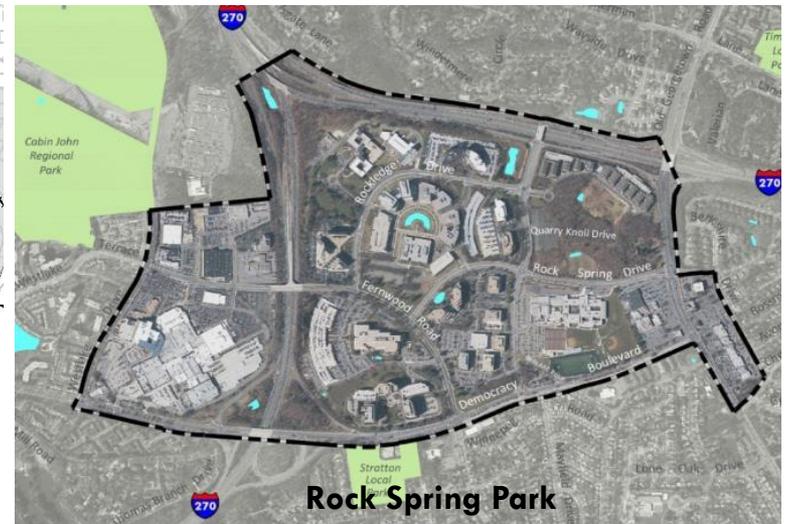
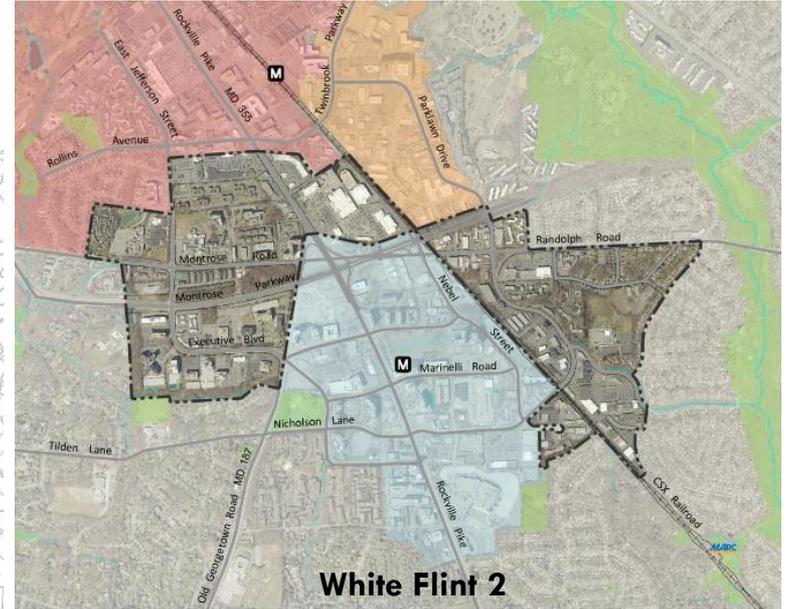
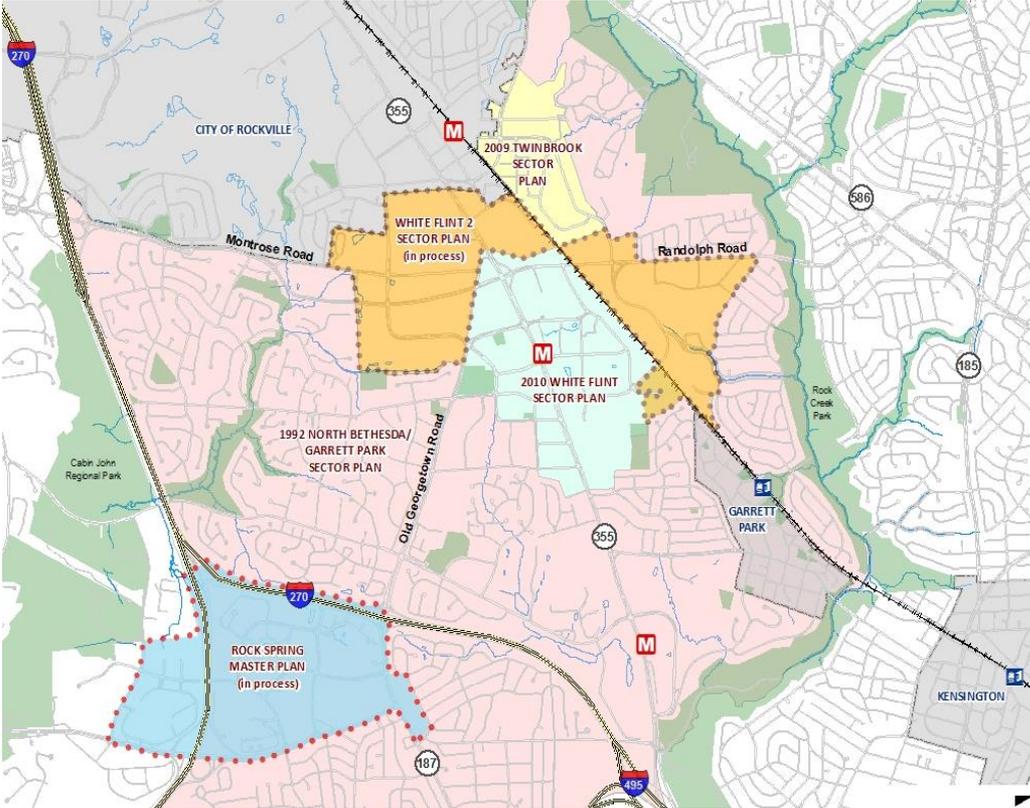


