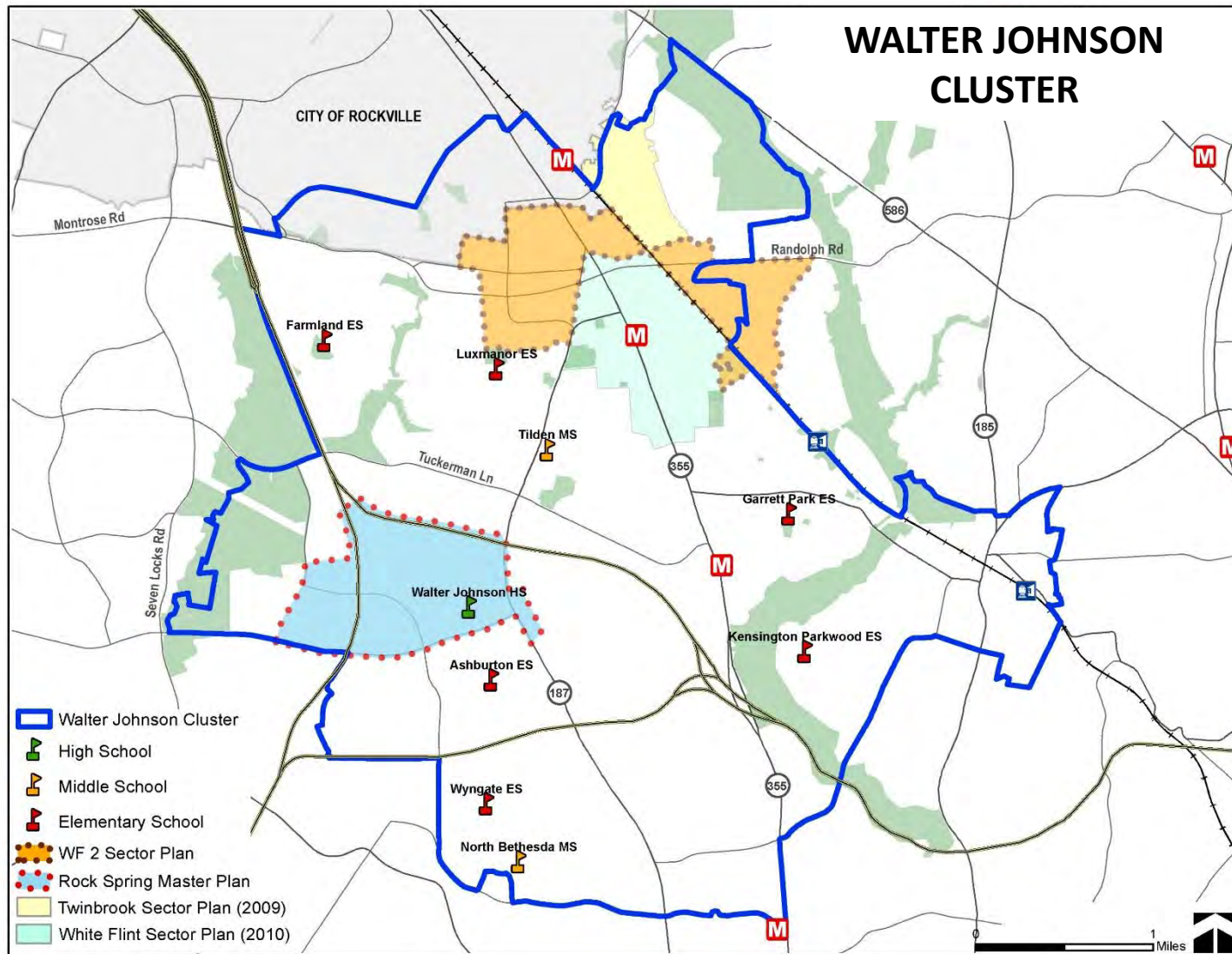


Rock Spring Master Plan and White Flint 2 Sector Plan

Follow-up Joint Meeting with Montgomery County Public Schools



June 6, 2016 • Luxmanor Elementary School

Meeting Agenda

- I. Welcome
 - Glenn Kreger, Area 2 Division Chief, Planning

- II. Master Plans: Update and Next Steps
 - Andrea Gilles, Area 2 Division, Planning

