

**Bethesda-Chevy Chase Middle School #2**  
**Site Selection Advisory Committee**  
***Pros and Cons of Candidate Sites, January 11, 2012***

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. See the *Summary of the January 11, 2012 Meeting* for details on the eliminated sites.

**CANDIDATE #1 - ROCK CREEK HILLS LP**

PROS	CONS
1 Adequate size	Local park
2 Located far from existing MS	Topography sloped
3 Access from 2 roads	Environmental impact
4 Reclamation clause stating former BOE property	Federal funds were used to create park (Program Open Space)
5 In dire need of stormwater management--> site benefits Rock Creek through development	Boundary demographics
6 Good roads for bus access -- school buses access these streets currently	Loss of needed public facility - shortage of rectangular playing fields
7 Is in cluster	Not centrally located
8 Conducive to walking	Streets are not adequate
9 Feasibility study already complete	
10 Site already has necessary fields for school use with agreement with park already established	
11 Fields can continue to be shared by school and parks, and definitely have walkers that will go there.	

**CANDIDATE #2 - NORTH CHEVY CHASE LOCAL PARK**

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

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**CANDIDATE #3 - LYNNBROOK LOCAL PARK / ELEMENTARY SCHOOL**

<b>PROS</b>		<b>CONS</b>
1	Part of it is BOE-owned	Too small
2	Walkability	BOE programs must be moved
3	Centrally located	Small roads going in
4	Close to BCC HS	Historic preservation issues
5	Was used in conjunction with school; facilities can be reused (does not eliminate existing fields)	Poor bus access
6		Topography

**CANDIDATE #6 - ROSEMARY HILLS / LYTTONSVILLE LOCAL PARK**

<b>PROS</b>		<b>CONS</b>
1	Adequate size	Heavily used park facility
2	Good location	Former artillery site; environmental issues
3	Lot of open land	Community opposition
4	Co-location with Coffield Community Center	Topography sloping
5	Large savings in bus costs due to walkability	Not centrally located
6	Closest to largest Free and Reduced Price Meals program (FARMS) population	Historical concern
7	Lower costs for acquisition	Co-location with Coffield Community Center
8		Part of the parcel funded with Program Open Space
9		Inadequate size compared to program requirements
10		Neighboring apartment buildings could be difficult to balance demographically

**CANDIDATE #7 - WSSC LYTTONSVILLE OPERATIONS CENTER**

<b>PROS</b>		<b>CONS</b>
1	Almost all of site is developed	Immense cost of relocating WSSC
2	Centrally located	Not centrally located
3	Size	Close to central rail line
4	Flat and level ground	Industrial area
5	Close to transit	Potential reduction in size for transit station

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**CANDIDATE #9 - GRACE EPISCOPAL SCHOOL**

<b>PROS</b>		<b>CONS</b>
1	Easy access to main highway	Not willing to sell
2	Centrally located	Forcing out another school
3		Size not right
4		Access to major highway - only access
5		Large forest conservation easement

**CANDIDATE #10 - NORWOOD LOCAL PARK**

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

**CANDIDATE #18 - TILDEN MIDDLE SCHOOL**

<b>PROS</b>		<b>CONS</b>
1		Loss of holding school
2		Would delay opening until 2020
<b>ELIMINATED BY VOTE OF 32 to 11</b>		

**CANDIDATE #20 - WESTLAND MIDDLE SCHOOL**

<b>PROS</b>		<b>CONS</b>
1	Would be building right-sized capacity school for BCC (smaller and more compact)	Extreme edge of district would increase transportation time
2	Children would be matriculating together	Poor construction access
3	Sufficient space to do either addition or entirely new middle school	Too big for middle school
4	Less expensive	Space in future development insufficient
5	No increase in racial isolation	Poor walkability
6	Would not involve changes in busing	
7	Basketball team would be better with more students	

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**CANDIDATE #22 - RAYS MEADOW LOCAL PARK**

	<b>PROS</b>	<b>CONS</b>
1		Flood zone - wetland; not buildable
<b>ELIMINATED BY UNANIMOUS VOTE</b>		

**CANDIDATE #23 - MEADOWBROOK LOCAL PARK**

	<b>PROS</b>	<b>CONS</b>
1	<b>PARKING LOT - Plot the flood plain for next time</b>	

**CANDIDATE #24 - MONTGOMERY COUNTY BUS LOT**

	<b>PROS</b>	<b>CONS</b>
1	Serves east side of district	Proximate to busy roadway
2	Size of lot	Not centrally located
3	Topography	Not BCC Cluster
4		Expense and difficulty of relocating bus facility
5		In industrial center
6		Purple Line proximity