee simple title to the school portion of the site, when the BOE needed the property for school purposes. The idea was that the entire site would be used as a local park between the time it was conveyed and when the school site would be needed by BOE for school purposes. As required by the Planning Board Opinion, Clarksburg, LC conveyed 13.05 acres at this location to the Commission by deed dated June 9, 2009. See attached Map “A”.

By letter dated January 5, 2010 from Joseph Lavorgna, Acting Director of the Department of Facilities Management for the BOE to Royce Hanson, Chairman of the Montgomery County Planning Board, the BOE made its official request to the Commission that the school portion of this park/school site be transferred to the BOE pursuant to the Planning Board Opinion. See attached letter, with enclosures.

Following receipt of the BOE request, staff of Department of Parks and BOE's Department of Facilities Management met on several occasions to work out an acceptable line of division between the school and park portions of the 13.05 acre site. A mutually acceptable line was drawn that created a 3.76 acre park that can be efficiently and effectively managed by Park staff, and a 9.29 acre school site that can accommodate a workable elementary school campus. See attached Map "B". The park/school site as currently developed, with the proposed line of division between the park and school sites, is shown on attached Map "C".

The Department of Parks has reviewed this request and finds that the conveyance of 9.2924 acres from Clarksburg Village North Local Park to the BOE for an elementary school, as described above and shown on Map "B", is consistent with past planning decisions and community expectations, and is in the public's interest.

CONCLUSION

Given the information provided above, staff is recommending that the Montgomery County Planning Board approve the "no cost" conveyance of 9.2924 acres, more or less, unimproved, at Clarksburg Village North Local Park to the Board of Education of Montgomery County. In that this property is presently titled in the name of the Commission, this approval action will have to be ratified by the full Commission at one of its upcoming, regularly scheduled meetings.

Clarksburg Village North Local Park



1" = 200'



Today's Date: 5/26/09
Sources: M-NCPPC, 2008

Map "A"

Sketch of
 Part of Parcel A, Block N
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 Scale: 1"=100' April, 2010

Scale: 1"=100'
 Maryland State Plane
 (NAD 83/91)