WHITE FLINT **2** SECTOR PLAN

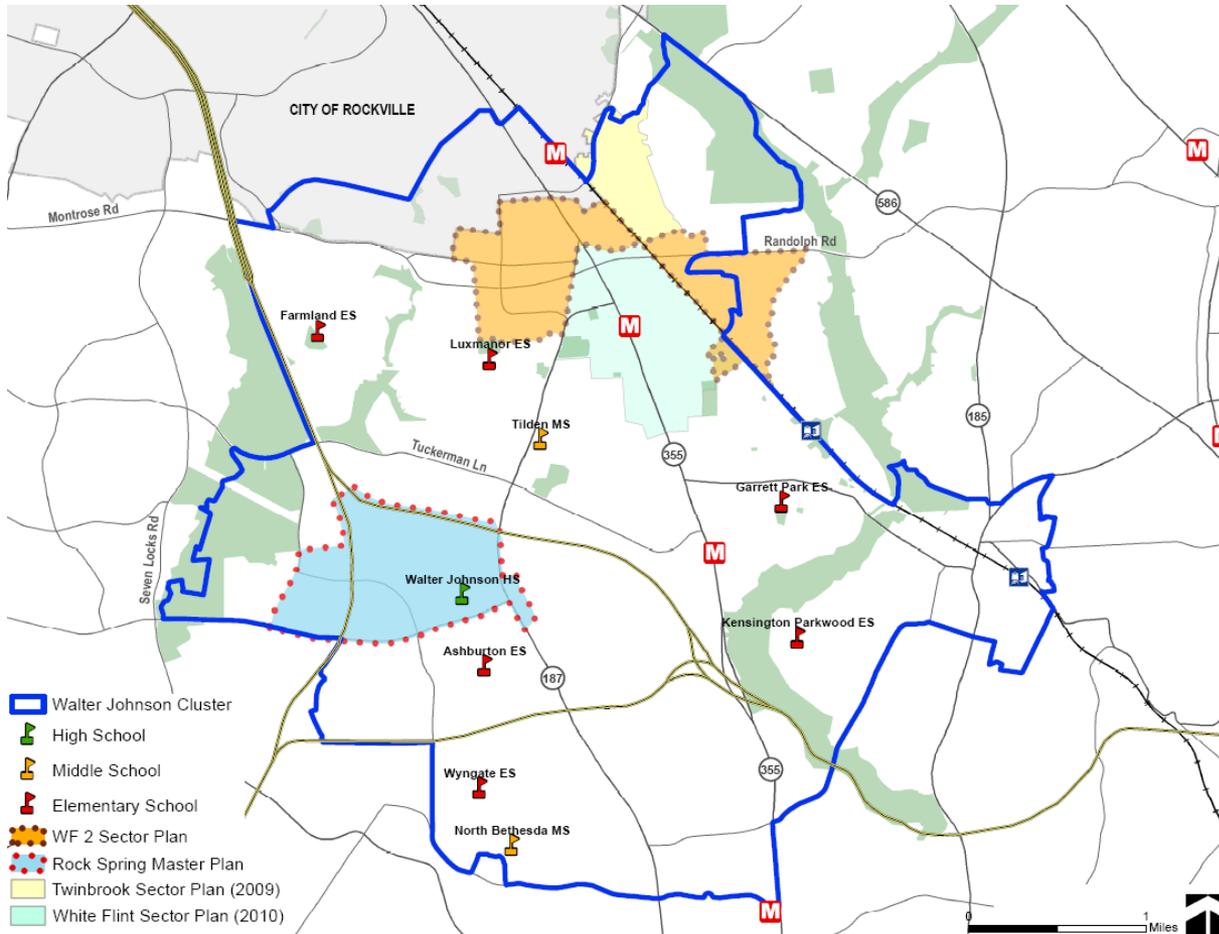


February 16, 2017
Combined Planning Board Worksession on School Issues
White Flint 2 Sector Plan & Rock Spring Master Plan
(Public Hearing Drafts)

Walter Johnson Cluster



Walter Johnson Cluster



Walter Johnson High School

North Bethesda Middle School

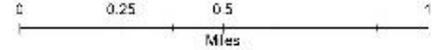
- North Bethesda MS
- Tilden Middle School

Elementary Schools

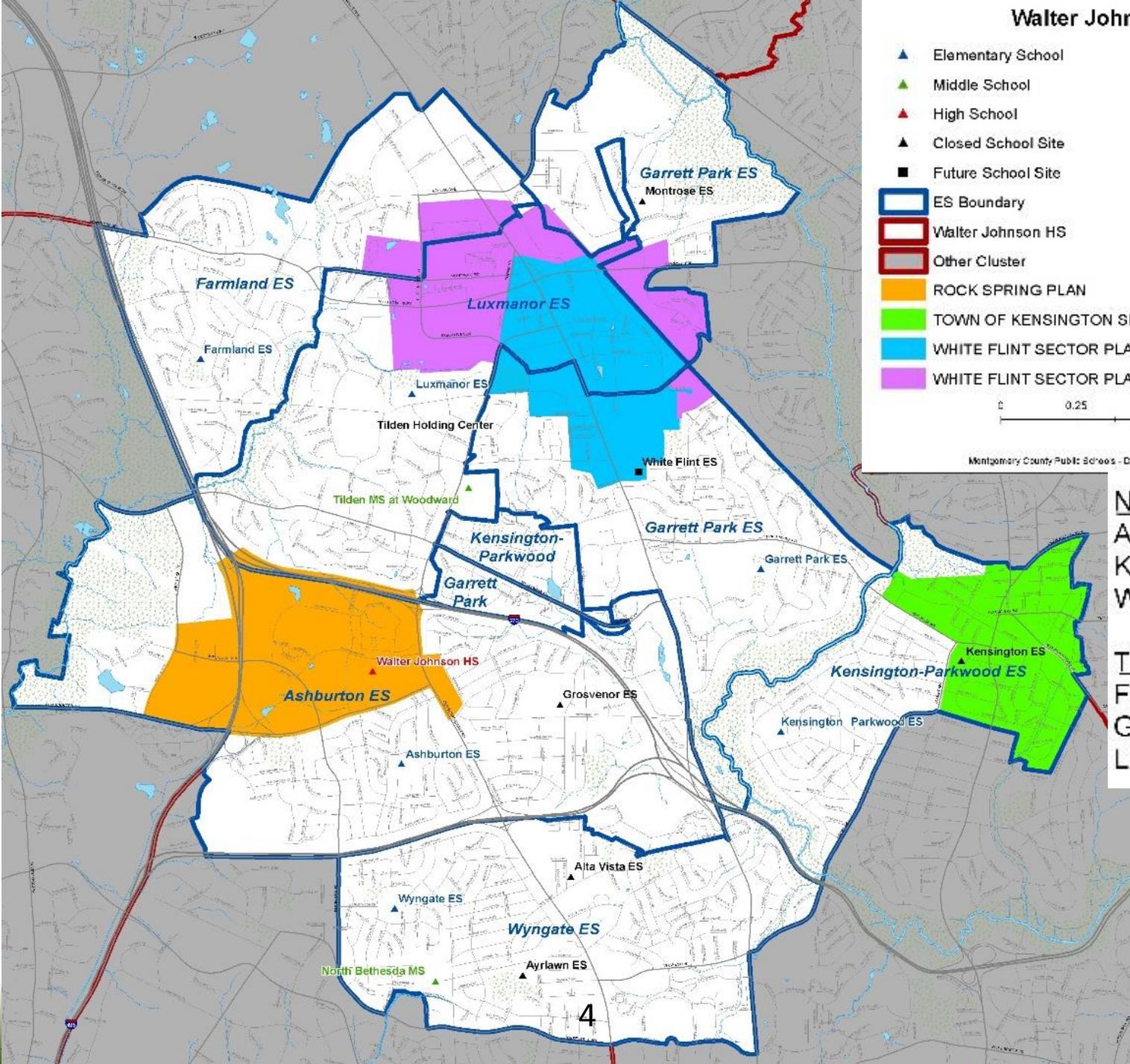
- Ashburton ES
- Kensington-Parkwood ES
- Wyngate ES
- Farmland ES
- Garrett Park ES
- Luxmanor ES