- III. Land Use Scenarios and School Facility Planning
 - Bruce Crispell, Director, MCPS Division of Long-Range Planning

- IV. Walter Johnson Cluster Rountable Discussion, Overview and Process
 - Debbie Szyfer, Senior Planner, MCPS Division of Long-range Planning

- V. 2016 Subdivision Staging Policy, Overview of School Recommendations
 - Pam Dunn, Functional Planning and Policy Chief, Planning

- VI. Q&A



Master Plans: Where We've Been

Rock Spring Master Plan

Sept 1, 2015: Kick-off

Sept 17: Schools

Oct 28: Pipeline Projects

Dec 14: Placemaking

Feb 25, 2016: Parks, Open Spaces,
+ Transportation

May 23: Land Use Scenarios +
Transportation Analysis

White Flint 2 Sector Plan

June 25, 2015: Open House

Sept 17: Schools

Oct 14: Connections + Land use

Nov 18: Transportation Modeling

Dec 9: Parks + Open space

Feb 1, 2016: Property owners +
Civic Assoc.

May 16: Land Use Scenarios +
Transportation Analysis



Master Plans: Where We're Going

June-July 2016	Develop Preliminary Draft Plan Recommendations
July 11, 2016	WF2 Community Meeting: Review Preliminary Draft Plan Recommendations
July 18, 2016	Rock Spring Community Meeting: Review Preliminary Draft Plan Recommendations
July 28, 2016	Preliminary Draft Plan Recommendations to Planning Board
September 2016	Staff Working Draft Plan to Planning Board
October 2016	Planning Board Public Hearing
October-December 2016	Planning Board Worksessions
January/February 2017	Transmit Plan to County Executive and County Council

WF2 and Rock Land Use Alternatives

Theoretical maximums for a long range planning horizon (2040).

Used to evaluate capacities for the transportation network and public schools impact.

Land use / transportation balance sought at time of build-out.

Used to inform recommendations, but scenarios are not recommendations.

White Flint 2

Rock Spring

Existing/Built Development	Residential Units	Non-Residential Square Feet
	1,904	6.4 million

Scenarios	Residential Units	Non-Residential Square Feet
Existing/Built	386	8.2 million
Pipeline	1,430	1.1 million
Alternative 1 (pipeline)	1,430	9.3 million
Alternative 2 (pipeline + new)	2,633 (new = 1,203)	10 million (new = 630,000)
Alternative 3 (pipeline + new)	3,818 (new = 2,388)	9.9 million (new = 610,000)

Scenarios	Residential Units	Non-Residential Square Feet
Alternative 1	3,246	2.76 million
Alternative 2	4,841	3.24 million
Alternative 3	5,788	4.87 million



Bruce Crispell, Director
MCPS Division of Long-Range Planning

Rock Spring School Yields

SCENARIOS	Total New Units	Unit Type	Elementary	Middle	High
Alternative 1	1,430	Total Pipeline (1,262 MF highrise + 168 Townhouse)	85	35	45
Alternative 2	1,203	Total New (1,083 MF highrise + 120 Townhouse)	70	30	35
Alternative 3	2,387	Total New (2,149 MF highrise + 238 Townhouse)	135	60	75

Notes:

- 10% of residential units are townhouses; 90 % of residential units are multifamily high-rise (5 levels or more)
- Average dwelling unit is 1,250 square feet
- Round numbers to the nearest 5

White Flint 2 School Yields

Downcounty Consortium	Dwelling Units
Alternative 1	498
Alternative 2	524
Alternative 3	871

Downcounty Consortium			
Scenario	Elementary	Middle	High
Alternative 1	45	15	25
Alternative 2	45	20	25
Alternative 3	75	30	40

Walter Johnson Cluster	Dwelling Units
Alternative 1	2,748
Alternative 2	4,318
Alternative 3	4,920

Walter Johnson Cluster			
Scenario	Elementary	Middle	High
Alternative 1	160	65	85
Alternative 2	250	105	130
Alternative 3	285	120	150

Notes:

- 10% of residential units are townhouses; 90 % of residential units are multifamily high-rise (5 levels or more)
- Average dwelling unit is 1,200 square feet
- Round numbers to the nearest 5

