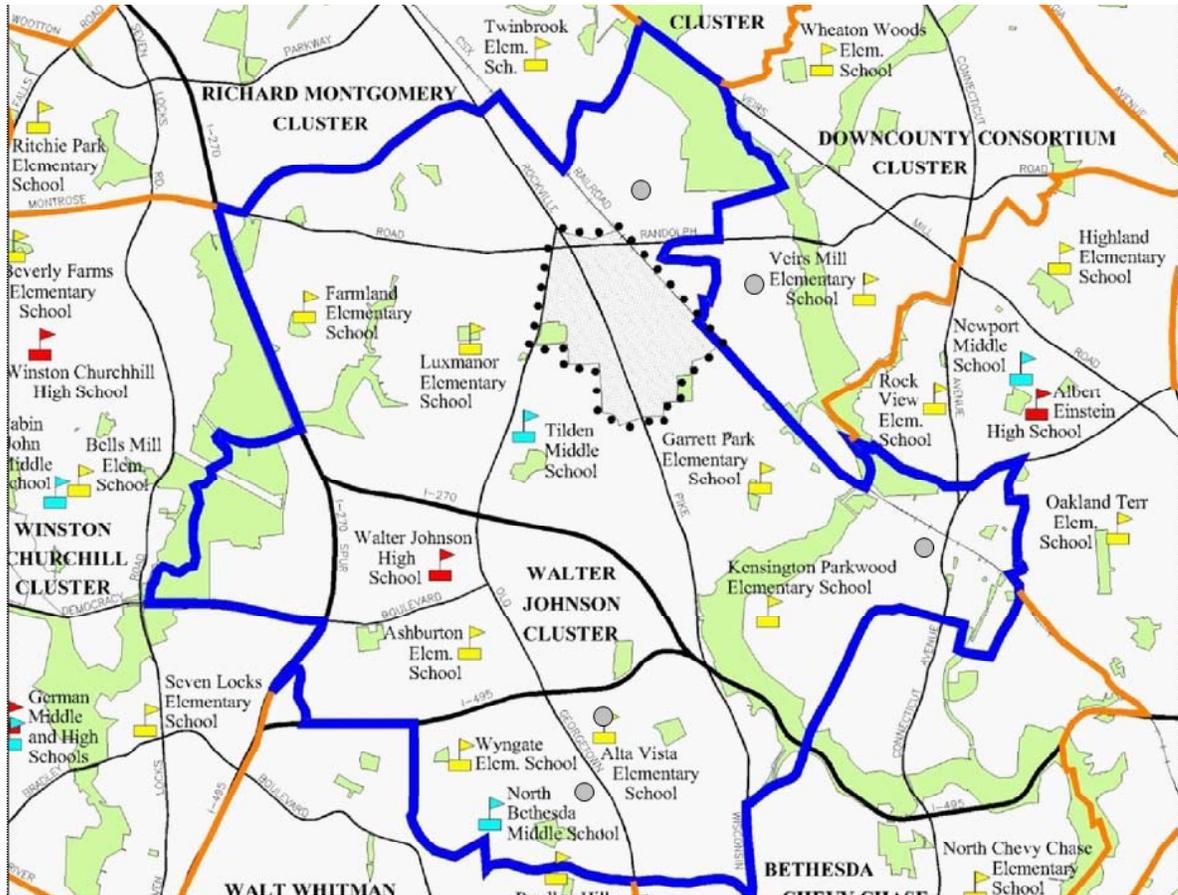


Appendix 7: Schools Analysis

For more information, contact Nkosi Yearwood at nkosi.yearwood@mncppc-mc.org

The White Flint Plan area is located within the Walter Johnson High School cluster. Wyngate, Ashburton, Garrett Park, Kensington Parkwood, Farmland, and Luxmanor are the elementary schools; North Bethesda and Tilden are the middle schools (Figure 1).

Figure 1 Walter Johnson Cluster



Capital Improvement Program

Montgomery County’s Fiscal Year 2009-2014 Capital Improvements Program identified modernizations and additions for the cluster’s schools.

Walter Johnson High School

- A modernization is projected to be completed by 2010. It includes renovation of the existing facility, upgrades to athletic fields, and student capacity increased to 2,200.

Middle Schools

- No additions or modernizations are programmed for FY09-14.

Ashburton Elementary

- A nine-room classroom addition was approved in FY08 to increase student capacity to 660.

Farmland Elementary

- A modernization is scheduled for 2011.

Garrett Park Elementary

- A modernization is scheduled for 2012. The FY09 budget approved the planning for architectural design for a gymnasium that will be included with the modernization.

