

Bethesda Chevy Chase and Walter Johnson Clusters Capacity Study

New School Site Selection Survey

Montgomery County Public Schools



Architecture Engineering Planning Interiors

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listen.DESIGN.deliver

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Purpose

This survey is intended to gauge participant opinion in relationship to potential new sites to relieve overcrowding in the WJ and BCC Clusters. Additional information regarding the Capacity Study can be found on the MCPS website:

<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/bccwjclusterstudy.aspx>

Potential New Sites

In addition to studying the expansion potential of existing sites, the study and subsequent site studies evaluates potential new sites. These sites fall into one of the following categories:

- Currently owned by MCPS
- Currently owned by local government
- Private Acquisition

Process

Potential New Sites

The team was provided a list of currently unoccupied school sites, park sites and municipally-owned sites over 4 acres that are within the boundary of either the BCC or WJ clusters. Each site was reviewed for the following factors:

- Geographic location relative to student population
- Acreage
- Physical condition/ topography

- Environmental characteristics
- Major Utilities

Geographic Distribution

It is meaningful to study the geographic distribution of potential new sites as indicated on the map on the following page. The concentration of needed seats is located in the upper two-thirds of the clusters with an emphasis towards the western boundary. While additions are not recommended at the current WJ cluster school sites, there are options for expanding schools with capacity additions in the BCC cluster. For this reason, the new school sites that were evaluated are more concentrated in the WJ cluster; especially those near the south western area of the cluster. Sites deeper within the BCC cluster and further north in the WJ cluster were evaluated however, those sites located closer to the cluster boundary allow for consideration of a shared solution to the projected shortage of seats.

SURVEY SCHEDULE

SURVEY OPENS:

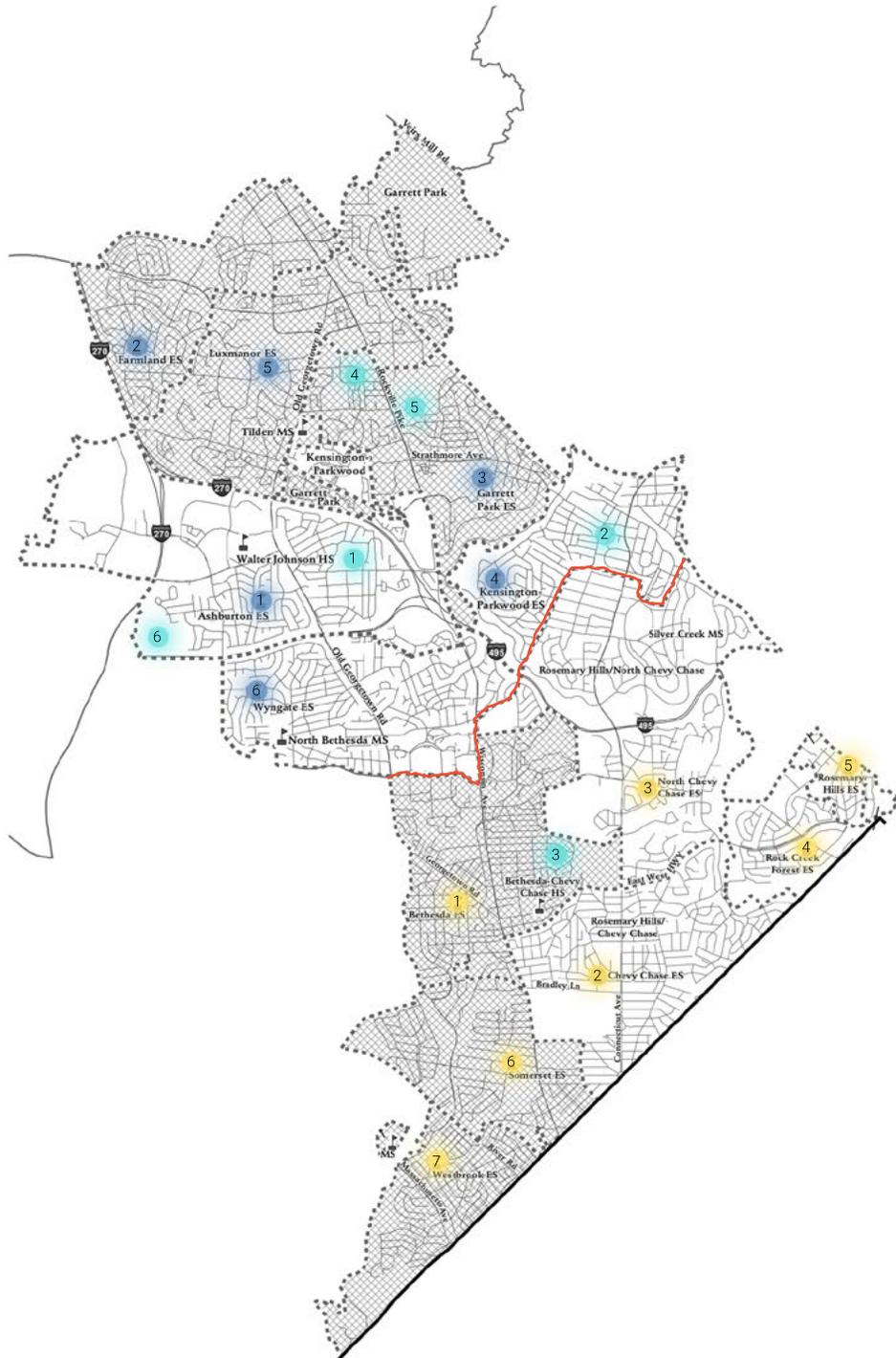
FEBRUARY 04, 2020

SURVEY CLOSES:

FEBRUARY 25, 2020

*survey has been adjusted on 02/24/2020 per information discussed during a community meeting on 02/18/2020

02. Potential New School Sites



BCC Cluster:

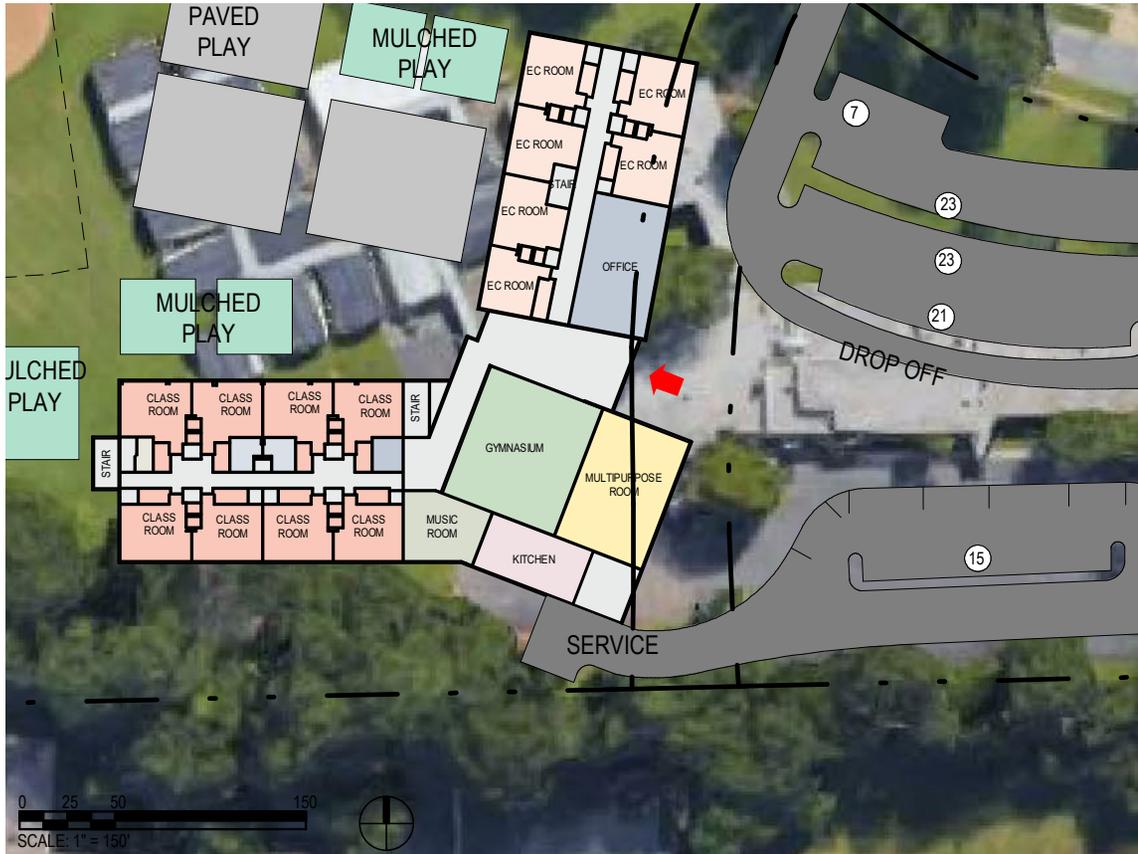
- 1 Bethesda ES
- 2 Chevy Chase ES
- 3 North Chevy Chase ES
- 4 Rock Creek Forest ES
- 5 Rosemary Hills ES
- 6 Somerset ES
- 7 Westbrook ES

New Sites:

- 1 Grosvenor Elementary
- 2 Kensington Elementary
- 3 Lynnbrook Center
- 4 White Flint North Site
- 5 White Flint South Site
- 6 WMAL

WJ Cluster:

- 1 Ashburton ES
- 2 Farmland ES
- 3 Garrett Park ES
- 4 Kensington Parkwood ES
- 5 Luxmanor ES
- 6 Wyngate ES



Department Legend

 ACADEMIC SUPPORT	 ALL PURPOSE	 EC CLASSROOMS	 KITCHEN	 PHYSICAL EDUCATION	 SPECIALTY
 ADMINISTRATION	 CLASSROOMS	 HEALTH	 LIBRARY MEDIA CENTER	 SERVICE	

Grosvenor Elementary is an existing MCPS site that is currently being utilized as a holding facility for school construction projects. The site is centrally located in the WJ cluster. The most significant ‘con’ of this site is the loss of a holding school. The proposed scheme situates a three-story school in a compact form at the center of the site. This location allows for separated vehicular circulation in front and retention of playing fields at the rear of the site. The first floor is zoned in quadrants allowing for separate assembly spaces and early childhood ‘pod’ away from main classroom wing. This wing is a three story classroom wing that can contain all required upper-grade classrooms and specials.

Pros:

- The site is mostly level and is part of a quiet residential neighborhood.
- The site accommodates a 3-story school and all the required site elements, including two softball fields.
- Bus and car circulation are separated.
- The site accommodates 98 parking spaces with two means of entry/egress.
- Parking, drop off and the bus loop are all closely situated near the front entrance.
- The building’s solar orientation is a mixture of east-west and north-south.
- The site is large enough to permit several plan configurations of the school to be developed.