WF2 and Rock Spring Combined Student Yields

Walter Johnson Cluster Combined Yields

Scenario	Elementary	Middle	High
Alternative 1	245	100	130
Alternative 2	320	135	165
Alternative 3	420	180	225

Walter Johnson Cluster Roundtable Discussion Group

Roundtable Charge

- Interim superintendent provided charge to Roundtable.
- Charge directed Roundtable to discuss general approaches to solve the near-term and long-term enrollment increases and solve the projected space deficits in the elementary, middle, and high schools in the Walter Johnson Cluster
- Consider closed schools in the cluster
- Roundtable evaluated secondary and elementary school approaches

Roundtable Process

- Guided by the BOE Long-range Educational Facilities Planning Policy (FAA) and MCPS Regulation (FAA-RA).
- Roundtable serve in an advisory role to the superintendent who will make recommendations for Board consideration.
- No specific boundary changes considered by the Roundtable.
- No recommendations or decisions made as part of the Roundtable.



Approaches



- Total of 10 secondary school approaches considered
 - Range from additions, new school, reopening of Woodward facility, grade reorganizations, commercial properties, schedule changes
- Total of 8 elementary school approaches considered
 - Range from additions, new school, reopening of a closed school, early child center, grade reorganizations

Important Dates



- June 8, 2016 (est) Roundtable Report
- October 13, 2016 Superintendent's Recommendation
- November 3, 2016 Board of Education Work session
- November 10 & 14, 2016 Board of Education Public Hearing
- November 21, 2016 Board of Education Action

Where to Find Information

<http://www.montgomeryschoolsmd.org/departments/planning/roundtable.aspx>





Subdivision Staging Policy (aka Growth Policy)

Public Hearing Draft

June 6, 2016

Update Process

- Quadrennial update to the Subdivision Staging Policy.
- Do the current tools used to evaluate the impact of new development adequately account for growth associated with the new development, especially in the face of changing growth patterns?

SSP Schools Update Schedule

Kick-off Open House	October 2015
Community Meetings	January – February 2016
Planning Board Briefing	March 2016
Working (Staff) Draft of SSP	May 2016
Public Hearing on Working Draft	June 2016
Worksessions on the Working Draft	June/July 2016
Planning Board Draft and Resolution	July 2016
County Council Adoption	November 2016

School Conversations



- Meetings

- Infrastructure and Growth Forum: March 2015
- Subdivision Staging Policy Kick-off Meeting: October 2015
- Community meeting on schools: January 2016
- Community meeting on schools: February 2016
- MM3 Session: May 2016

- Correspondence

- Letter from MCCPTA
- Letter from Council Vice President Roger Berliner



Recommendation #1

Calculate School Facility Payments and the School Impact Tax using student generation rates associated with residential structures built over the prior 10 years.

RATIONALE: School Facility Payments and School Impact Tax are intended to mitigate the school construction costs associated with **new development**. Therefore, it makes logical sense to use generation rates that only capture the enrollment impact of relatively new housing.



Recommendation #1

IMPACT:

For single family attached and detached dwellings, this does not change the current practice. The proposed 2015 generation rates are not very different from the current 2013 generation rates.

However, current practice for multifamily dwellings is to use the “built any year” or “all years” rates. Using the rates for structures built in the last ten years decreases the rates for Low/Mid Rise structures and High Rise structures.

Prior to the calculation of generation rates using 2013 enrollment data, student generation rates were calculated using survey data for households moving within a 5 year period.



Recommendation #2

Implement a hybrid annual school test that combines cluster utilization tests with individual school capacity deficit tests.

RATIONALE: One purpose of the Annual School Test is to inform the Planning Board of the adequacy of school infrastructure. An individual school with a significant capacity deficit is clearly inadequate. Further, the recommended thresholds would align with MCPS's thresholds for determining when an individual school should be considered for an addition. This would help offset the costs incurred by MCPS to study the feasibility of an addition or boundary change.

