



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**