Cons:

- Because of the narrow width of the site, the ideal east-west orientation is not entirely achievable.
- Demolition of the existing school facilities will be required which will eliminate its viability as a holding school.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 10 acres
Proposed Parking Spaces (approx): 98



Floor Plan Level 2



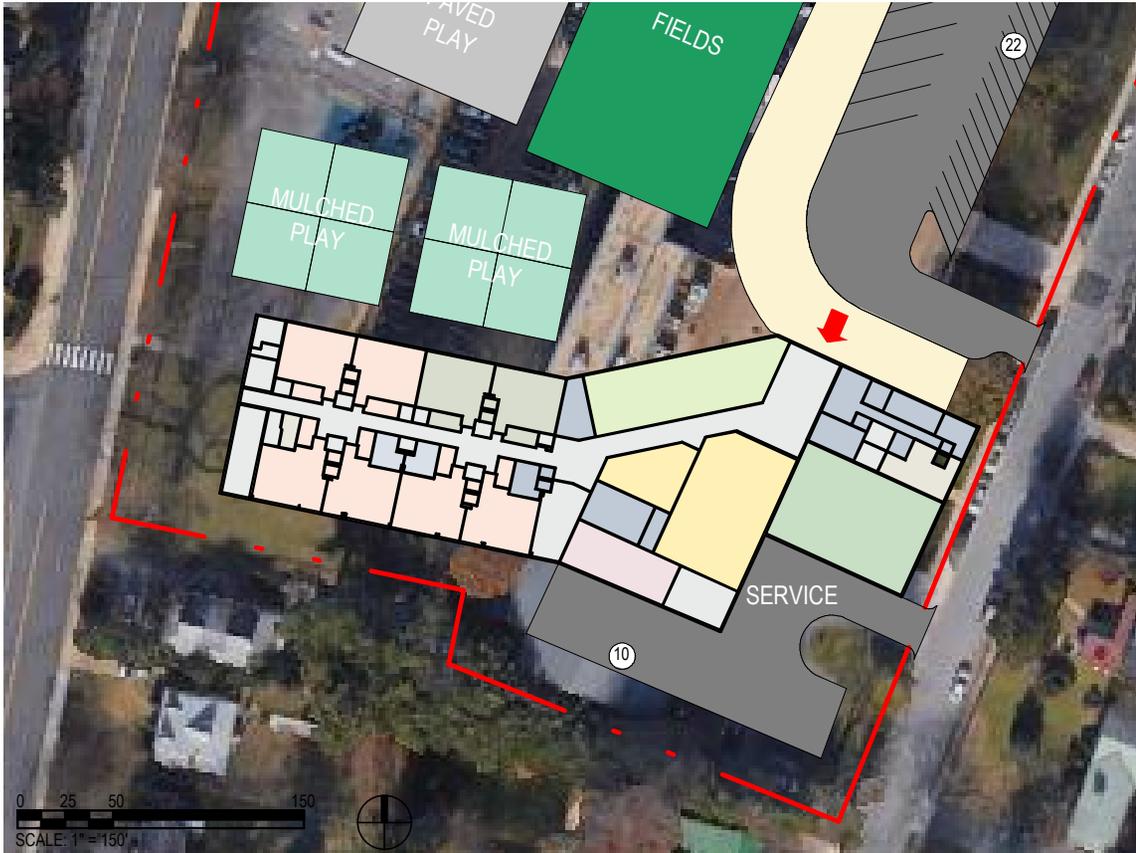
Floor Plan Level 3



Department Legend

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Kensington Elementary is another relatively small site. This scheme runs a three-story school in a compact form along the southern boundary line of the site. The school is organized in a such a way that allows for early childhood, administration, and special to be located on the ground floor. The top two levels contain required upper-grade classrooms. This location allows for separated bus, parent, and service parking. The proposed layout utilizes existing parking entrances for bus and service. Two additional curb-cuts have been added to allow for staff parking and parent drop off.

Pros:

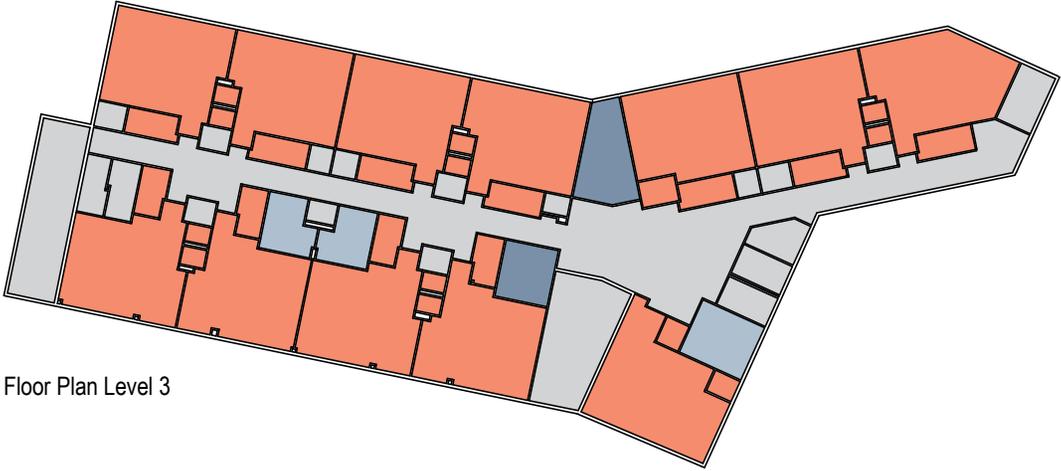
- The site allows for an ideal east-west orientation.
- The site accommodates 111 parking spaces in addition to 10 bus parking spaces.
- Minor topographic issues.
- Service is isolated from public view.