Walter Johnson Cluster

- ▲ Elementary School
- ▲ Middle School
- ▲ High School
- ▲ Closed School Site
- Future School Site
- ▭ ES Boundary
- ▭ Walter Johnson HS
- ▭ Other Cluster
- ▭ ROCK SPRING PLAN
- ▭ TOWN OF KENSINGTON SECTOR PLAN
- ▭ WHITE FLINT SECTOR PLAN
- ▭ WHITE FLINT SECTOR PLAN PHASE 2
- Ramp
- Highway
- State Road
- Major Road
- Local Road
- Planned Road
- Stream
- ▭ Lake
- ▭ Park



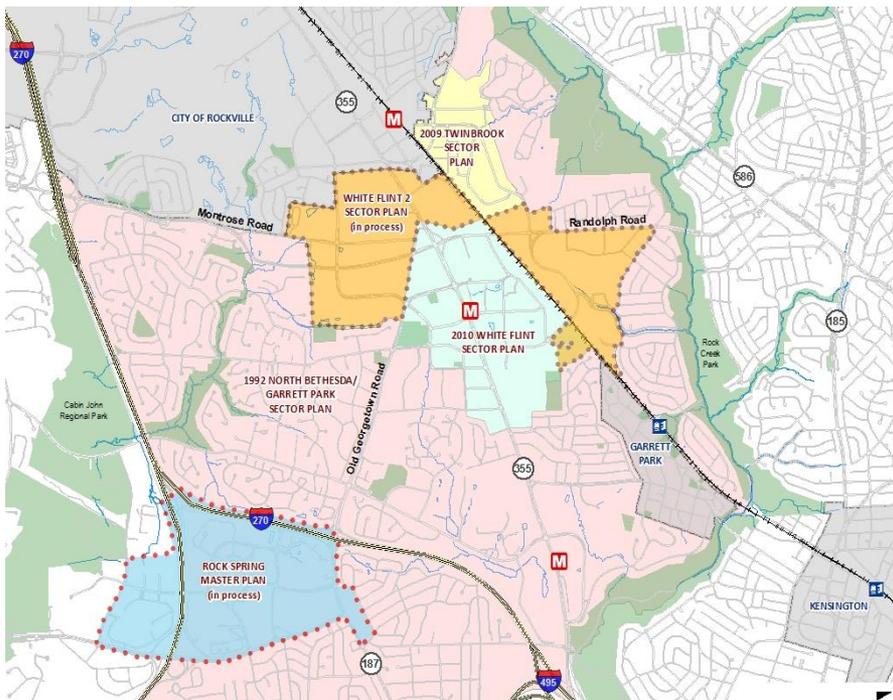
Montgomery County Public Schools - Division of Long-range Planning - February 17, 2016



North Bethesda MS
 Ashburton ES
 Kensington-Parkwood ES
 Wyngate ES

Tilden MS
 Farmland ES
 Garrett Park ES
 Luxmanor ES

Walter Johnson Cluster



Joint WF2 Sector Plan & Rock Spring Master Plan Community Meetings with MCPS:

- September 17, 2015
- June 6, 2016



Walter Johnson Cluster: Elementary Schools 2016-2022

	Off. Enr.	Projected Enrollment					
	2016- 2017	2017- 2018	2018- 2019	2019-2020	2020-2021	2021-2022	2022-2023
Ashburton Elementary School							
Program Capacity	651	651	651	881	881	881	881
Enrollment	905	955	969	965	978	998	979
<i>Space available</i>	<i>-254</i>	<i>-304</i>	<i>-318</i>	<i>-84</i>	<i>-97</i>	<i>-117</i>	<i>-98</i>
Farmland Elementary School							
Program Capacity	714	714	714	714	714	714	714
Enrollment	755	808	834	854	868	865	835
<i>Space available</i>	<i>-41</i>	<i>-94</i>	<i>-120</i>	<i>-140</i>	<i>-154</i>	<i>-151</i>	<i>-121</i>
Garrett Park Elementary School							
Program Capacity	776	776	776	776	776	776	776
Enrollment	829	855	882	888	894	882	894
<i>Space available</i>	<i>-53</i>	<i>-79</i>	<i>-106</i>	<i>-112</i>	<i>-118</i>	<i>-106</i>	<i>-118</i>
Kensington-Parkwood Elementary School							
Program Capacity	472	472	746	746	746	746	746
Enrollment	656	653	664	667	674	676	676
<i>Space available</i>	<i>-184</i>	<i>-181</i>	<i>82</i>	<i>79</i>	<i>72</i>	<i>70</i>	<i>70</i>
Luxmanor Elementary School							
Program Capacity	411	411	411	429	745	745	745
Enrollment	467	466	496	531	555	588	596
<i>Space available</i>	<i>-56</i>	<i>-55</i>	<i>-85</i>	<i>-102</i>	<i>190</i>	<i>157</i>	<i>149</i>
Wyngate Elementary School							
Program Capacity	777	777	777	777	777	777	777
Enrollment	739	719	727	708	696	715	716
<i>Space available</i>	<i>38</i>	<i>58</i>	<i>50</i>	<i>69</i>	<i>81</i>	<i>62</i>	<i>61</i>