Luxmanor Elementary

- A nine-room classroom addition is scheduled for 2008-2009. A modernization is scheduled for 2018.

Wyngate Elementary

- No additions or modernizations are programmed for the FY09-14.

Public Hearing Draft

The Plan recommends 9,800 new residential units. Most of the projected residential development in White Flint will be mid- to high rise residential development. Students generated from existing and approved residential development will be absorbed into existing schools (Table 1).

Using the County wide student generation rates, approximately 410 new elementary students would result from the proposed new development (9,800 units). These projected new students cannot be accommodated within an existing elementary school. Further, the utilization rate of existing elementary schools is above 100 percent between 2009 and 2014.

There is sufficient capacity at the middle and high school levels to accommodate projected growth (Table 1).

Table 1 New Students Per Phase

County-Wide Student Generation Rates				7/17/2009
<i>Mover Rate</i>	K - 5	6 - 8	9 - 12	
Single Family Detached	0.3197	0.1437	0.1307	
Single Family Attached	0.2103	0.1221	0.1066	
Garden Apartment	0.1524	0.0558	0.0725	
High Rise Apartment	0.0418	0.0388	0.0328	
<i>The mover rate is used by MCPS for future school projections. All projects assume high-rise residential units.</i>				
White Flint Sector Plan Student Projected Impact				
	<i>Existing and Approved Residential Development</i>	<i>Recommended Residential Development</i>		
	4,509 dus	9,800 dus*		
<i>Mover Rate</i>				
K-5	188	410		
Middle (6-8)	175	380		
High (9-12)	144	321		
<i>* Staging density</i>				
Phasing Development and Student Impact				
	Phase 1	Phase 2	Phase 3	
	3,000 dus	3,000 dus	3,800 dus	
<i>Mover Rate</i>				
K-5	125	125	159	
Middle (6-8)	116	116	147	
High (9-12)	98	98	124	

