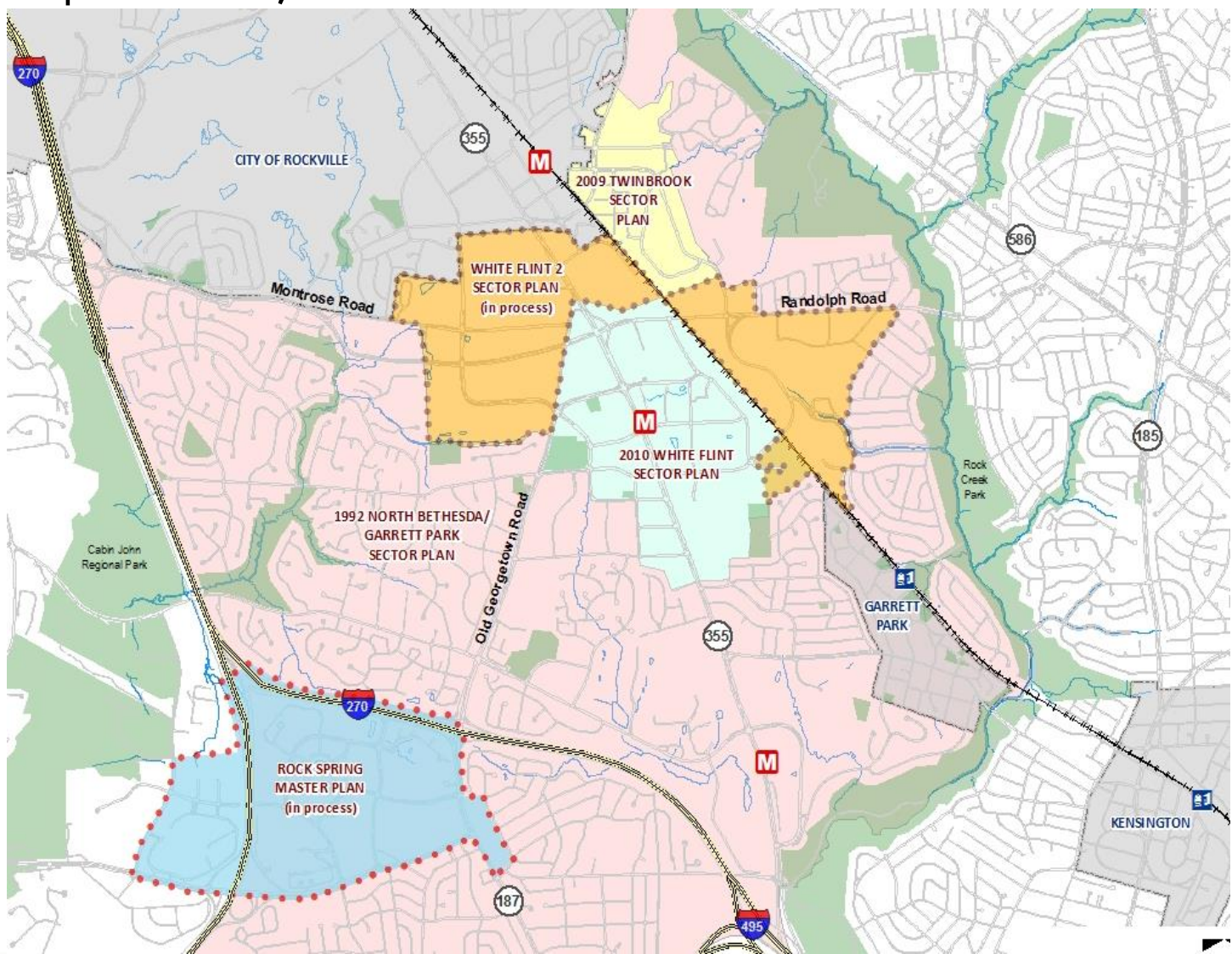


# Rock Spring Master Plan & White Flint 2 Sector Plan

Walter Johnson School Cluster Public Meeting

September 17, 2015



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Tonight's Agenda

- I. Welcome and Introductions
  - Casey Anderson, Planning Board Chair
  - Roger Berliner, Montgomery County Councilmember, District 1
- II. Purpose of Tonight's Meeting
  - Gwen Wright, Planning Director
  - Glenn Kreger, Area 2 Division Chief
- III. Comprehensive (Master) Planning
  - N'kosi Yearwood, Area 2 Planner
- IV. School Facility Planning
  - Bruce Crispell, Director, Montgomery County Public Schools Division of Long-Range Planning
- V. Adequate Public Facilities Ordinance (APFO) and the Regulatory Environment
  - Pam Dunn, Functional Planning and Policy
- VI. Comment Period
- VII. Individual Conversations with Staff
  - Rock Spring Park (Don Zeigler and Mike Bello)
  - White Flint 2 (N'kosi Yearwood and Andrea Gilles)
  - Montgomery County Public Schools (Bruce Crispell)
  - APFO and the Regulatory Environment (Pam Dunn)
- VIII. Wrap up and Next Steps



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Initial Public Comments

- School capacity is a significant concern in the Walter Johnson (WJ) cluster.
- People feel that schools are overcrowded and there are too many portables.
- Where is the County response?
- How can the County consider planning more development in this area?

# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Ground Rules

- Please let us give our presentations.
- Please hold your questions until the end; there will be time for discussion.
- Respect and civility to all.

# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Master Planning Process

Mr. Nkosi Yearwood  
Area 2 Planning Division  
Montgomery Planning Department

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Planning Process

**1**

- Plans are initiated via the County Council on the Planning Department's Work Program.

**2**

- Planners develop a Draft Plan with input from a variety of stakeholders, including residents, property owners and public agencies.

**3**

- A Public Hearing will be held by the Planning Board.
- The Planning Board will review the Draft Plan, including worksessions, and forward its recommendations to County Council. The Executive will conduct a fiscal impact on the Planning Board Draft.

**4**

- A Public Hearing will held by the County Council.
- The Council, beginning with the Planning Housing and Economic Development (PHED) Committee, will review the Planning Board Draft Plan. The Full Council will vote on the Plan.

# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Planning Process

Understanding the three planning processes is essential in order to influence the outcomes.