Walter Johnson Cluster: Elementary Schools

Walter Johnson Cluster Elementary Schools Projected Enrollment, 2016–2046

	Off. Enr.	Projected Enrollment*										
	2016	2017	2018	2019	2020	2021	2022					2046
	–	–	–	–	–	–	–					2046
	2017	2018	2019	2020	2021	2022	2023	2026	2031	2036	2041	**
Total Walter Johnson Cluster Elementary Schools												
Program Capacity	3812	3812	3812	4086	4402	4402	4402	4631	4631	4631	4631	4631
Enrollment	4250	4345	4424	4471	4457	4573	4513	4800	4800	5100	5300	5500
Space available	-438	-533	-612	-385	-55	-171	-111	-169	-169	-469	-669	-869

MCPS Projections (2016)

*Projections from 2036 to 2046 assume complete build-out of Kensington and White Flint (2010) Sector Plans and proposed housing not associated with these sector plans. Market conditions and the pace of redevelopment of existing properties could change the number of units built and the timing of full build-out. Most master plans never reach full build-out.

**The projection for 2046 is considered peak enrollment. However, the projection for 2046 does not include the Rock Spring Master Plan, White Flint 2 Sector Plan and Grosvenor Strathmore Amendment as housing unit counts are not finalized at this time. The longer the forecast period, the more error is possible. It is considered equally likely for enrollment to come in below the numbers as it is for enrollment to exceed them.

Walter Johnson Cluster: Middle Schools

Walter Johnson Cluster Middle School Projections, 2016–2046

	Off. Enr.	Projected Enrollment										
	2016	2017	2018	2019	2020–	2021	2022					2046
	–	–	–	–	2020–	–	–					**
	2017	2018	2019	2020	2021	2022	2023	2026	2031	2036	2041	
North Bethesda Middle School												
Program Capacity	864	864	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229
Enrollment	1,102	1,154	1,171	1,185	1,194	1,171	1,162	1,300	1,300	1,300	1,400	1,400
Space available	-238	-290	58	44	35	58	67	-71	-71	-71	-171	-171
Tilden Middle School												
Program Capacity	927	927	927	927	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Enrollment	911	943	953	964	1,021	1,090	1,164	1,300	1,300	1,300	1,400	1,400
Space available	16	-16	-26	-37	179	110	36	-100	-100	-100	-200	-200

MCPS Projections (2016)

*Projections from 2036 to 2046 assume complete build-out of Kensington and White Flint (2010) Sector Plans and proposed housing not associated with these sector plans. Market conditions and the pace of redevelopment of existing properties could change the number of units built and the timing of full build-out. Most master plans never reach full build-out.

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Walter Johnson Cluster: High Schools

Walter Johnson High School Projections, 2016–2046

	Off. Enr.	Projected Enrollment										
	2016	2017	2018	2019	2020	2021	2022					2046
	2017	2018	2019	2020	2021	2022	2023	2026	2031	2036	2041	**
Walter Johnson High School												
Program Capacity	2,335	2,335	2,335	2,335	2,335	2,335	2,335	2,335	2,335	2,335	2,335	2,335
Enrollment	2,350	2,466	2,615	2,774	2,857	2,943	3,024	3,200	0	3,400	3,500	3,600
Space available	-15	-131	-280	-439	-522	-608	-689	-865	-965	1,065	1,165	-1,265

MCPS Projections (2016)

*Projections from 2036 to 2046 assume complete build-out of Kensington and White Flint (2010) Sector Plans and proposed housing not associated with these sector plans. Market conditions and the pace of redevelopment of existing properties could change the number of units built and the timing of full build-out. Most master plans never reach full build-out.

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Walter Johnson Cluster: Near-term solutions

FY 17-2022 CIP

Elementary Schools: Expansion/revitalization

- Ashburton
- Kensington Parkwood
- Luxmanor

Elementary school enrollment will be monitored to determine the timing for opening a new school in the long-term.

- Farmland will be monitored to determine if space deficit continues to remain at high levels; possible student reassignments will be considered.

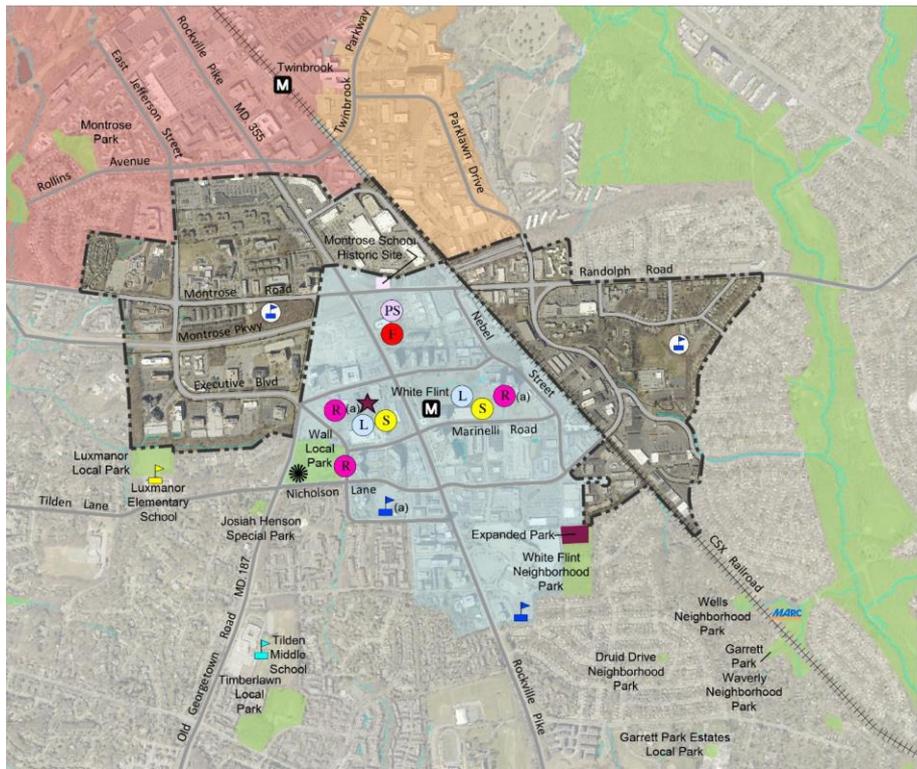
Middle Schools: Expansion/revitalization or classroom additions