Cons:

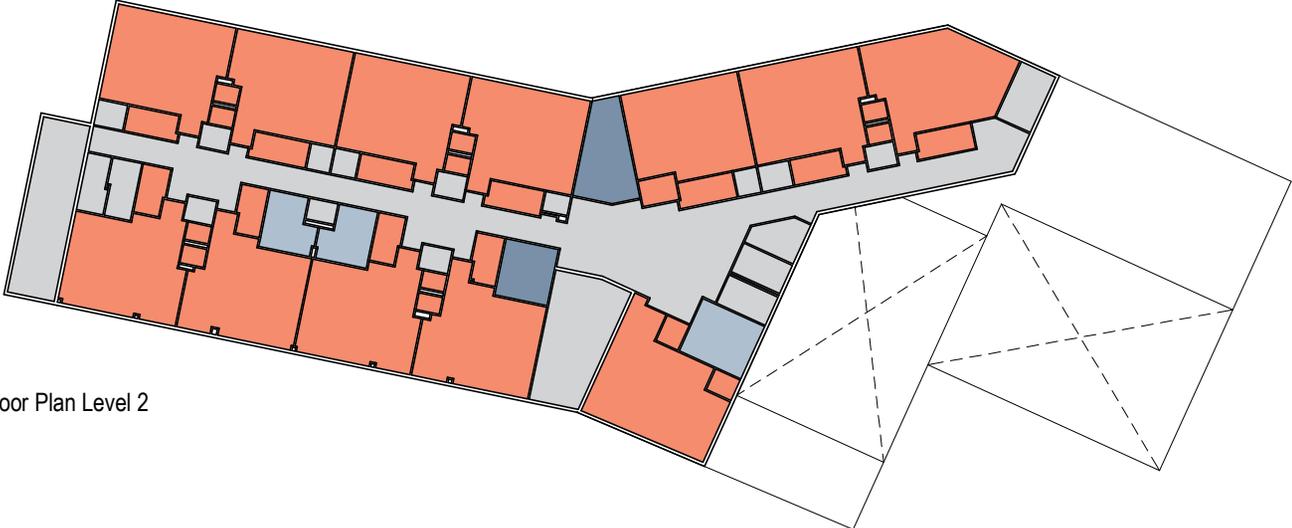
- The small acreage of the site means there is no room for softball / baseball field.
- The small acreage of the site means there is no room for one of the three required 80' x 100' paved play areas.

NEW CONSTRUCTION INFORMATION

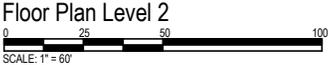
Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 89,160 SF
Site Area: 4.54 acres
Proposed Parking Spaces (approx): 111



Floor Plan Level 3



Floor Plan Level 2



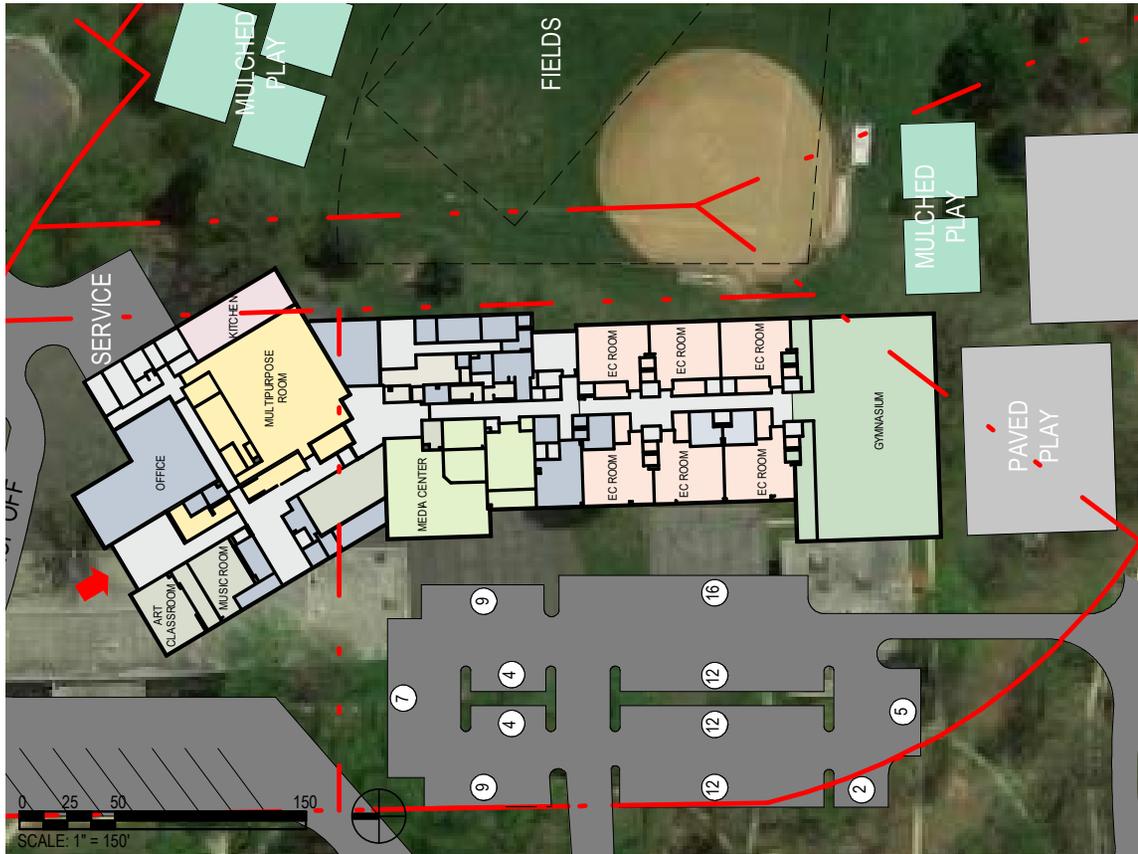
Department Legend

ACADEMIC SUPPORT	ALL PURPOSE	EC CLASSROOMS	KITCHEN	PHYSICAL EDUCATION	SPECIALTY
ADMINISTRATION	CLASSROOMS	HEALTH	LIBRARY MEDIA CENTER	SERVICE	