### **Comprehensive (Master) Planning**

- Lead agency: Montgomery County Planning Department

### **School Facility Planning**

- Lead agency: Montgomery County Public Schools

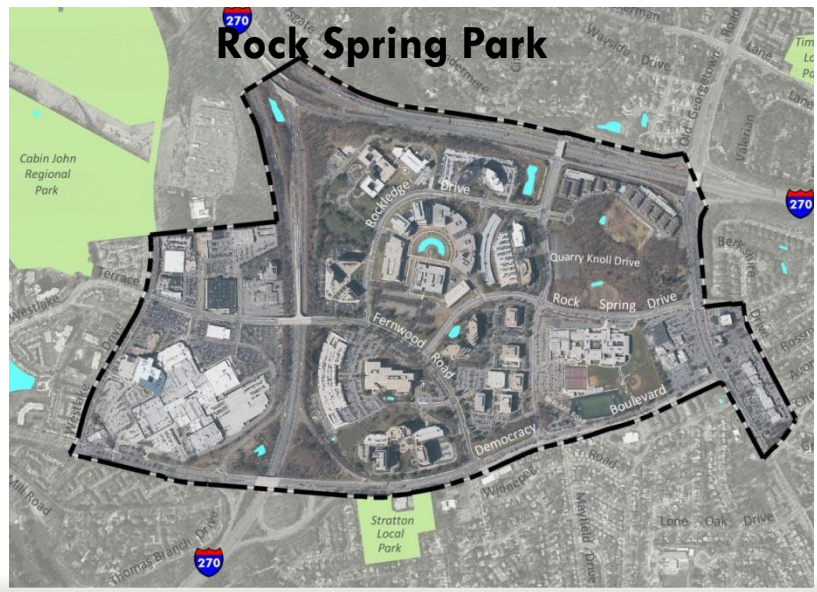
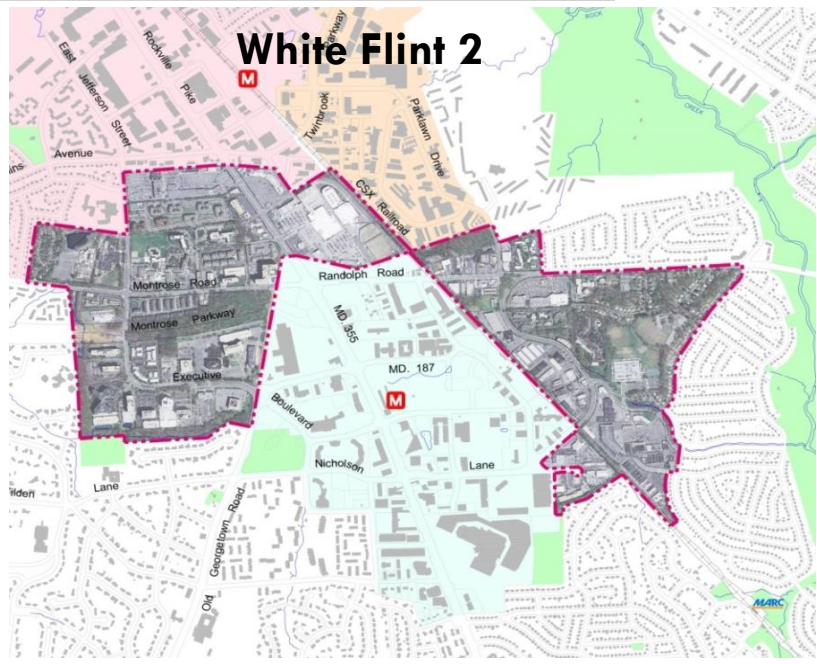
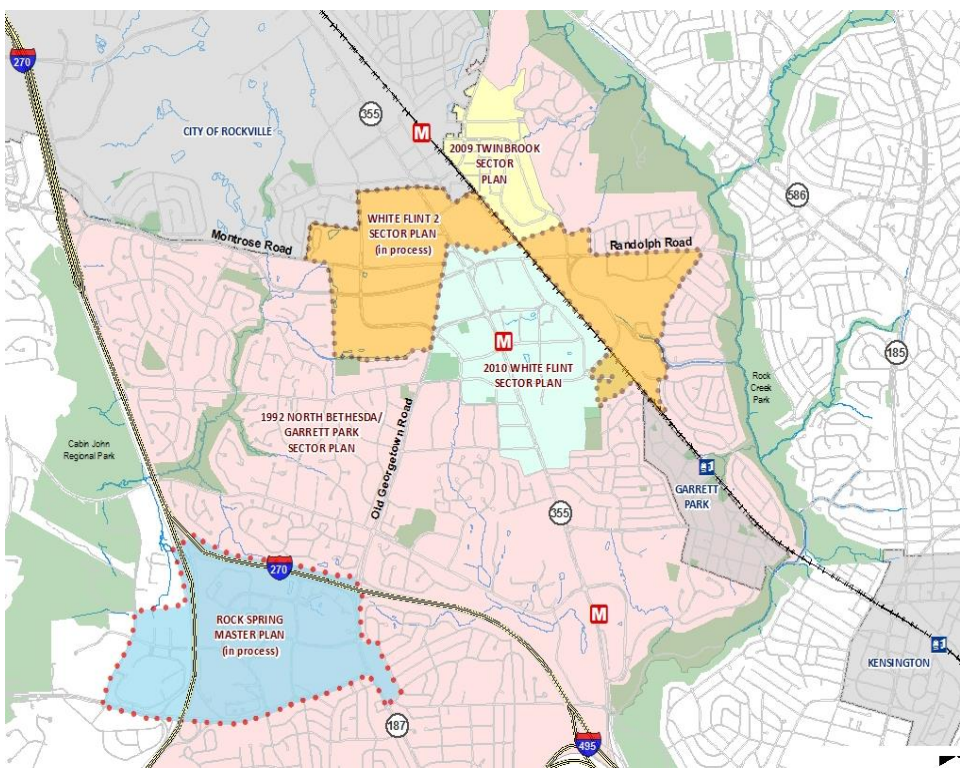
### **Regulatory Review**

- Lead agency: Montgomery County Planning Department



# Rock Spring Master Plan & White Flint 2 Sector Plan

## New Plans



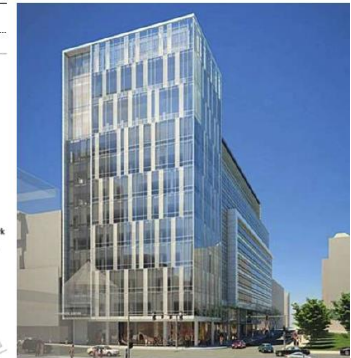
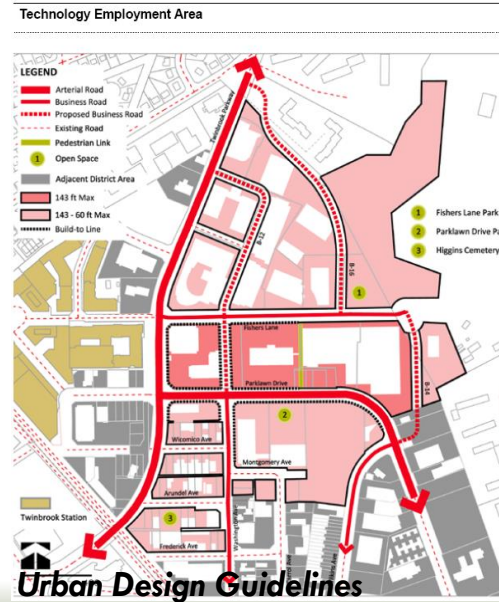
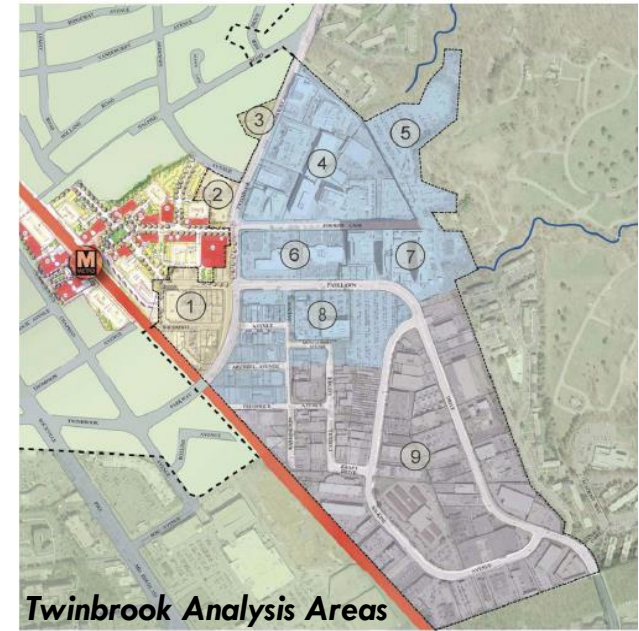