- North Bethesda Middle
- Tilden Middle

High School

- Consider the reopening of the Woodward High School
- Capacity study to include five Downcounty Consortium high schools (Montgomery Blair, Albert Einstein, John F. Kennedy, Northwood and Wheaton) and Walter Johnson High School
- High school roundtable

2010 White Flint Sector Plan: Public School Recommendations



--- White Flint 2 Sector Plan Boundary

2010 White Flint Sector Plan

City of Rockville

2009 Twinbrook Sector Plan

Parkland

M Metro Station

MARC Garrett Park MARC Station

Existing Facilities

- Elementary School
- Middle School
- Montgomery County Aquatic Center

Approved 2010 White Flint Sector Plan

- Elementary School (a = Alternate)
- Recreation Center (a = Alternate)
- Library (Alternative Location)
- Satellite Services Center (Alternative Location)
- Fire and Emergency Services
- Police Substation
- Civic Green

Proposed White Flint 2 Sector Plan

- Elementary School

0 1500'

New Residential Development: 9,800

Preferred Elementary School Site

- Southern area of White Flint Mall

Alternative Elementary School Site

- Luttrell property

2010 White Flint Sector Plan*	Elementary	Middle	High
Forecast Students	410	380	321

*Assumption: 100 % of the residential development as multifamily

2010 White Flint Sector Plan: Public School Recommendations



Recommended locations



Preferred Location: White Flint Mall



Alternative Location: Luttrell Property

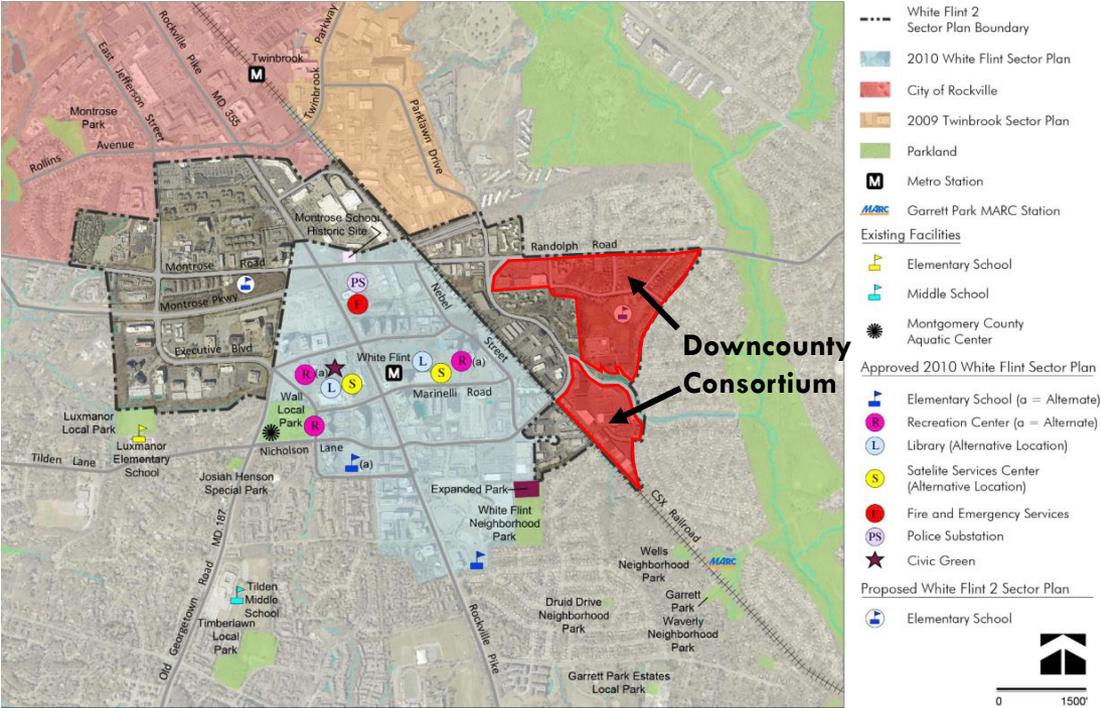
White Flint 2 Public Hearing Draft: Recommended School Sites

New Residential Development: 5,938

Recommended Elementary School Sites

- Wilgus/Willco
- Rocking Horse Road Center

	Elementary	Middle	High
White Flint 2 Sector Plan in the Walter Johnson Cluster*	329	139	189
White Flint 2 Sector Plan in the Downcounty Consortium*	91	38	48



*Assumption: 90% of the residential development are multifamily; 10% are townhouses and latest generation rates for the Southwest area (June 2016)