Recommendation #2

Impact: Preliminary Results of the Annual School Test for FY2017

Test	Action	Inadequate Outcomes by Level		
		Elementary	Middle	High
Cluster Utilization	School Facility Payments	Northwood Cluster (116.0%) Quince Orchard Cluster (113.2%)	Gaithersburg Cluster (107.5%) Rockville Cluster (116.2%) Wheaton Cluster (110.7%)	Blair (116.3%) Churchill (113.5%) Einstein (116.9%) Gaithersburg (107.6%) Walter Johnson (113.9%) Kennedy (112.5%) Richard Montgomery (112.2%) Northwood (114.8%) Paint Branch (111.0%) Quince Orchard (110.4%)
Individual School Capacity Deficit		Meadow Hall ES (-128) in Rockville Cluster Lake Seneca ES (-97) in Seneca Valley Cluster Garrett Park ES (-106) in Walter Johnson Cluster	[none]	[N/A]
Cluster Utilization	Moratorium	[none]	[none]	[none]
Individual School Capacity Deficit		[none]	[none]	[N/A]

The following placeholder capital projects were used to determine capacities for purposes of this preliminary test:

Cluster	Level	Placeholder Capacity
Gaithersburg Cluster	Elementary School	740 seats
Einstein Cluster	High School	6 classrooms
Walter Johnson Cluster	High School	8 classrooms
Northwood Cluster	High School	10 classrooms



Recommendation #3

Update the calculation of the School Facility Payments on a biennial basis using the latest student generation rates and school construction cost data.

RATIONALE: To ensure developers are paying an accurate and fair share of school construction costs – no more and no less – it makes sense to update these on a regular basis as the generation rates are updated.

Recommendation #3

DETAILS:

Type of Unit	Current (2012) School Facility Payments			Proposed (2016) School Facility Payments		
	ES	MS	HS	ES	MS	HS
Single-family detached	\$6,940	\$3,251	\$4,631	\$7,989	\$3,825	\$4,725
Single-family attached	\$4,160	\$1,743	\$2,754	\$4,485	\$1,925	\$2,672
Multi-family low to mid rise	\$2,838	\$1,169	\$1,877	\$1,495	\$570	\$1,040
Multi-family high rise	\$1,166	\$531	\$804	\$803	\$309	\$394

IMPACT: The School Facility Payments would be updated biennially concurrent with the annual school test. For this update, most of the single-family payments will increase and all of the multi-family payments will decrease.



Recommendation #4

Limit counting placeholder capacity for a particular cluster level or school as funded capacity under the Annual School Test to two years.

RATIONALE: Placeholders allow development to move forward and for School Facility Payments to continue to be collected. However, many community members fear that placeholders undermine the intent of the SSP, by not guaranteeing fully funded infrastructure to support development.

Recommendation #4

DETAILS: A historical review shows there have been 11 placeholders to prevent moratoria since FY2011:

Cluster	Level	School Year / Fiscal Year						
		2010-11 FY11	2011-12 FY12	2012-13 FY13	2013-14 FY14	2014-15 FY15	2015-16 FY16	2016-17 FY17
Richard Montgomery	ES	PL 2015	MOR	CP 2017	CP 2017	CP 2018	CP 2018	CP 2018
Northwood	ES		PL 2016	CP 2015	CP 2015	CP 2015	CP OPEN	
Northwest	ES		PL 2016	CP 2017	CP 2017	CP 2018	CP 2018	CP 2018
Bethesda-Chevy Chase	MS		PL 2016	CP 2017	CP 2017	CP 2017	CP 2017	CP 2017
Bethesda-Chevy Chase*	HS			PL 2017	PL 2018	CP 2018	CP 2018	CP 2018
Northwood	MS						PL 2020	CP 2020
Northwood	HS						PL 2020	PL 2021
Gaithersburg	ES						PL 2020	PL 2021
Wheaton	MS						PL 2020	
Einstein	HS						PL 2020	PL 2021
Walter Johnson	HS						PL 2020	PL 2021

KEY

PL: Placeholder for capacity in August of indicated year

CP: Capacity project scheduled to open in August of indicated year

MOR: Cluster placed in moratorium

CP OPEN: Capacity project open

Red text: Change in timeframe from previous year



Recommendation #4

IMPACT: This would not have changed any of the previous placeholders since they were all replaced with capital projects in the CIP within two years. It would ensure that the four current placeholders would either be replaced with moratoria or real capital projects in the amended FY 2017-2022 CIP that will be adopted in May 2017.