# Rock Spring Master Plan & White Flint 2 Sector Plan

## Plan Elements

All Master or Sector Plans have the following features:

- An overall concept
- Land use and zoning recommendations
- Sustainability
- Mobility
  - Transportation/Streets
  - Bikeways
- Community or Public Facilities
  - Public Parks
  - Public Schools
  - Public Safety
  - Fire, Rescue and Emergency Services
- Urban Design Guidelines, included in Plan or a separate document
- Implementation
  - Zoning
  - Staging, if applicable
  - Capital Improvements Program (CIP)



**Twinbrook Sector Plan**  
To create "an area with mixed uses featuring advanced technology and biotechnology activities in an area of high quality public design."

Development in the Technology Employment Area should emphasize useful open spaces, pedestrian-oriented streets, and flexible buildings to serve the needs of biotechnology and advanced technology employers.

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Public Engagement

Table #4

### VISION

White Flint will be a unique livable green community surrounded by established residential communities. Pedestrian access into the Metro Station area and across the rail tracks will increase connectivity and reduce the rail barrier between the residential neighborhoods and commercial uses. Land uses will consist of a mix of uses including: increased residential density, commercial employment areas including light industrial and small business uses, high density mixed uses at the Metro Core, and a variety of green spaces.

### CHARACTERISTICS

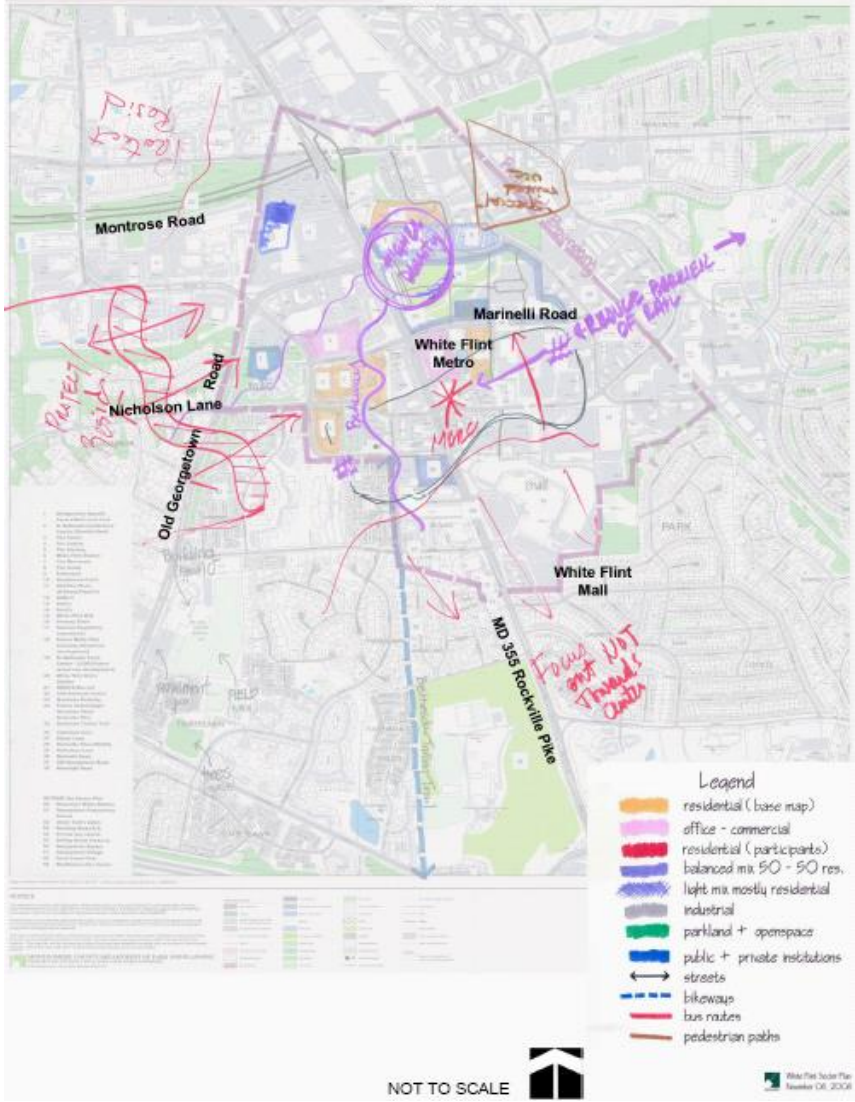
- Circulation
  - Provide transportation connectivity within and around White Flint
  - Expand connectivity
  - Maximize rail crossing
  - Use skywalks and bikeways
  - Make more pedestrian friendly—convenient and safe with access to Metro and crossing MD 355
  - Provide grid or network of streets—alternate routes to MD 355
  - Maximize railroad crossings—reduce as a barrier—air rights, perhaps
  - Provide for more usable green space – parks, walkways
  - Provide a People Mover / light rail option
  - Provide better connectivity between schools, residential development and Metro
  - Use MARC to better expand the transportation network – relocate the Marc station to White Flint - consider the light industrial areas and the area south near the residential neighborhoods
  - Construct a People Mover in North Bethesda
- Land Use and Density
  - Provide greater height and density at Metro – transition to lower densities and height near surrounding communities
  - Reconsider light industrial uses
  - Keep light industrial core
  - Increase density on residential edge to increase density
  - Protect and enhance existing communities

- Tent building heights so that the greatest height is at the Metro and it transitions down to surrounding communities
- Provide for flexibility of boundaries
- Construct new buildings closer to streets
- Increase residential uses
- Retain some industrial uses
- Encourage small businesses
- Provide all varieties of parks—design parks a la Central Park with restaurants surrounding
- Community Character
  - Livable communities
  - European style town center green space like Prague and Paris
  - Make the area safe through design
  - Connect buildings with walkways
  - MD 355 character—a boulevard with trees and pedestrians
  - Build a 24 hour development
  - Need to consider urban schools that are 3-4 stories
  - Maximize existing infrastructure
- The Environment
  - Good Environment—green buildings, trees
  - Build good energy efficient buildings—use ventilation to make high-rise buildings more efficient
  - Green buildings
  - Use trees to protect buildings from the sun

### PRESENTATION NOTES

- Needs to be unique, livable and especially green—a Sustainable Green Development.
- Mix of light industrial and mixed-use development.
- Use the light industrial as a barrier between the residential areas and the CSX railroad tracks.
- Protect existing residential areas and create more parks and walkways to connect them.
- Easier access to the Metro and improve cross-ability.
- Relocate the MARC line and have green barriers around it.