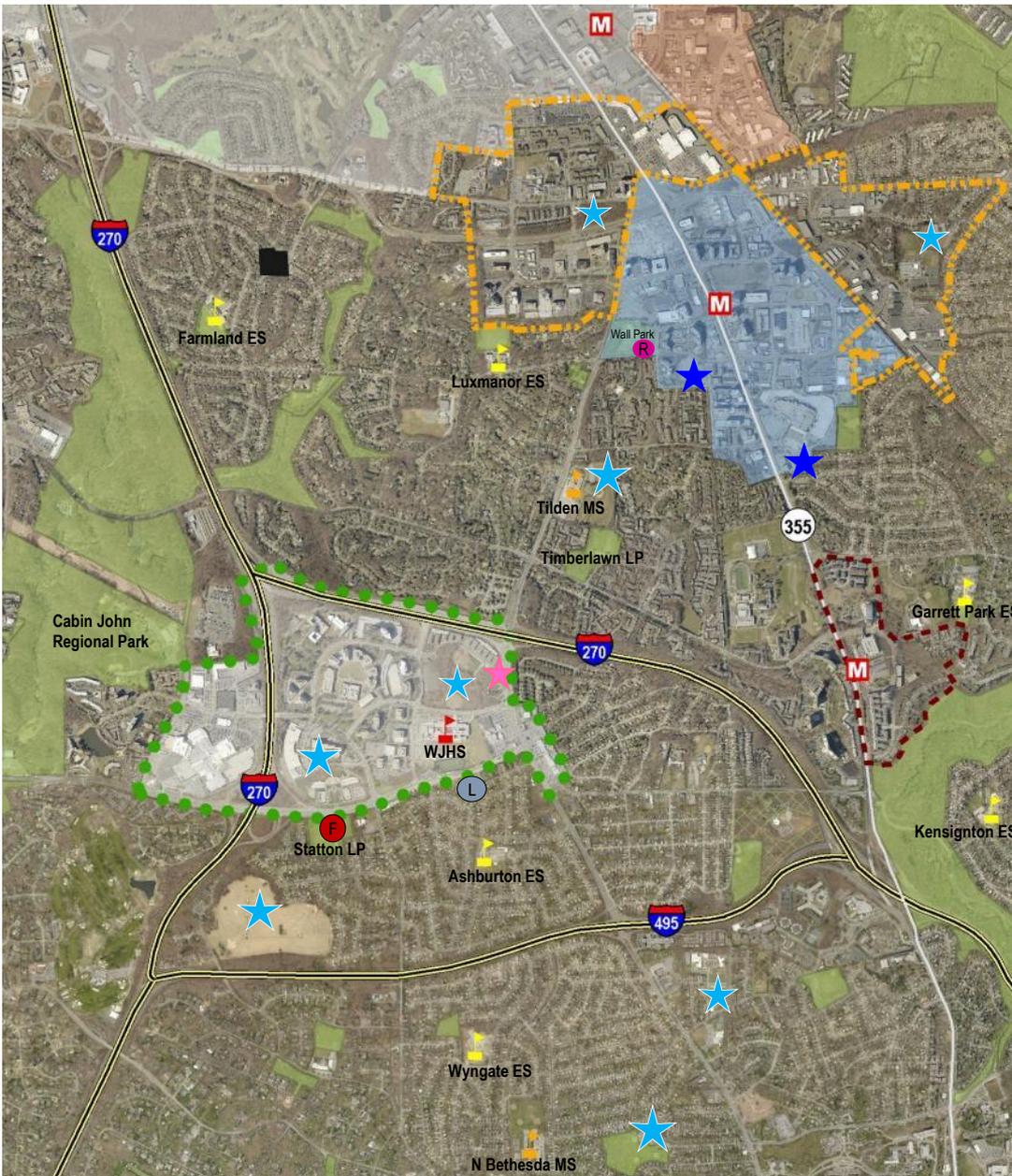
White Flint 2 Public Hearing Draft: Rocking Horse Road Center



- Land Area: 18 acres
- School Cluster: Downcounty Consortium
- Key Factors
 - Public ownership
 - Former elementary school
 - Within a residential neighborhood

Closed Schools in the Walter Johnson Cluster

SCHOOL NAME (#)	CURRENT OWNER/TENANT	ACRES	PARK ADJ	CLRMS	SF	BLT	CLSD	COMMENT
ALTA VISTA ES (407)	MCGOVT	3.53	NO	12	26,369	1935	1976	This site is slightly smaller than
5615 BEECH AVENUE BETHESDA 20817	BETHESDA COUNTRY DAY SCHOOL							Somerset ES. Building would need replacement to larger model. Full-size ballfields will not fit.
AYRLAWN ES (421)	MCGOVT	3.08	YES	11	27,735	1961	1982	Recreational elements are located
5650 OAKMONT AVENUE BETHESDA 20817	BETHESDA YMCA							in adjacent Ayr lawn LP. Building would need substantial enlargement and reconstruction
GROSVENOR CENTER (418)	BOE	10.21	NO	18	36,770	1955	1980	Holding facility for MCPS in support of MCPS modernization program.
5701 GROSVENOR LANE BETHESDA 20814	MCPS HOLDING FACILITY							If reopened, a replacement facility would be needed.
KENSINGTON ES (751)	MCGOVT	4.54	NO	19	45,206	1946	1982	HOC offices would need to be
10400 DETRICK AVENUE KENSINGTON 20895	HOC OFFICES							relocated by County. Full-size ballfields will not fit.
MONTROSE ES (225)	BOE	7.50	NO	16	38,310	1967	1982	Two tenants accommodate many
12301 ACADEMY WAY ROCKVILLE 20852	REGINALD S. LOURIE CENTER KENNEDY KRIEGER INSTITUTE							MCPS special education place- ments. Building renovated in 1999.



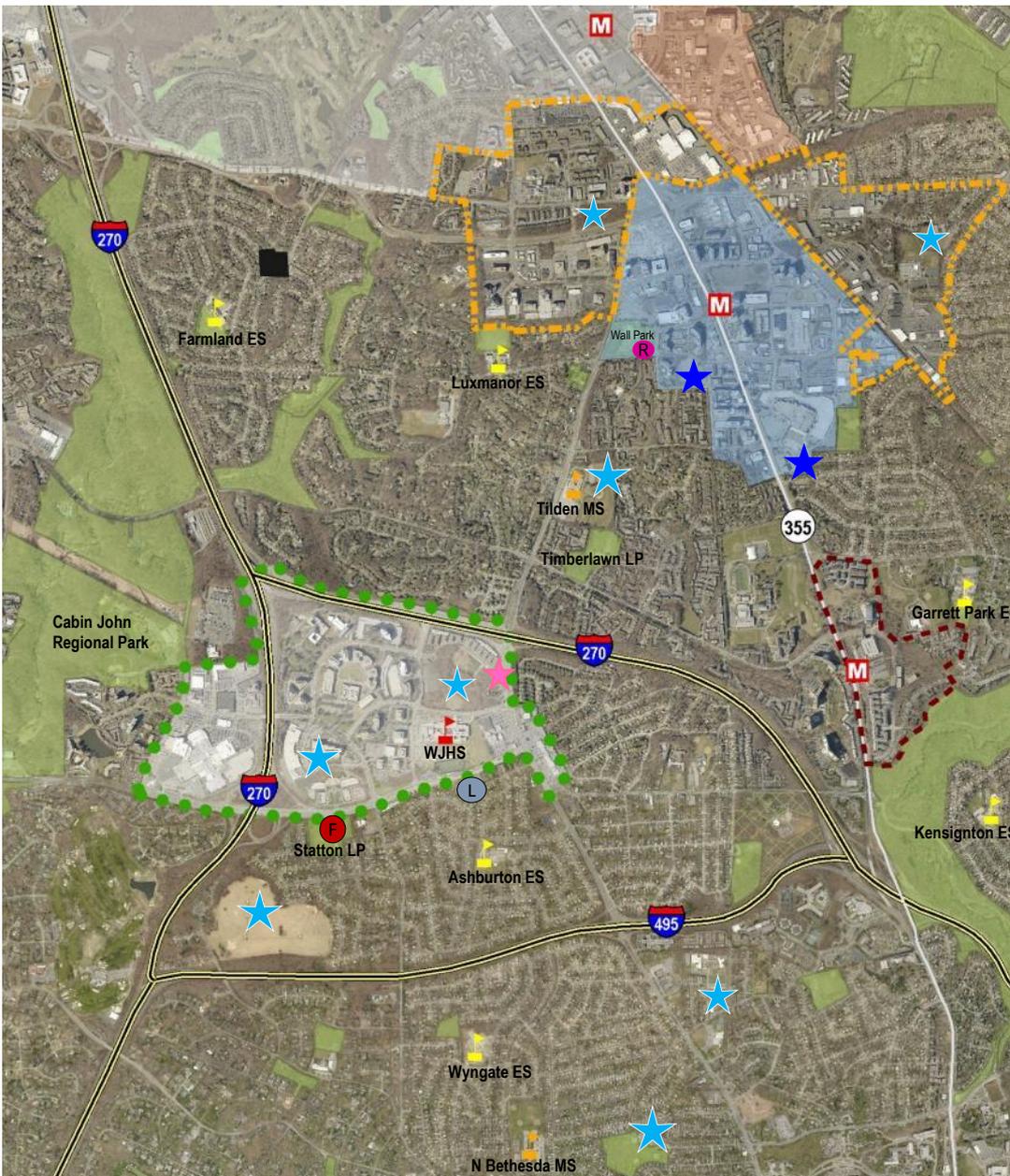
Rock Spring Master Plan goals:

- Explore wide range of approaches to accommodate school enrollment growth. (pages 41-44)
- Increase publicly accessible green spaces within the Plan area.
- Encourage new prototypes for public facilities that promote innovative design.

-  Potential School Opportunity Areas*
-  Proposed White Flint 1 Plan School Sites

**No commitments have been made at any of these sites. Feasibility should be further explored.*

Rock Spring: School Recommendations



- If the Rock Spring Centre site's APF approvals expire and/or an amendment to the approved plans is requested, the opportunity should be taken to explore the possibility of an adjustment to the development proposal that includes a school site. (page 42)
- When Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school site at this location should be discussed. (page 42)

- ★ Potential School Opportunity Areas*
- ★ Proposed White Flint 1 Plan School Sites

**No commitments have been made at any of these sites. Feasibility should be further explored.*

Rock Spring Centre (page 26)

Since the time of the property's original approvals, the area has changed and grown. School and community facility needs have risen to the forefront of local citizens' concerns during this planning process. Should the APF expire or other amendments to approved plans be applied for, it is recommended, to the extent possible, that the property owners work with Planning staff and the Planning Board to modify the project in a manner that could address current and future community needs. This effort could include exploring the feasibility of incorporation a school site on the Rock Spring Centre property or integrating a local community center/meeting space into the project that serves current and future residents of the area.

May 1999 - Rock Spring Centre Preliminary Plan approved by Planning Board for:

1 million SF commercial - Pipeline

Total Dus 1250 DUs

Built 386 DUs

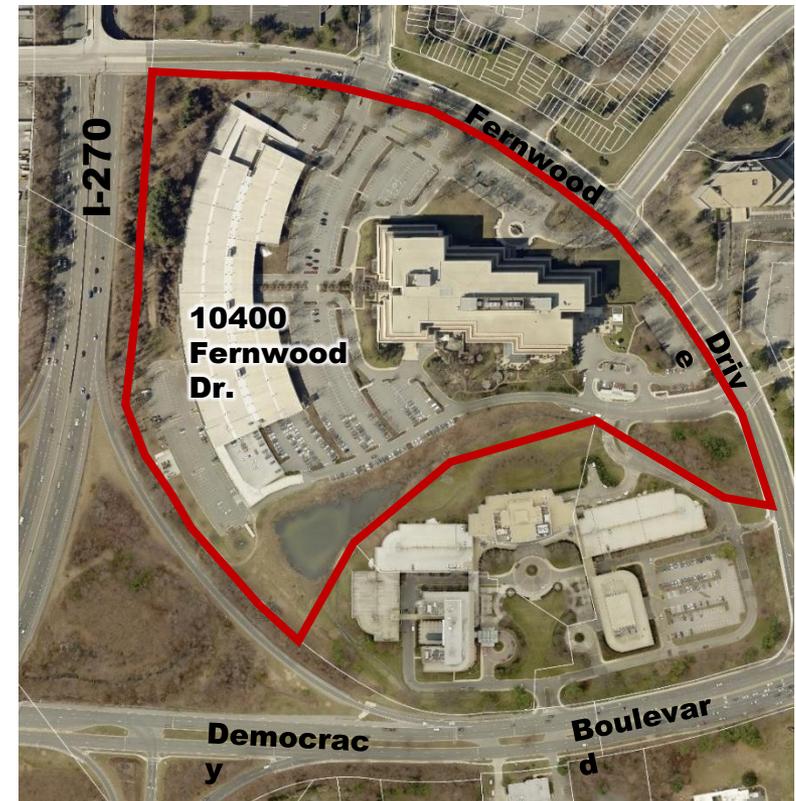
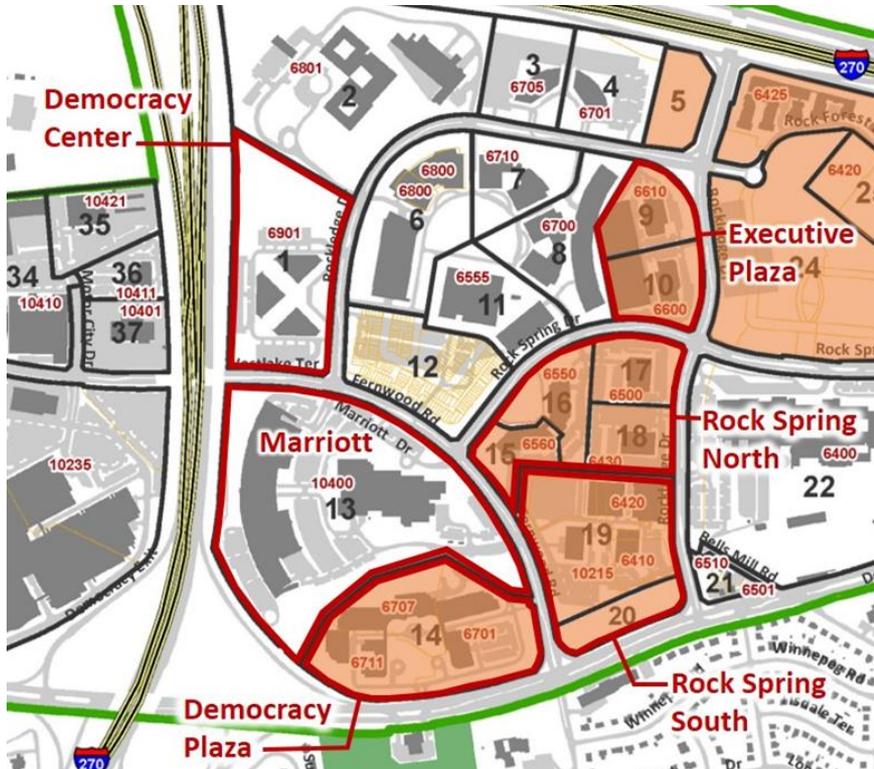
Pipeline 864 DUs