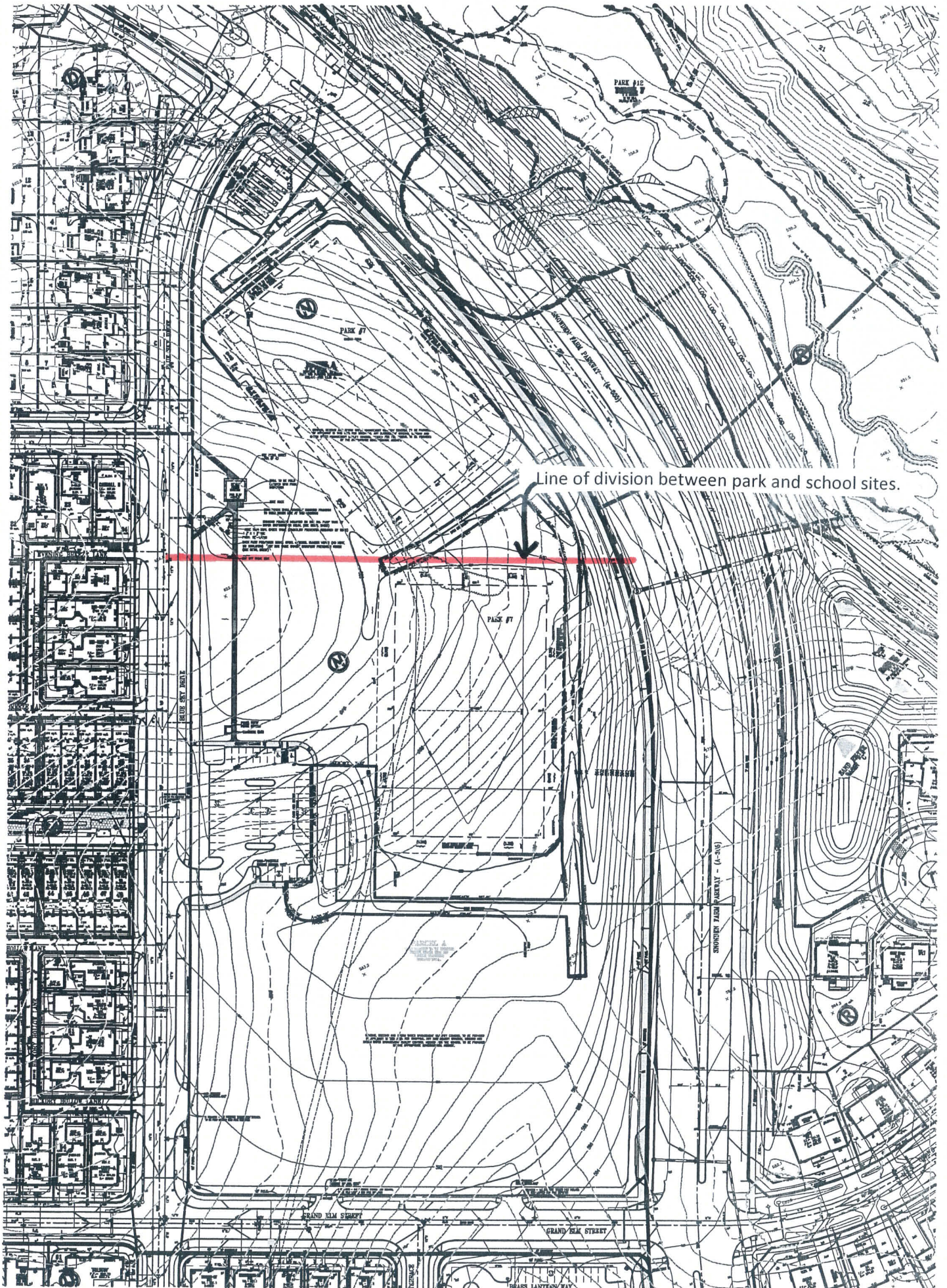


Daniel F. DeBolt
 Daniel F. DeBolt
 Registered Property Line Surveyor
 Maryland No. 526



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Line of division between park and school sites.



MONTGOMERY COUNTY PUBLIC SCHOOLS
MARYLAND
www.montgomeryschoolsmd.org

January 5, 2010

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20901

Re: Clarksburg Village Park/School Site

Dear Dr. Hanson:

The Montgomery County Planning Board Opinion for Site Plan Review of the Clarksburg Village Infrastructure Plan (#8-02038), dated December 18, 2003, states that:

"... MNCPPC shall convey to MCPS fee simple title to the School Site if and when MCPS selects the School site for a public school facility and establishes a construction project in the Board of Education's Capital Improvement Plan."

Projections indicate that enrollment at the elementary school level in the Clarksburg Cluster will continue to increase. Another elementary school will be needed to meet capacity needs by August 2013. The Board of Education's Requested 2011-2016 Capital Improvements Program seeks a FY 2011 appropriation for planning to begin the architectural design for a new elementary school. Please see the enclosed project description form.

Resolution No. 165-08, enclosed for your record, was approved by the Board of Education on May 13, 2008, selecting a site for this school to be located at Snowden Farm Parkway and Grand Elm Street. The 10-acre site is part of a larger 13.05-acre site that is titled to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and legally identified as Parcel "A", Block N of Clarksburg Village. A 3-acre portion at the north end of the site is to be retained by M-NCPPC for a proposed ballfield. A conceptual site plan is enclosed for your information.

This is to request that staffs with M-NCPPC and MCPS initiate work to cooperatively determine the exact property lines of the parcel to be divided. A deed and metes and bounds description for the school parcel must be drafted for review and approval so that conveyance to the Board of Education can be completed by July 2010.

Department of Facilities Management

2096 Gaither Road, Suite 200 ♦ Rockville, Maryland 20850 ♦ 240-314-1060

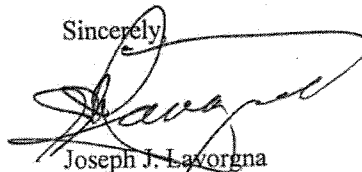
Dr. Royce Hanson, Chairman

2

January 5, 2010

Thank you for your assistance. Should you have any questions, please contact Ms. Mary Pat Wilson, real estate management specialist, at 240-314-1071.