WHITE FLINT SECTOR PLAN Table 4



White Flint Sector Plan Public Meeting (November 2006)



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Public Engagement

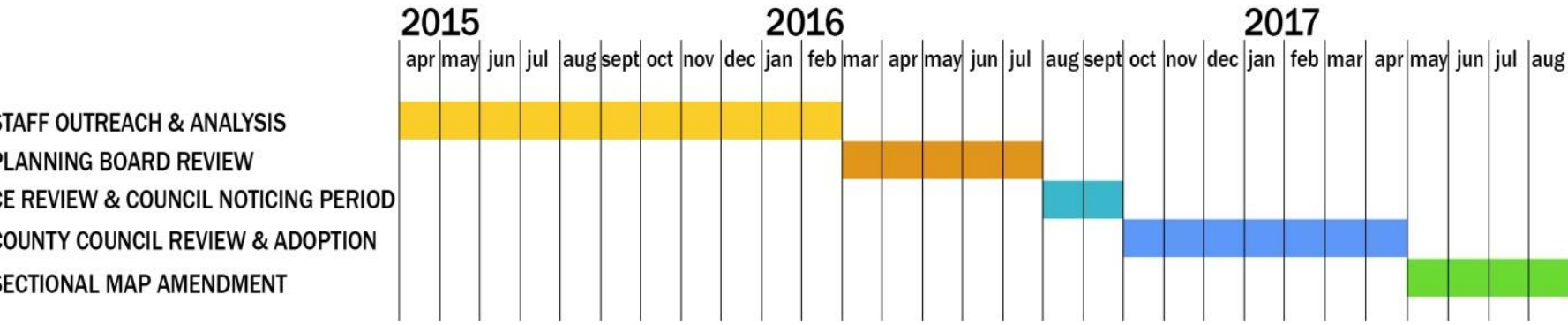
- Public meetings on individual topics, such as tonight.
- Public workshops.
- Meetings with civic and homeowners associations and PTAs.
- Property owners forum.
- Public agencies forum.
- Public hearing.
- Social media, websites, and other new media tools.



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Project Schedule

### WHITE FLINT **2** SECTOR PLAN



Staff Outreach, Analysis & Plan Development	September 2015-June 2016
Planning Board Hearing and Plan Review	July 2016-January 2017
Planning Board Draft Master Plan	February 2017
County Executive Review & Council Hearing Noticing Period	February 2017-March 2017
County Council Public Hearing	April 2017
County Council Review	May 2017-October 2017
Commission Adoption & Sectional Map Amendment	November 2017-February 2018

# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Walter Johnson Cluster: Facility Planning

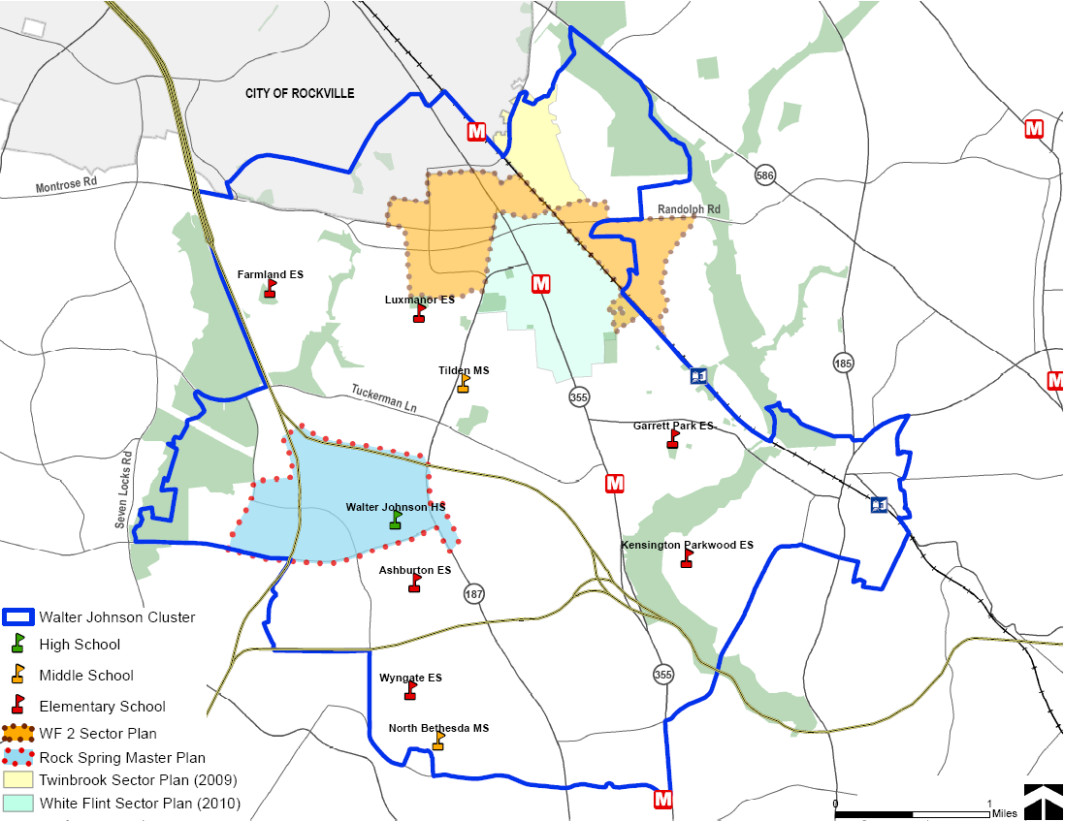
Mr. Bruce Crispell, Director  
Division of Long-range Planning  
Montgomery County Public Schools (MCPS)