Rock Spring Master Plan: Marriott Site

Site: 33.6 acres

- *When Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school site at this location should be discussed. (page 42)*

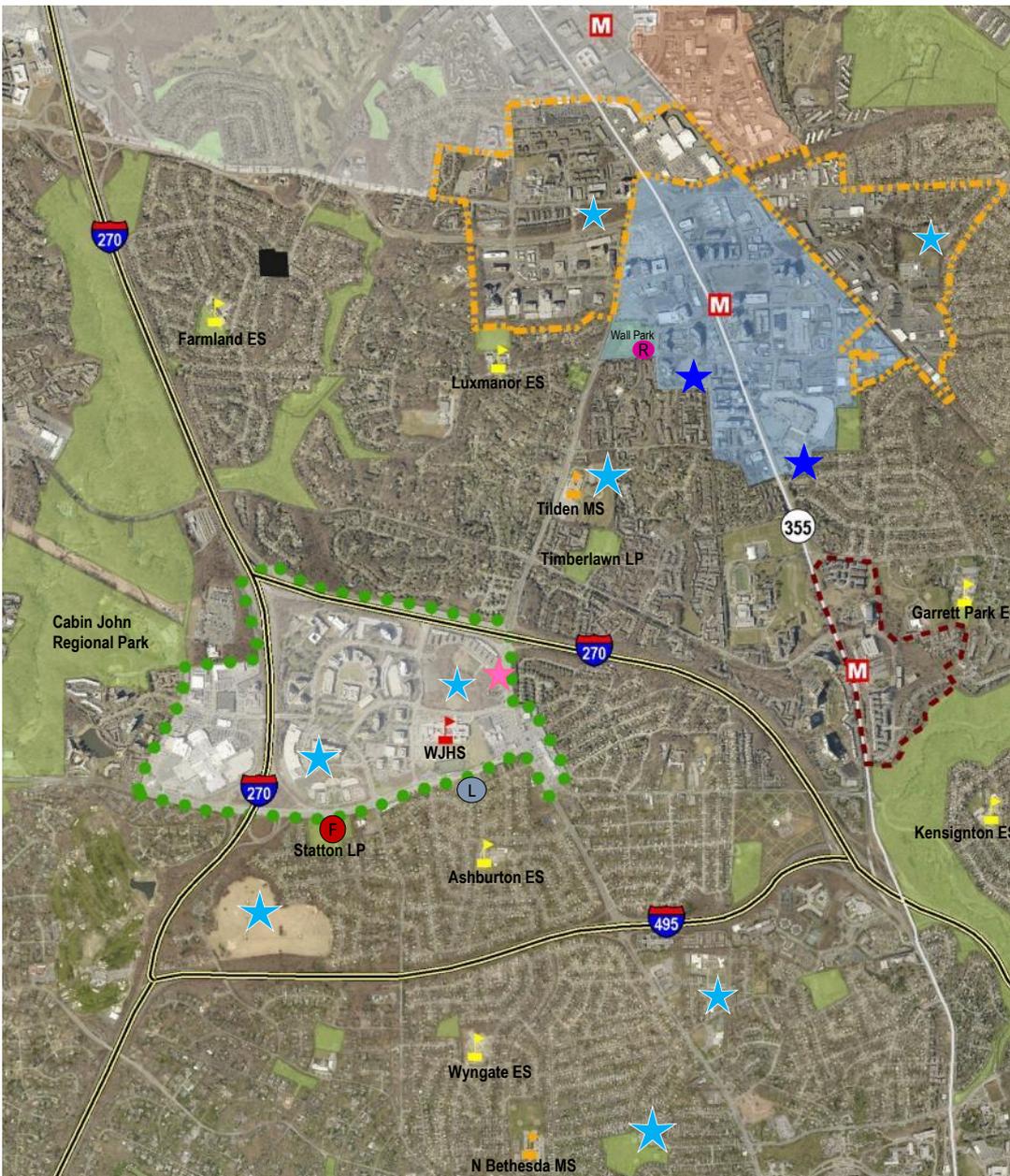


Walter Johnson Cluster

Total Potential Dwelling Units in Current/Ongoing Master Plans:

WF2 5,123
 Rock Spring 3,585
 Grosvenor 1,145-1,397

Potential Students that could be Generated from Current Master Plans: WF2, Rock Spring, Grosvenor			
	ES	MS	HS
PH Draft WF2 Plan	329	139	189
PH Draft Rock Spring Plan	254	109	149
Estimated Grosvenor Plan	72	29	39
Totals	655	277	377



Potential School Sites

2010 *White Flint Sector Plan*:
White Flint Mall Site
Luttrell Site

PH Draft White Flint 2 Sector Plan:
Wilgus/Willco
Rocking Horse Road Center

PH Draft Rock Spring Master Plan:
Rock Spring Centre
Marriott

- ★ Potential School Opportunity Areas*
- ★ Proposed White Flint 1 Plan School Sites

**No commitments have been made at any of these sites. Feasibility should be further explored.*