Department Legend

- ACADEMIC SUPPORT
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- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY





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Lynnbrook Center is an existing MCPS site that is currently closed. A portion may be utilized as a daycare center. The site is centrally located in the BCC cluster. The site is made up of several parcels with adjacent playing fields on park land. The proposed scheme situates a three-story school along Lynnbrook Drive. This location allows for separated vehicular circulation in front and retention of playing fields at the rear of the site. The first floor is zoned well to separate assembly spaces from classrooms wings with early childhood classrooms and specials rooms making up the remainder of this floor. The second and third floors are efficient and can contain all required upper-grade classrooms.

Pros:

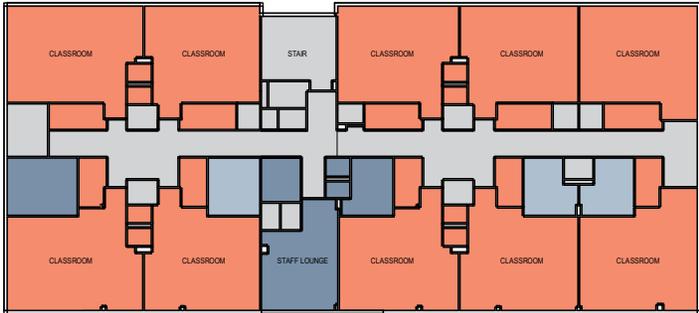
- Adequate acreage for a 3-story school.
- Good vehicular access with total separation of bus loop, visitor parking and drop-off.
- 109 parking spaces with staff parking and bus loop close to entrance.
- Service area is remote from the public facade.
- Minor topographic issues.
- Utilizes exiting softball field and tennis courts. Maintains existing Bethesda Reggio building.

Cons:

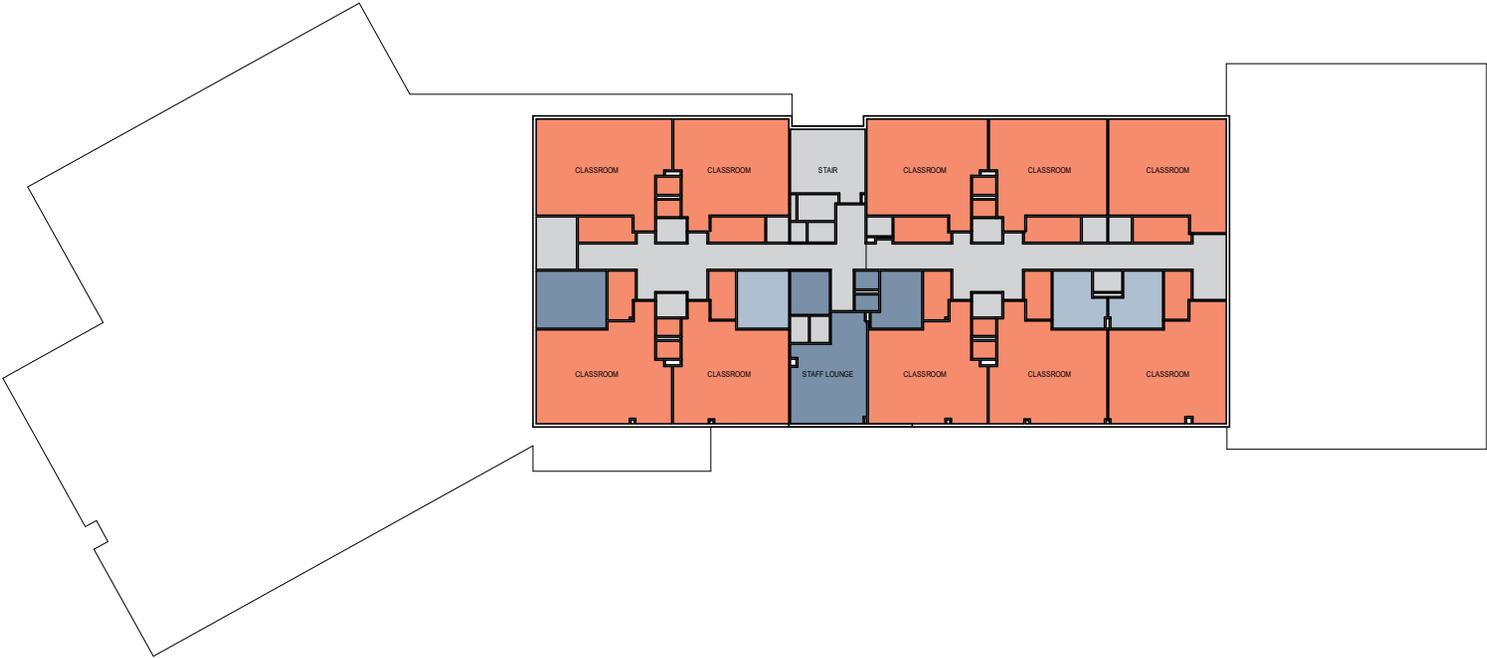
- Building orientation is North-South, which is not ideal for solar control.
- Only space for one softball field.
- Requires demolition of existing Lynnbrook Center buildings and some existing playgrounds.
- A new, larger school may impact neighboring residences.
- Staff parking would be located in front of the school as seen from the main street.
- Play grounds would be split between two areas at each end of the school.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 4 acres | 6 acres
Proposed Parking Spaces (approx): 110