# Rock Spring Master Plan & White Flint 2 Sector Plan

## Walter Johnson School Cluster Articulation



### Walter Johnson High School

- North Bethesda MS
- Tilden MS

### North Bethesda Middle School

- Ashburton ES
- Kensington-Parkwood ES
- Wyngate ES

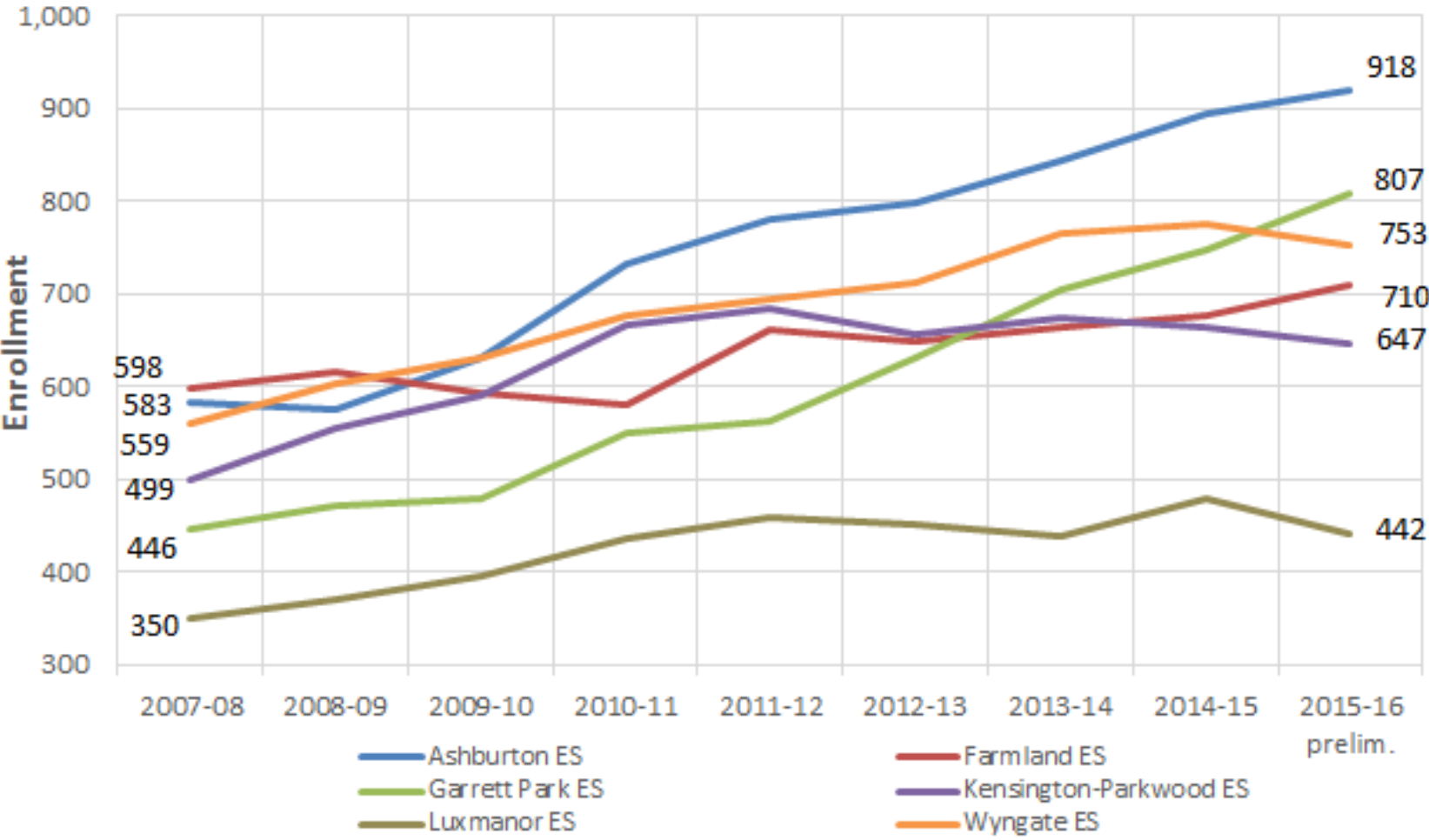
### Tilden Middle School

- Farmland ES
- Garrett Park ES
- Luxmanor ES

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Walter Johnson Cluster: Enrollment Growth

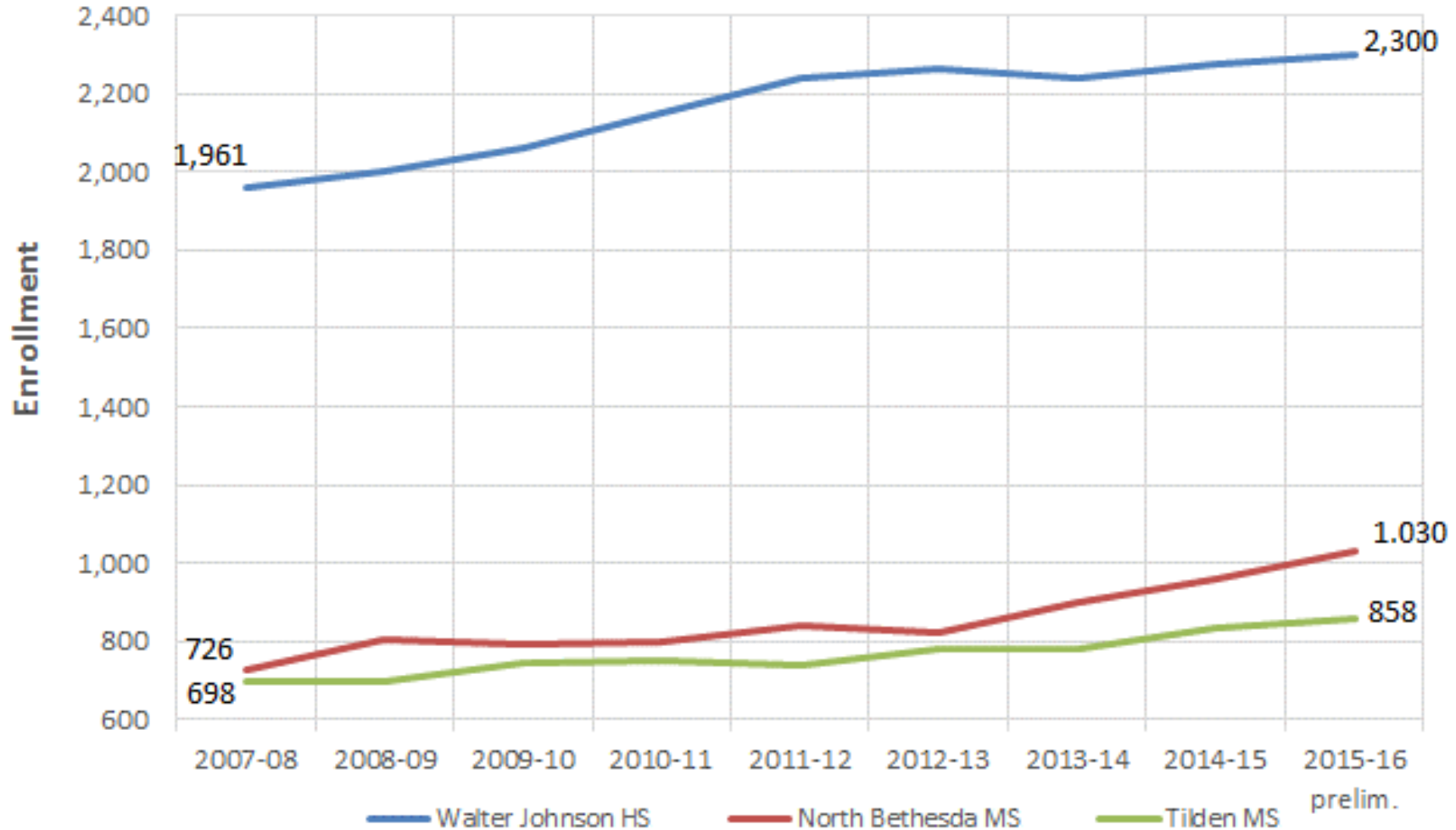
Walter Johnson Cluster Elementary Schools Enrollment 2007 to 2015 prelim.



# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## Walter Johnson Cluster: Enrollment Growth

Walter Johnson Cluster Secondary Schools Enrollment 2007 to 2015 prelim.



# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## Walter Johnson Cluster Enrollment Growth: 2007-2015

### 2007 to 2015 elementary enrollment increases:

- Ashburton ES: +335
- Farmland ES: +112
- Garrett Park ES: +361
- Kensington-Parkwood: +148
- Luxmanor: +92
- Wyngate: +194
- TOTAL ELEMENTARY INCREASE = +1,242

### 2007 to 2015 secondary enrollment increases:

- Walter Johnson HS: +339
- North Bethesda MS: +304
- Tilden MS: +160

# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## WJ Cluster CIP Projects to address growth

### Ashburton ES

- Addition opens August 2020 and increases capacity from 629 to 881, opening August 2020

### Farmland ES

- Revitalization/expansion opened in August 2011 and increased capacity from 617 to 728

### Garrett Park ES

- Revitalization/expansion opened in January 2012 and increased capacity from 478 to 753





# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## WJ Cluster CIP Projects to address growth

### Kensington-Parkwood ES

- Addition opens August 2018 and increases capacity from 472 to 746

### Luxmanor ES

- Revitalization/expansion opens in January 2020 and increases capacity from 428 to 745

### Wyngate ES

- Addition opened in August 2013 and increased capacity from 421 to 777



# Rock Spring Master Plan & White Flint 2 Sector Plan

WJ Cluster CIP Projects to address growth

## Walter Johnson HS

- Feasibility study for addition underway. Capacity could increase from 2,335 to up to 3,200, pending recommendation in fall 2015 in *FY 2017–2022 CIP*.

## North Bethesda MS

- Addition opens in August 2018 and increases capacity from 874 to 1,208.

## Tilden MS

- Revitalization/expansion opens in August 2020 and increases capacity from 972 to 1,200. Project includes collocation with Rock Terrace School.



# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## WJ Cluster Enrollment Projections

School	Actual Enrollment	Projected Enrollment					
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b><u>Ashburton ES</u></b>							
Capacity	629	652	652	652	652	652	881
<b>Enrollment Projection</b>	<b>892</b>	<b>915</b>	<b>886</b>	<b>881</b>	<b>877</b>	<b>840</b>	<b>835</b>
<i>Space Available/Deficit</i>	-263	-263	-234	-229	-225	-188	46
<b><u>Farmland ES</u></b>							
Capacity	728	728	728	728	728	728	728
<b>Enrollment Projection</b>	<b>655</b>	<b>684</b>	<b>696</b>	<b>724</b>	<b>709</b>	<b>703</b>	<b>700</b>
<i>Space Available/Deficit</i>	73	44	32	4	19	25	28
<b><u>Garrett Park ES</u></b>							
Capacity	753	753	753	753	753	753	753
<b>Enrollment Projection</b>	<b>749</b>	<b>784</b>	<b>776</b>	<b>791</b>	<b>794</b>	<b>783</b>	<b>769</b>
<i>Space Available/Deficit</i>	4	-31	-23	-38	-41	-30	-16

To be updated end of October, 2015

# Rock Spring Master Plan & White Flint 2 Sector Plan

## WJ Cluster Enrollment Projections

School	Actual Enrollment	Projected Enrollment					
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Kensington-Parkwood ES</b>							
Capacity	472	472	472	472	746	746	746
Enrollment Projection	<b>654</b>	<b>642</b>	<b>656</b>	<b>646</b>	<b>642</b>	<b>635</b>	<b>645</b>
Space Available/Deficit	-182	-170	-184	-174	104	111	101
Addition opens in August 2018							
<b>Luxmanor</b>							
Capacity	428	428	428	428	428	745	745
Enrollment Projection	<b>466</b>	<b>471</b>	<b>485</b>	<b>501</b>	<b>519</b>	<b>557</b>	<b>578</b>
Space Available/Deficit	-38	-43	-57	-73	-91	188	167
Revitalization/Expansion opens in January 2020							
<b>Wyngate ES</b>							
Capacity	777	777	777	777	777	777	777
Enrollment Projection	<b>770</b>	<b>763</b>	<b>753</b>	<b>744</b>	<b>753</b>	<b>744</b>	<b>750</b>
Space Available/Deficit	7	14	24	33	24	33	27

To be updated end of October, 2015

# Rock Spring Master Plan & White Flint 2 Sector Plan

## WJ Cluster Enrollment Projections

School	Actual Enrollment	Projected Enrollment					
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Walter Johnson HS</b>							
Capacity	2,335	2,335	2,335	2,335	2,335	2,335	2,335
Enrollment Projection	<b>2,264</b>	<b>2,260</b>	<b>2,287</b>	<b>2,361</b>	<b>2,472</b>	<b>2,676</b>	<b>2,798</b>
Space Available/Deficit	71	75	48	-26	-137	-341	-463
Feasibility study for addition in FY 2015							
<b>North Bethesda MS</b>							
Capacity	874	874	874	874	1,208	1,208	1,208
Enrollment Projection	<b>951</b>	<b>1,031</b>	<b>1,113</b>	<b>1,172</b>	<b>1,184</b>	<b>1,195</b>	<b>1,162</b>
Space Available/Deficit	-77	-157	-239	-298	24	13	46
<b>Tilden MS</b>							
Capacity	972	972	972	972	972	972	1,200
Enrollment Projection	<b>798</b>	<b>827</b>	<b>922</b>	<b>937</b>	<b>990</b>	<b>995</b>	<b>1,050</b>
Space Available/Deficit	174	145	50	35	-18	-23	150

Tilden REV/EX includes collocation of Rock Terrace in August 2020.

To be updated end of October, 2015



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Options for addressing additional enrollment increases

- Reopen a closed school in the cluster. Closed schools in public ownership include the former:
  - Alta Vista ES
  - Montrose ES
  - Arylawn ES
  - Kensington ES
  
- The former Grosvenor ES is not included since it is used as a elementary school holding school for schools undergoing revitalization/expansion.
  
- The former Woodward HS is not included since it will be used for a middle school holding center when Tilden MS vacates the building in August 2020.



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Options for addressing additional enrollment increases

- Construct a new school on a future school site. One future elementary school site and an alternative elementary site, are identified in the White Flint Sector Plan.
- Purchase land for a school.
- Consider nontraditional options, including those being studied by the *Cross-agency Work Group on School Design*.