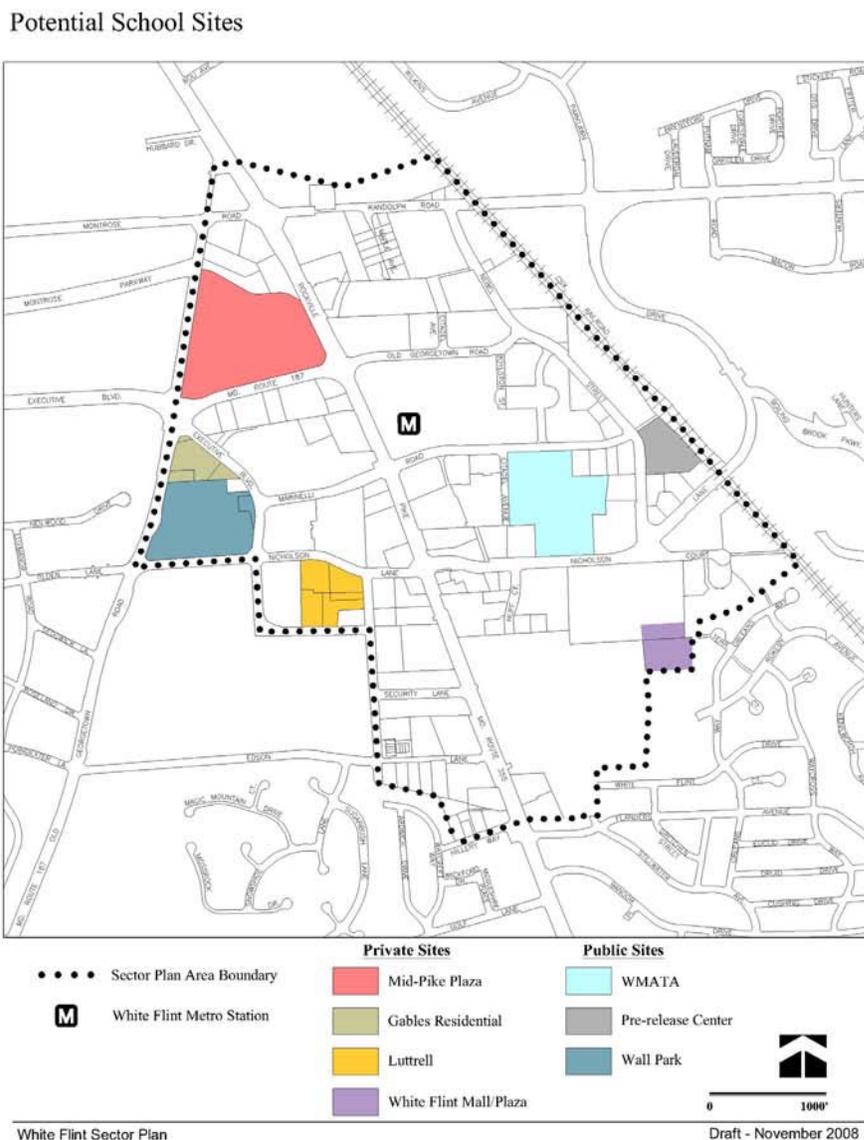
Elementary School Site Options

Planning Department and Public Schools staff evaluated four sites within the Plan area for an elementary school. All are less than the 10 to 12-acre County standard for an elementary school, ranging instead from five to six acres. Obtaining 10 to 12 acres within White Flint would be difficult and expensive, if the property would be acquired (Figure 2, Potential School Sites).

It is expected that the new elementary school will be a multi-level building to maximize land efficiencies. Planning staff used Somerset Elementary School, which is two and a half stories on three acres, as model for an urban elementary school.

Potential land dedication and proximity to residential communities and public facilities were some of the criteria in determining the preferred location for an elementary school. Staff also explored a new urban school model for the County that would integrate residential and non-residential uses or include rooftop activities. Long term lease arrangements were not considered since Montgomery County Public Schools must own the property to receive State funds.

Figure 2 Potential School Sites



Mid-Pike Plaza

This 20-acre site at the intersection of Old Georgetown Road and Rockville Pike has a commercial shopping center with small pad sites and surface parking. The future Montrose Parkway will run to the immediate north. Federal Realty Investment Trust, the property owner, plans to redevelop the property with residential and non-residential uses. An elementary school site on this property would require County acquisition of five to six acres. An elementary school next to existing and future major highways was not desirable nor was the potential cost to acquire even a portion of the property.

Luttrell/Higgins Estate

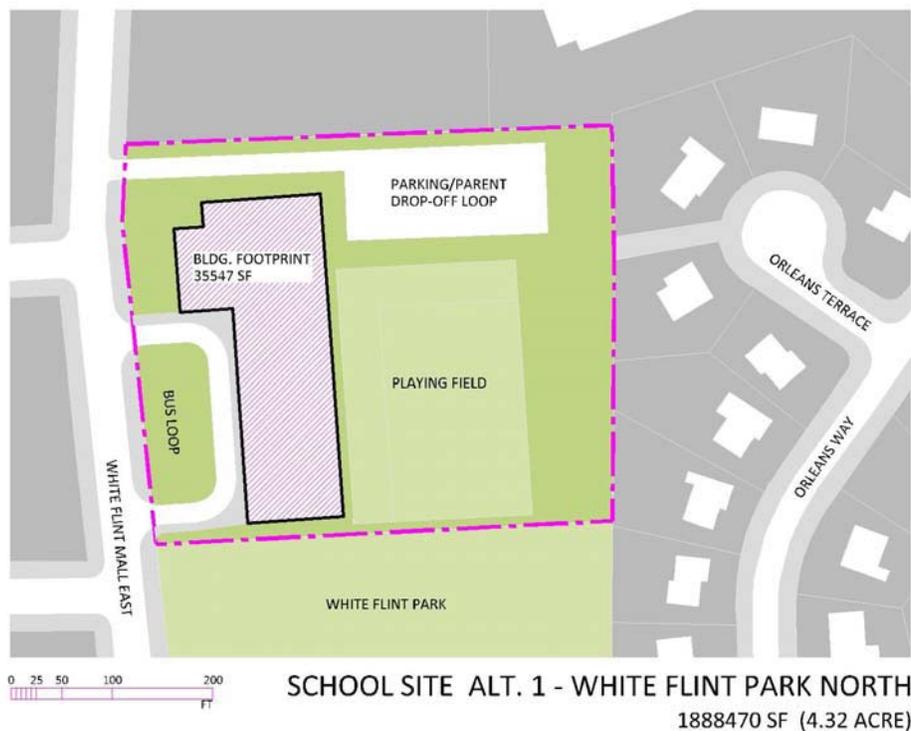
This surface parking lot, approximately 5.28 acres, is west of Woodglen Drive between Nicholson Lane and Executive Boulevard. The 1992 Plan confirmed the R-90 Zone (Single-Family Residential) and recommended the floating TSR Zone (Transit Station Residential) at 2.5 FAR. The Fallswood, a multifamily high rise residential building, is to the immediate west and Old Georgetown Village residential community is to the south. The County would have to acquire this property for an elementary school. However, there is a long-term lease agreement that limits the property's use, which will have to be addressed as part of the acquisition.

