

Appendix 3: School Capacity Analysis

Gaithersburg West Master Plan: School Impact

April 28, 2009

Summary

An elementary school site should be identified in the Gaithersburg West area to accommodate students that could be generated from the build-out of the proposed Master Plan. Middle school capacity is projected to be sufficient to accommodate development at most middle schools in the area. High school capacity is projected to be insufficient to accommodate future development, however, a high school site has been provided as part of the Crown Farm, should it be required in the future.

The *Gaithersburg West Master Plan* area overlaps portions of three Montgomery County Public Schools (MCPS) clusters: Gaithersburg, Quince Orchard, and Wootton. Following is a listing of MCPS cluster areas and the Gaithersburg West districts that fall within these clusters. In cases where a Master Plan area overlaps two school clusters, it has been placed in the cluster where future residential development is planned. A table is provided that shows the estimated number of students generated in each cluster based on the maximum potential build-out of the recommended Master Plan densities.

Gaithersburg Cluster Properties

LSC North: Decoverly Residential, DANAC, Bureau of National Affairs (BNA), Shady Grove Executive Center
LSC Belward: Johns Hopkins University - Belward property
Enclaves: Londonderry, Rosemont, and Oakmont

Quince Orchard Cluster Properties

Quince Orchard neighborhoods and the McGown Property

Wootton Cluster Properties

LSC South: Human Genome Sciences (HGS), Universities at Shady Grove (USG), Rickman, Traville/Avalon Bay Apartments
LSC Central: Johns Hopkins University – Montgomery County Campus (JHU-MCC), Regional Institute for Children and Adolescents (RICA), Shady Grove Adventist Hospital
LSC West: Public Service Training Academy site
Enclave: Washingtonian Residential

In addition to potential residential development in the Gaithersburg West Master Plan, another large-scale development, the Aveniense community, is planned on the former Crown Farm property, located in the City of Gaithersburg. This property is in the Gaithersburg High School cluster. This mixed use community has been approved to include 2,250 residential units. As a condition of approval of this development, the City of Gaithersburg worked with MCPS and the property owner to obtain a future high school site. The estimated student generation from Aveniense is shown on the attached table for information purposes. School capacity in the three clusters that serve the Gaithersburg West Master Plan area is most limited at the elementary school level. Enrollment projections for elementary schools in these clusters indicate there will continue to be space shortages in the future. Because of these conditions, it is necessary to identify an elementary school site in the Master Plan area to serve future development. The previous Plan for this area, the 1990 Shady Grove Study Area Master Plan, recommended elementary schools on the Crown Farm and the Thomas Farm (now Falls Grove, annexed into the City of Rockville). An elementary school site has been reserved in the Falls Grove community.

This Plan recommends that the Public Safety Training Academy (LSC West District) be relocated and redeveloped as a residential community. The Plan recommends that an elementary school site be provided at LSC West, should it be needed in the future.

School capacity at the middle school level is projected to be adequate at most middle schools in the three clusters. Consequently, space will be available to serve middle school students generated by the Master Plan. At the high school level, Wootton High School is projected to remain over its capacity for the foreseeable future, while Gaithersburg and Quince Orchard high schools are projected to be at capacity in the future. If needed, a high school site is available in the Aventiene community.

Gaithersburg West Master Plan Housing Student Generation in Clusters
Recommended

Cluster	New Units by Type				Total New Units	Student Generation by Level		
	Single Detached	Townhouse	Low/Mid-Rise	High Rise		K-5	6-8	9-12
Gaithersburg	0	0	325	150	475	20	19	16
Quince Orchard	0	0	375	375	750	32	29	25
Wootton	0	0	2,325	2,200	4,525	190	176	149
Totals	0	0	3,025	2,725	5,750	242	224	190

- Notes:
- Low/mid rise units are high density with structured parking. Student generation rates for these units is the same as for high rise units.
 - Student generation rates from Montgomery County Planning Department’s 2005 Census Update Survey.

Crown Farm (Aventiene)

For Information Purposes – Not Part of *Gaithersburg West Master Plan*

Cluster	New Units by Type				Total New Units	Student Generation by Level		
	Single Detached	Townhouse	Low/Mid-Rise	High Rise		K-5	6-8	9-12
Gaithersburg	200	670	450	900	2,220	268	169	146
Total	200	670	450	900	2,220	268	169	146

- Notes:
- Unit number and mix provided by Gary Unterberg, Rodgers Consulting. These estimates are subject to change.
 - Low-rise units are high density with structured parking. Student generation rates for these units is the same as for high rise units.
 - Student generation rates from Montgomery County Planning Department’s 2005 Census Update Survey.

LSC: Districts