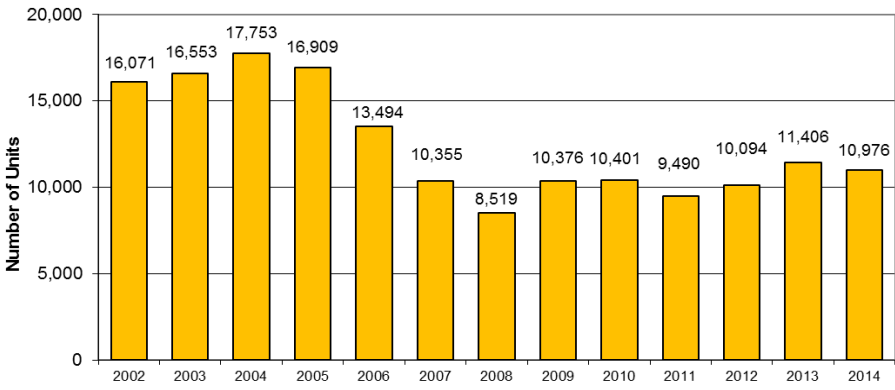


# Rock Spring Master Plan & White Flint 2 Sector Plan

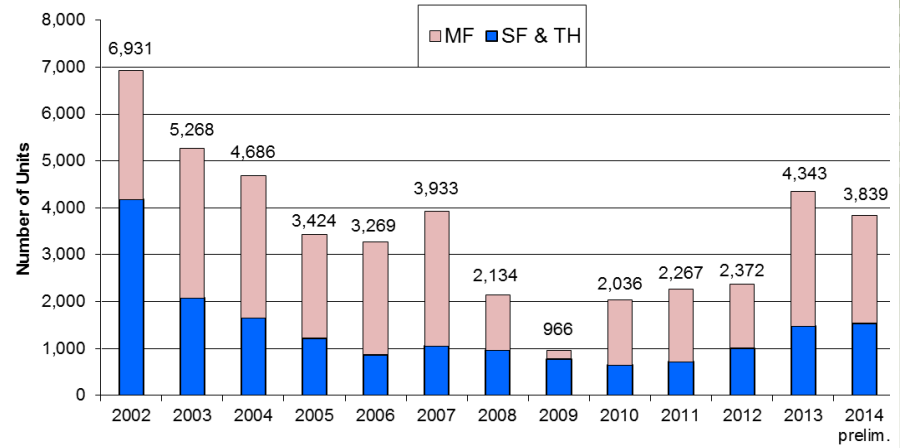
## New Housing Development and Its Impact on Schools

- Most of the enrollment growth in the Walter Johnson cluster, and county, is due to turnover of existing housing. New housing adds additional students.
- Most new development in the Walter Johnson cluster is mid-rise and high-rise in nature.

**Montgomery County: Resales of Existing Homes**



**Residential Starts: Single-family detached (SF), Townhouse (TH) and Multi-family rental and condos (MF)**



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## New Housing Development and Its Impact on Schools

- Recently occupied, and older mid-rise and high-rise housing units in the Walter Johnson cluster are reviewed each year to determine how many public school students are residing in these units.
- In addition to collecting information on the number of students in existing housing units, MCPS works with the Montgomery County Planning Department to determine average student generation rates for housing in sub-areas of the County.
- This *sub-area* information is used in facility planning.

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Student Generation Rates by Housing Type – Southwest Area

Housing Type	Elementary	Middle	High
Single-Family Detached	0.323	0.132	0.153
Townhouse	0.166	0.072	0.099
Multifamily Mid-rise (less than 5 floors)	0.075	0.031	0.047
Multifamily High-rise (5 or more floors)	0.042	0.017	0.023

Southwest includes: Bethesda-Chevy Chase, Churchill, Walter Johnson, Richard Montgomery, Rockville, Whitman and Wootton clusters.



# Walter Johnson School Cluster

## New Housing Development and Its Impact on Schools

The 2014-15 review of multi-family housing in the Walter Johnson cluster found the following numbers of students.

Mid-rise units (1,078 units in 4 mid-rise multi-family complexes)			
	Elementary	Middle	High
Number of students	94	30	44
Student generation rate	.087	.028	.041

Avalon



No. Bethesda Market West



White Flint Station



Strathmore Court



# Walter Johnson School Cluster

## New Housing Development and Its Impact on Schools

The 2014-15 review of multi-family housing in the Walter Johnson cluster found the following numbers of students.

High-rise units (4,934 units in 10 high-rise multi-family complexes)			
	Elementary	Middle	High
Number of students	171	51	71
Student generation rate	.039	.012	.016

Market East



Grosvenor Park



The Grande



The Gallery



Wentworth



Inigo's Crossing



Meridian



The Sterling



The Monterey



Midtown



# Rock Spring Master Plan & White Flint 2 Sector Plan

## New Housing Development and Its Impact on Schools

To assist enrollment forecasting, older and new multi-family housing is sampled each year to determine if changes are occurring in the number of school-age children residing in these units.

### PerSei (Pike & Rose)

The recently completed and 95% occupied *PerSei* was reviewed this Fall. *PerSei* has 174 mid-rise multi-family apartment units. The following number of students are enrolled in MCPS from the *PerSei*:

- K – 5 students = 4 students (*yield rate .023*)
- 6 – 8 students = 0 students (*yield rate 0*)
- 9 – 12 students = 1 student (*yield rate .006*)



# Rock Spring Park Master Plan & White Flint 2 Sector Plan

## MCPS and Montgomery County Planning Department Collaboration

MCPS is engaged in master plans and sector plans through ongoing collaboration with Montgomery County planners.

### The MCPS role includes:

- Providing Montgomery County planners with information on school projections and capital projects to address space deficits.
- Providing estimates of the number of students that would be generated by various housing scenarios developed by Montgomery County planners during the master plan process.
- Requesting a school site(s) be designated in plans when the number of students estimated is sufficiently large to justify this requirement.

# Rock Spring Master Plan & White Flint 2 Sector Plan

## MCPS and Montgomery County Planning Department Collaboration

- MCPS also provides cluster enrollment projections and utilization levels for use in the Subdivision Staging Policy (SSP) *Annual School Test*.
- The annual school test provides a mechanism for regulating housing approvals based on school utilization, and obtaining school facility payments to help construct new capacity.



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Adequacy Public Facilities Ordinance and the Regulatory Environment

Ms. Pamela Dunn, Acting Chief  
Functional Planning & Policy Division  
Montgomery Planning Department

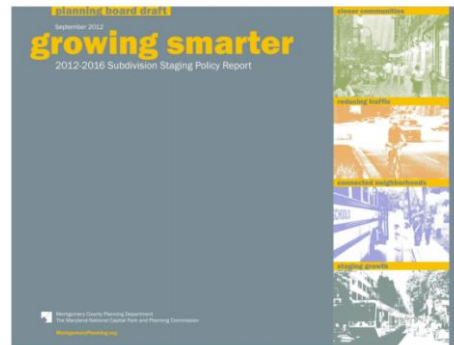




# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- The Subdivision Staging Policy (SSP) defines school adequacy and sets the rules for conducting the Annual School Test.
- Subdivision Staging Policy is quadrennial – the next SSP will be adopted in 2016. Kick-off meeting on October 19<sup>th</sup> .
- Annual school test is conducted each fiscal year to evaluate projected enrollment and projected capacity for each school cluster at each school level.
- School adequacy is based on projected school capacity and projected enrollment.



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- Projected enrollment/projected capacity = utilization rate.
- School capacity is defined as MCPS program capacity, which is the number of students planned per classroom per school level based on curriculum standards.
- Planned school capacity is the capacity funded in the 6-year Capital Improvements Program.
- When utilization levels exceed 105% a payment is required for development to proceed. When utilization exceeds 120% a moratorium is imposed.