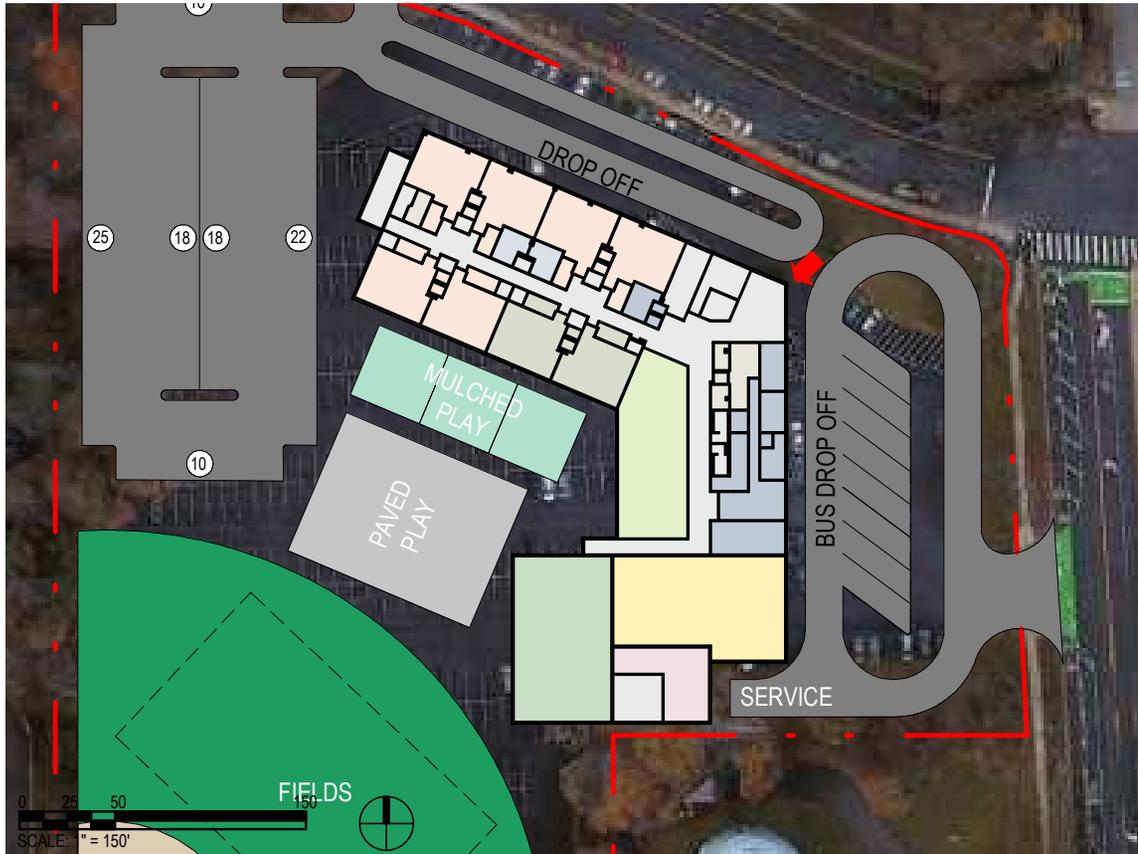
Floor Plan Level 3



Department Legend

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This option for the White Flint North site allows for separate bus drop off, parent drop off, and staff parking. In addition to car and bus circulation this scheme also shows the potential to include a softball diamond within the site boundaries (although this leaves very little space to include other play spaces). The schools first floor is zoned well to separate assembly spaces from early childhood classrooms and special rooms making up the remainder of the floor. The upper two floors contain required upper-level grades.

Pros:

- No topographic issues.
- Good separation of bus, parent, and staff parking.

Cons:

- There is not enough adequate space to provide for required paved and mulch play areas.
- The ideal east-west orientation is difficult on this site given its relationship to street access.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 86,800 SF
Site Area: 5.3 acres
Proposed Parking Spaces (approx): 103