White Flint Mall and White Flint Plaza

Two portions of White Flint Mall and White Flint Plaza properties, totaling five acres, were identified as a potential location for an elementary school. Both areas are zoned R-90. An elementary school at this location would complement the neighboring White Flint Neighborhood Park and Garrett Park Estates-White Flint Park residential community.

Future residential development in the White Flint Mall district, which is south of Nicholson Lane and is the largest district in the Plan, would provide a distinct mixed-use residential community adjacent to an existing community. Dedication from the White Flint Mall property is the preferred option (Figure 3).

Figure 3 White Flint Park North



Gables

This approximately three acre site is a surface parking lot adjacent to the Montgomery Aquatic Center and Wall Park. Locating a new public use at this site would create a campus of public uses between Executive Boulevard, Old Georgetown Road, and Nicholson Lane. However, the located is not integrated with existing residential development and away from future residential development. This site would have to be acquired from the property owner since it is not large enough to provide any residual land to the property owner.

A potential public-private partnership between the Parks Department and the property owner to develop a shared parking structure and redevelop Wall Park's surface parking into an urban park, is diminished with a school at this location.

Closed School Sites

There are five closed school sites within the Walter Johnson Cluster: Alta Vista, Ayrilawn, Grosvenor Center, Kensington, and Montrose. Alta Vista and Ayrilawn are owned by Montgomery County and leased to private schools. Kensington is County-owned and leased to the Housing Opportunities Commission. Montrose is owned by the Board of Education and leased to a private school. The Grosvenor Center is used as a holding facility for MCPS to support school modernizations in the North Bethesda area.

Another site, located within the Downcounty Consortium, the Rockinghorse Road Center, is used for school department administrative functions. The surrounding communities have expressed interest in reclaiming the remainder of this 16-acres site for a school. For MCPS to reclaim a former school site existing uses would have to find alternative locations and substantial modifications would have to be made to the facilities (Table 3).

Table 3 Closed School Sites in the Walter Johnson Cluster

CLOSED SCHOOLS IN WALTER JOHNSON CLUSTER									
	SCHOOL NAME (#)	CURRENT OWNER/TENANT	ACRES	PARK ADJ	CLRMS	SF	BLT	CLSD	COMMENT
1	ALTA VISTA ES (407)	MCGOVT	3.53	NO	12	26,369	1935	1976	This site is slightly smaller than
	5615 BEECH AVENUE	BETHESDA COUNTRY DAY SCHOOL							Somerses ES. Building would need
	BETHESDA 20817								replacement to larger model.
									Full-size ballfields will not fit.
2	AYRLAWN ES (421)	MCGOVT	3.08	YES	11	27,735	1961	1982	Recreational elements are located
	5650 OAKMONT AVENUE	BETHESDA YMCA							in adjacent Ayrilawn LP. Building
	BETHESDA 20817								would need substantial enlargement
									and reconstruction
3	GROSVENOR CENTER (418)	BOE	10.21	NO	18	36,770	1955	1980	Holding facility for MCPS in support
	5701 GROSVENOR LANE	MCPS HOLDING FACILITY							of MCPS modernization program.
	BETHESDA 20814								If reopened, a replacement facility
									would be needed.
4	KENSINGTON ES (751)	MCGOVT	4.54	NO	19	45,206	1946	1982	HOC offices would need to be
	10400 DETRICK AVENUE	HOC OFFICES							relocated by County. Full-size
	KENSINGTON 20895								ballfields will not fit.
5	MONTROSE ES (225)	BOE	7.50	NO	16	38,310	1967	1982	Two tenants accommodate many
	12301 ACADEMY WAY	REGINALD S. LOURIE CENTER							MCPS special education place-
	ROCKVILLE 20852	KENNEDY KRIEGER INSTITUTE							ments. Building renovated in 1999.
NEARBY CLOSED SCHOOL OUTSIDE WALTER JOHNSON CLUSTER									
	SCHOOL NAME (#)	CURRENT OWNER/TENANT	ACRES	PARK ADJ	CLRMS	SF	BLT	CLSD	COMMENT
6	ROCKINGHORSE ROAD CENTER	BOE	18.70	NO	28	57,639	1957	1983	International Student Admission
	4910 MACON ROAD	MCPS - ADMINISTRATION							Office and other personnel could be
	ROCKVILLE 20852								relocated to transit accessible office
									space within sector plan, if available