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- Student generation rates - NEW methodology developed in cooperation between Montgomery County Public Schools (MCPS) and Montgomery County Planning.
- Two major inputs:
  - Student addresses with grade-level information (confidential information removed)
  - Parcel file data with residential structure information



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- New Student Generation Rate Calculation:
  - Student addresses were spatially mapped or geocoded.
  - Of the 149,238 student addresses only 2.4% were not geocoded.
  - Addresses were then matched to structure type information from the parcel file.
  - Structure types include:
    - single-family detached,
    - single-family attached,
    - mid-rise multi-family (four or fewer floors), and
    - high-rise multi-family (five or more floors).
  - Structures also had to meet the following conditions to be included:
    - single-family detached and attached units built in the last 10 years to reflect the demographics of new construction,
    - multi-family units built any year to better estimate this housing type's impact over time.



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- New student generation rates:

Student addresses designated by housing type were separated by school level: elementary, middle, high. The student generation rate for each school level was then calculated by:

dividing the number of students by housing type x  
the total number of *housing type* x units

High School (grades 9 to 12)			
Student Residence Type	Students	Parcel File Count of Unit Type	Rate
Multi-Family High Rise (all periods)	1,694	50,675	0.033
Multi-Family Low to Mid Rise (all periods)	5,917	76,915	0.077
Single Family Attached (last ten years)	737	6,529	0.113
Single Family Detached (last ten years)	1,971	10,361	0.190

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

	New Method	2008 CUS Method
<b>Data Sources:</b>	<ul style="list-style-type: none"> <li>Actual MCPS student address matched to parcel structure-type information</li> <li>149,283 addresses, 97.6% geocoding success</li> </ul>	<ul style="list-style-type: none"> <li>Household Survey</li> <li>22,500 CUS forms, 54% response rate</li> <li>Households weighted using public school enrollment to arrive at an estimate of number of children in the County</li> <li>Units from the parcel file</li> </ul>
<b>Data Exceptions:</b>	<p>Single-family attached or detached units:</p> <ul style="list-style-type: none"> <li>Structure built in the last ten years</li> <li>Their associated generation rates better reflect the demographics associated with new single-family construction</li> </ul> <p>Multi-family units:</p> <ul style="list-style-type: none"> <li>Structures built any year</li> <li>Their associated generation rates better estimate of the full impact of this housing type over time</li> </ul>	<p>Households:</p> <ul style="list-style-type: none"> <li>Households moved within or into the County five years prior to the survey</li> <li>Their associated generation rates reflect the demographics associated with new residential construction</li> </ul>
<b>Similarities</b>	<ul style="list-style-type: none"> <li>The calculation deriving a student generation rate was the same in both approaches</li> <li>Determine the number of students by school level and housing type and then divide this sum by the corresponding number of housing units by type in the County.</li> </ul>	



# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- A development impact tax, set by the Montgomery County Council, is assessed on new residential and commercial buildings, and additions to commercial buildings in the County to fund, in part, the improvements necessary to increase the transportation or public school systems.
- The Department of Permitting Services (DPS) is charged with collection of Development Impact Taxes. Development Impact Taxes must be paid before a building permit or use & occupancy permit is issued.
- School Impact Tax represents 90% of the cost of a student seat generated by the new unit.
  - Single-family detached                      \$26,827
  - Single-family attached                      \$20,198
  - Multifamily Mid-rise                      \$12,765
  - Multifamily High-rise                      \$ 5,412

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- School Facility Payment requires payment of an additional 60% of the cost of a student seat per unit for each school level over 105% utilization.
- The School Facility Payment and the School Impact Tax vary by school level based on the construction cost of a student seat for the applicable school type and by dwelling unit type based on the rate at which different unit types generate students.

School Type	Cost per student	student generation rate/school level /unit type			
		Single Family Detached [SFD]	Single Family Attached [SFA]	Multi-Family 4 or fewer floors	Multi-Family 5 or more floors
Elementary School Student Generation Rate x Cost of Seat	\$19,439	0.357	0.214	0.146	0.060
Middle School Student Generation Rate x Cost of Seat	\$21,250	0.153	0.082	0.055	0.025
High School Student Generation Rate x Cost of Seat	\$24,375	0.190	0.113	0.077	0.033
ES facilities payment		\$6,940	\$4,160	\$2,838	\$1,166
MS facilities payment		\$3,251	\$1,743	\$1,169	\$531
HS facilities payment		\$4,631	\$2,754	\$1,877	\$804
facilities payment if 3 school levels are over 105% capacity		\$14,822	\$8,657	\$5,884	\$2,501

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- School Impact Tax – funds school CIP (source Mont. Co. Department of Finance)

For Fiscal Year ended:	School Impact Tax Collections for School CIP Projects
2004	\$ 434,713
2005	\$ 7,695,345
2006	\$ 6,960,032
2007	\$ 9,562,889
2008	\$ 6,766,534
2009	\$ 7,925,495
2010	\$ 11,473,071
2011	\$ 14,480,846
2012	\$ 16,462,394
2013	\$ 27,901,753
2014	\$ 45,837,273
2015	\$ 32,676,773

# Rock Spring Master Plan & White Flint 2 Sector Plan

## Subdivision Staging Policy

- School Facility Payment — (source Mont. Co. Department of Finance)  
 funds capital improvements within a specific school cluster

For Fiscal Year ended:	School Facility Payments within the WJ Cluster	Total School Facility Payment Collections
2011	\$0	\$6,244
2012	\$0	\$163,918
2013	\$0	\$15,250
2014	\$237,600	\$2,008,371
2015	\$577,684	\$1,967,790

# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Summary

### Montgomery County Public Schools/Board of Education

- Re-open closed school sites
- Build additions to schools capable of expansion
- Re-district school boundaries
- Construct new schools

### Planning Department/Planning Board

- Recommend master plans that address long term development and school facility needs.
- Recommend modifications to the standards for approving new development set by the Subdivision Staging Policy.
- Approve only subdivisions and site plans that meet the adequacy standards set under the APFO.
- Recommend to the County Executive and County Council public facilities that should be prioritized for inclusion in the County's CIP.

### Montgomery County Council

- Approve master plans to guide future development.
- Establish standards through the Subdivision Staging Policy (SSP ) for the MCPB to use in approving new development
- Program community facilities in the CIP.
- Raises \$\$ to fund capital projects (taxes; required developer contributions; State aid)



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Next Steps

### Master Plan Program

Pre-planning continues for Rock Spring and White Flint 2: data collection; meetings with stakeholders (e.g., civic groups, property owners, PTAs, MCPS, etc.); development of potential land use scenarios *that will consider both traffic impacts and potential student generation.* (Recommendations in the draft plans would address both impacts.)

### Rock Spring Park Master Plan

- October 8: Planning Board reviews draft Rock Spring Scope of Work.
- October-December: Community meetings-Topics TBD

### White Flint 2 Sector Plan

- October 14 (tentative): Community meeting - topics TBD
- November-December: Community meetings - topics TBD

### School Facility Planning

- October: Report of the Cross-Agency Work Group on School Design Options
- October/November: Superintendent's Recommended CIP for 2017-22

### Regulatory/Adequate Public Facilities Test

- October 19: Kick-off meeting re: update to Subdivision Staging Policy (SSP)



# Rock Spring Master Plan & White Flint 2 Sector Plan

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## Walter Johnson Cluster Public Meeting

### Public Comments