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

<table>
<thead>
<tr>
<th>County-Wide Student Generation Rates</th>
<th>7/17/2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mover Rate</strong></td>
<td>K - 5</td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>0.3197</td>
</tr>
<tr>
<td>Single Family Attached</td>
<td>0.2103</td>
</tr>
<tr>
<td>Garden Apartment</td>
<td>0.1524</td>
</tr>
<tr>
<td>High Rise Apartment</td>
<td>0.0418</td>
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</tbody>
</table>

* The mover rate is used by MCPS for future school projections. All projects assume high-rise residential units.

<table>
<thead>
<tr>
<th>White Flint Sector Plan Student Projected Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing and Approved Residential Development</strong></td>
</tr>
<tr>
<td>4,509 dus</td>
</tr>
</tbody>
</table>

* Staging density

<table>
<thead>
<tr>
<th>Phasing Development and Student Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1</strong></td>
</tr>
<tr>
<td>3,000 dus</td>
</tr>
</tbody>
</table>

* Staging density
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, Ayrlawn, Grosvenor Center, Kensington, and Montrose. Alta Vista and Ayrlawn 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

<table>
<thead>
<tr>
<th>SCHOOL NAME (#)</th>
<th>CURRENT OWNER/TENANT</th>
<th>ACRES</th>
<th>PARK ADJ</th>
<th>CLRMS</th>
<th>SF</th>
<th>BLT</th>
<th>CLSD</th>
<th>COMMENT</th>
</tr>
</thead>
</table>
| 1 ALTA VISTA ES (407) | MCGOV'T | 3.53 | NO | 12 | 26,369 | 1935 | 1976 | This site is slightly smaller than 5615 BEECH AVENUE BETHESDA COUNTRY DAY SCHOOL. Building would need replacement to larger model. Full-size ballfields will not fit.
| 2 AYRLAWN ES (421) | MCGOV'T | 3.08 | YES | 11 | 27,735 | 1961 | 1982 | Recreational elements are located in adjacent Ayrlawn LP. Building 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 of MCPS modernization program. If reopened, a replacement facility would be needed.
| 4 KENSINGTON ES (751) | MCGOV'T | 4.54 | NO | 19 | 45,206 | 1946 | 1982 | HOC offices would need to be relocated by County. Full-size ballfields will not fit.

**NEARBY CLOSED SCHOOL OUTSIDE WALTER JOHNSON CLUSTER**

<table>
<thead>
<tr>
<th>SCHOOL NAME (#)</th>
<th>CURRENT OWNER/TENANT</th>
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<th>PARK ADJ</th>
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<th>SF</th>
<th>BLT</th>
<th>CLSD</th>
<th>COMMENT</th>
</tr>
</thead>
</table>
| 6 ROCKINGHORSE ROAD CENTER | BOE | 18.70 | NO | 20 | 57,639 | 1957 | 1983 | International Student Admission
| 7 4910 MACON ROAD | MCPS - ADMINISTRATION | 18.70 | NO | 20 | 57,639 | 1957 | 1983 | Relocated to transit accessible office space within sector plan, if available

White Flint Sector Plan Appendix
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