Floor Plan Level 2



Floor Plan Level 3

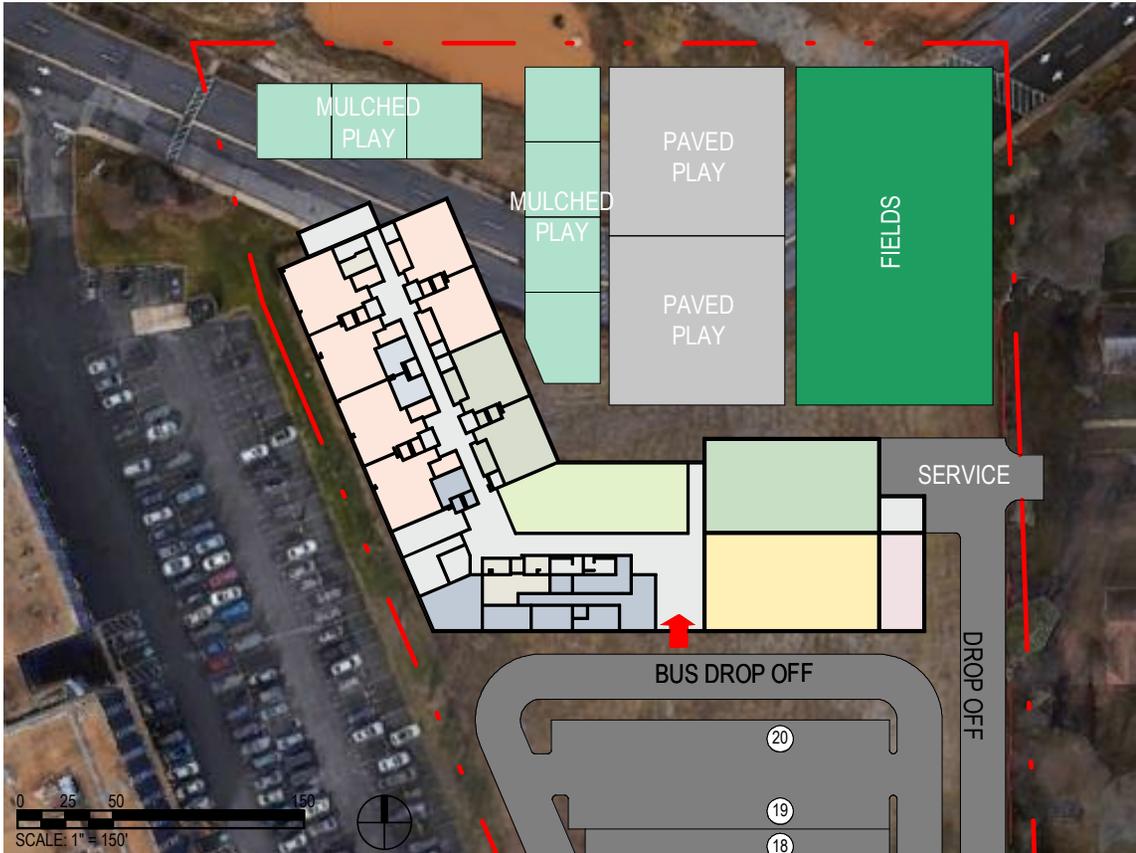
Floor Plan Level 2



Department Legend

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Pros:

- Drop off, bus loop, and staff parking are close to the main entrance.
- No topographic issues.

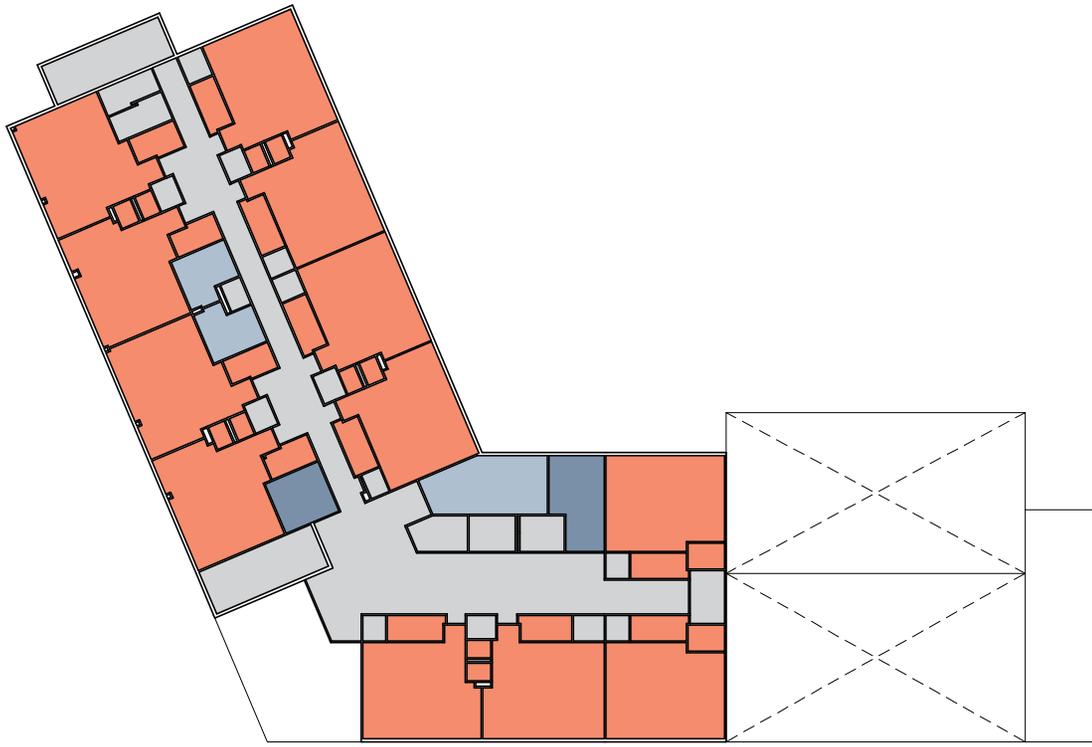
Cons:

- The site is too small to accommodate a softball diamond and one of the three required 80' x 100' play areas.
- The proposed layout does not take into consideration the unknown development plans of the old white flint mall.
- Only enough space for 75 parking spaces.
- Site limited to only two street accesses.
- Because of the narrow width of the site, the ideal east-west orientation is not entirely achievable.