Sincerely



Joseph J. LaVorgna
Acting Director

JJL:jlc

Enclosures

Copy to:

Mr. Bowers

~~Ms. Schmieler~~

Ms. Turpin

Clarksburg Cluster ES (Clarksburg Village Site #1) -- No. 116504

Category	Montgomery County Public Schools	Date Last Modified	November 09, 2009
Subcategory	Individual Schools	Required Adequate Public Facility	No
Administering Agency	MCPS	Relocation Impact	None
Planning Area	Clarksburg	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,567	0	0	1,567	784	470	313	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,699	0	0	4,699	0	3,759	940	0	0	0	0
Construction	20,800	0	0	20,800	0	4,160	6,240	10,400	0	0	0
Other	900	0	0	900	0	0	180	720	0	0	0
Total	27,966	0	0	27,966	784	8,389	7,673	11,120	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	27,966	0	0	27,966	784	8,389	7,673	11,120	0	0	0
Total	27,966	0	0	27,966	784	8,389	7,673	11,120	0	0	0

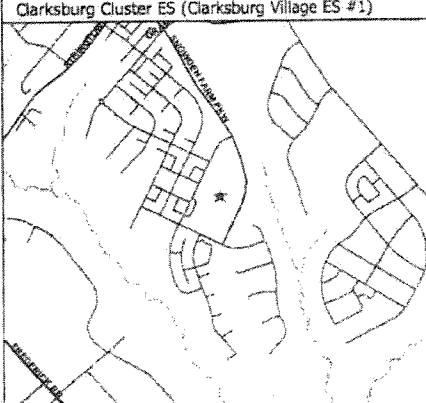
DESCRIPTION

The Clarksburg Master Plan, approved in 1994, allows for the potential development of 15,000 housing units. Development of this community resulted in the formation of a new cluster of schools. Elementary School enrollment projections in the Clarksburg Cluster continue to increase dramatically throughout the FY 2011-2016 six-year CIP. This continued growth justifies the need for the opening of another elementary school in the Clarksburg Cluster. The new elementary school is intended to relieve overutilization at Cedar Grove, Clarksburg, and Little Bennett elementary schools.

An FY 2011 appropriation is requested for planning funds. An FY 2012 appropriation will be requested for construction funds. The project is scheduled to be completed by August 2013.

CAPACITY

Program Capacity After Project: 740

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	Clarksburg Cluster ES (Clarksburg Village ES #1)
Date First Appropriation	Mandatory Referral - M-NCPPC	
First Cost Estimate	Department of Environmental Protection	
Current Scope	Building Permits:	
Last FY's Cost Estimate	Code Review	
Appropriation Request	Fire Marshal	
Appropriation Request Est	Department of Transportation	
Supplemental Appropriation Request	Inspections	
Transfer	Sediment Control	
Cumulative Appropriation	Stormwater Management	
Expenditures / Encumbrances	WSSC Permits	
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

RESOLUTION NO. 165-08

Re: **CLARKSBURG CLUSTER ELEMENTARY
SCHOOL—SITE SELECTION**

On recommendation of the superintendent and on motion of Ms. Cox seconded by Mr. Abrams, the following resolution was adopted unanimously by members present: #

WHEREAS, Projections indicate that enrollment at the elementary school level will continue to increase dramatically throughout the six-year period, requiring another elementary school in the Clarksburg Cluster area; and

WHEREAS, The Requested FY 2009–2014 Capital Improvements Program includes a facility planning project to determine feasibility, scope, and cost for a new elementary school to serve students in the Clarksburg Cluster; and

WHEREAS, A Site Selection Advisory Committee convened to consider four potential site candidates and recommended that a 13-acre future park/school parcel, known as Clarksburg Village #1, be selected for a Clarksburg Cluster Elementary School; and

WHEREAS, The site, located at the intersection of Grand Elm Street and Snowden Farm Parkway, is well located to serve the Clarksburg Cluster area and is available at no cost to the Board of Education; now therefore be it

Resolved, That the Clarksburg Village #1 park/school site be selected for a Clarksburg Cluster Elementary School; and be it further

Resolved, That the County Council and State Interagency Committee for School Construction be made aware of this action.

**CLARKSBURG VILLAGE ELEMENTARY SCHOOL SITE #1
SNOWDEN FARM PARKWAY
CLARKSBURG, MARYLAND**