Recommendation #5

Update the School Impact Tax amounts on a biennial basis to reflect current school construction costs and updated student generation rates.

RATIONALE: The per-student construction cost was last updated in the calculation of impact taxes in 2007. Since then, the construction cost component has been updated on a biennial basis using a construction index. This has caused the construction cost component to increase faster than actual per student school construction costs have increased. This change would ensure developers are paying an accurate and fair share of school construction costs – no more and no less.

Recommendation #5

DETAILS:

Unit Type	Current (2007) Impact Tax per Unit	Updated (2016) Impact Tax per Unit
Single Family Detached	\$26,827	\$24,809
Single Family Attached	\$20,198	\$13,623
Multi-Family Low- to Mid-Rise	\$12,765	\$4,659
Multi-Family High-Rise	\$5,412	\$2,259

IMPACT: The Impact Tax amounts would be updated biennially concurrent with the annual school test. In the current update, all School Impact Taxes will decrease.



Recommendation #6

Remove the 0.9 multiplier in the School Impact Tax, so as to capture the full cost of school construction associated with a new residential unit.

RATIONALE: The impact tax should represent the **full** school capital cost associated with new construction.

Recommendation #6

DETAILS:

Unit Type	Current (2007) Impact Tax per Unit	Updated (2016) Impact Tax per Unit	Proposed (2016) Impact Tax per Unit
Single Family Detached	\$26,827	\$24,809	\$27,565
Single Family Attached	\$20,198	\$13,623	\$15,136
Multi-Family Low- to Mid-Rise	\$12,765	\$4,659	\$5,177
Multi-Family High-Rise	\$5,412	\$2,259	\$2,510

IMPACT: Compared to the current School Impact Tax, the tax for Single Family Detached dwelling units would increase by \$738. The Impact Tax for all other unit types would still decrease from the current tax amounts.



Recommendation #7

Reintroduce the School Impact Tax and School Facility Payments in former Enterprise Zones through a phased approach.

RATIONALE: Maryland's Enterprise Zone program offers businesses income and property tax credits for creating jobs within these areas. The Silver Spring CBD's Enterprise Zone designation had just expired when significant changes to the SSP and Impact Tax laws were adopted in 2007. The sentiment at the time was to provide Silver Spring a little longer to solidify its redevelopment. It has now been 10 years since the designation expired and exemption with respect to this status no longer seems applicable.



Recommendation #7

DETAILS:

- For the first three years following the expiration of the Enterprise Zone designation, the standard School Impact Tax and School Facility Payments (if applicable) would be discounted by 50 percent.
- After three years, the tax and payments will increase to the full level.
- All former Enterprise Zones currently exempt from the School Impact Tax and School Facility Payments enter into the three-year discount phase, regardless of the length of time since the Enterprise Zone designation expired.

IMPACT: The Silver Spring CBD is the only former Enterprise Zone in Montgomery County. Current Enterprise Zones include Olde Towne Gaithersburg (expiring 2018), Wheaton (2019), Glenmont (2023) and Long Branch/Takoma Park (2023).



Recommendation #8

Conduct further research to develop the criteria and process by which an area of the County can be exempted from the School Impact Tax and School Facility Payments.

RATIONALE: There is a tenuous relationship between the purpose of Enterprise Zone, which is to stimulate job creation and economic growth, and the exemption of impact taxes and facility payments for new dwelling units within the Enterprise Zones. There could be criteria that more directly relates to residential development – by which we designate areas of the county for impact tax and facility payment exemptions.



Recommendation #9

Further investigate options to increase the recordation tax to better capture the school construction cost associated with a home sale.

RATIONALE: The vast majority of the county's school enrollment growth comes from turnover within the existing housing stock – not from the construction of new homes. Staff believes the recordation tax can be used to better capture the enrollment and school construction effect of this turnover. The County Council is considering such a measure now.



NEXT STEPS:

- Hold Planning Board Worksessions throughout the month of June
- Late July Transmittal to Council
- September Council Public Hearing
- PHED Committee Worksessions
- November 15 Council Adoption