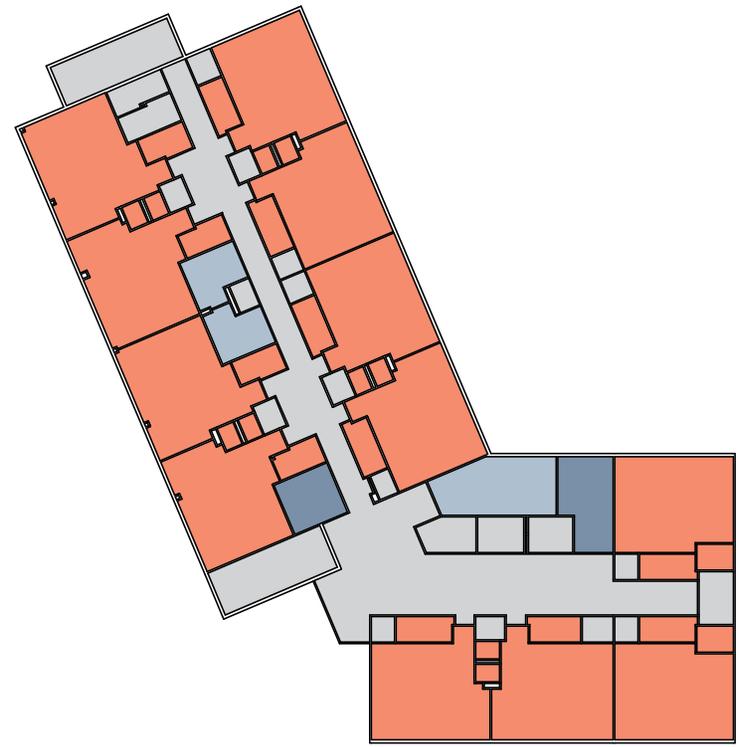
White Flint South site attempts to utilize some of the acreage that was once part of the mall that has been demolished. The property is currently only accessible through two street accesses. The proposed design attempts to take advantage of this by linking the two street accesses to create a more efficient and seamless parent drop off. The schools first floor is zoned well to separate assembly spaces from early childhood classrooms and specials rooms making up the remainder of the floor. The upper two floors contain required upper-level grades.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 87,200 SF
Site Area: 4 acres
Proposed Parking Spaces (approx): 75



Floor Plan Level 2



Floor Plan Level 3

Floor Plan Level 2



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The WMAL site contains a little over 4 acres for development and the main access is provided by Greentree road and newly proposed residential streets. Two curb-cuts have been added for staff parking, service and parent drop off. An additional two curb cuts have been added to provide for bus parking. The 3-level design is efficient in allowing the top two floors to contain required upper-grade classrooms, while early childhood classrooms and specials are placed on the first floor.

Pros:

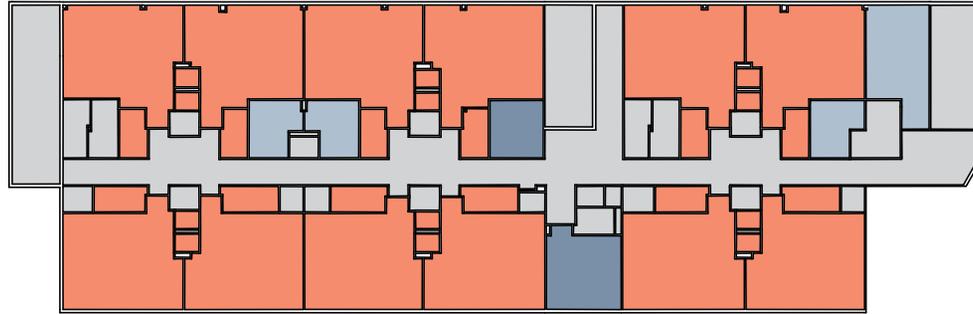
- No topographic issues.
- Can accommodate as much parking as required.

Cons:

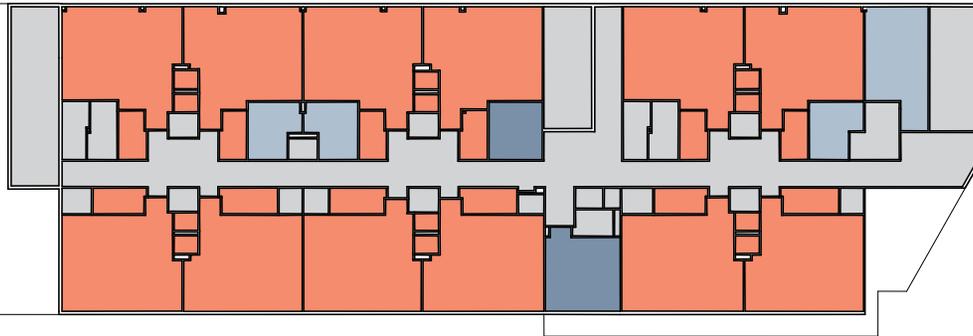
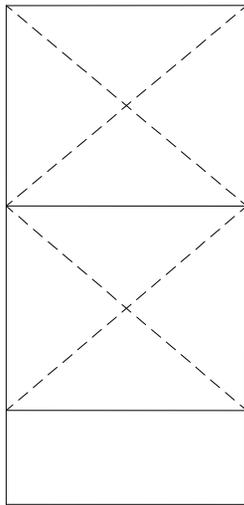
- Because of the narrow width of the site, the ideal east-west orientation is not entirely achievable.
- The site is too small to accommodate a softball diamond.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 91,300 SF
Site Area: 4.3 acres
Proposed Parking Spaces (approx): 114



Floor Plan Level 3



Floor Plan Level 2

Floor Plan Level 2



Department Legend

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