

SITE SELECTION ADVISORY COMMITTEE
RECOMMENDATION

WALTER JOHNSON CLUSTER
ELEMENTARY SCHOOL #7



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SITE SELECTION ADVISORY COMMITTEE RECOMMENDATION

WALTER JOHNSON CLUSTER ELEMENTARY SCHOOL #7

July 16, 2018

EXECUTIVE SUMMARY

Montgomery County Public Schools (MCPS) staff formed a Site Selection Advisory Committee (SSAC) in April 2018 to select a site for a future Walter Johnson Cluster elementary school as an option or combination of options for addressing current and projected enrollment growth within the cluster. The SSAC reviewed the following publicly owned, master planned, and planned dedication sites at their first meeting on April 11, 2018:

- Ayrilawn Elementary School
- Fleming Local Park
- Grosvenor Center
- Kensington Elementary School
- Maplewood-Alta Vista Local Park
- Montrose Center
- Sandburg Learning Center
- Stratton Local Park
- White Flint Site
- White Flint Alternate Site
- White Flint Neighborhood Park
- WMAL Site

At their second meeting held on April 25, 2018, the SSAC voted to remove three publicly owned sites from consideration due to size, timing, physical condition, access, availability, and location. These sites included Fleming Local Park, Kensington Elementary School, and White Flint Neighborhood Park. In addition to the publicly owned candidate sites, the committee reviewed three privately owned candidate sites: White Flint Site, White Flint Alternate Site, and WMAL Site. White Flint Site and White Flint Alternate Site are identified as elementary school sites in the White Flint Sector Plan and the current development plan for WMAL Site identified a planned school site for dedication. These sites were discussed publicly in the SSAC meetings as they are identified in public documents as potential elementary school sites.

The SSAC recommends the Grosvenor Center site for a future Walter Johnson Cluster elementary school. The site is located at 5701 Grosvenor Lane in Bethesda. It would be the first new elementary school in the Walter Johnson Cluster since 1966. The site is occupied by a closed elementary school which is utilized as an elementary holding school facility for capital projects. Luxmanor Elementary School is scheduled to occupy the Grosvenor Center through January 2020. The second-highest committee-rated site is White Flint Alternate Site located at 11410 Woodglen Drive in Rockville. It is privately owned and would require acquisition.

This report will be posted for public comment prior to the Montgomery County Board of Education (Board) receiving the superintendent of schools recommendation. The report and the Board action will be forwarded to the Montgomery County Planning Board for mandatory referral should a decision be made by the Board to construct a new elementary school. The superintendent of schools would forward his recommendation to the Board in fall 2018 as part of the *FY 2020 Capital Budget and Amendments to the FY 2019–2024 Capital Improvements Program* (CIP) process. The Board will conduct a work session on the recommendation, hold public hearings on the amended CIP, and determine whether to take action on the recommended site. There is no proposed opening date for a Walter Johnson Cluster elementary school at this time. A boundary study is typically conducted approximately 18 months prior to the school's opening.

The remainder of this report presents background information, details of the site selection process, and analysis of the remaining nine candidate sites rated by the SSAC.

BACKGROUND

On November 16, 2015, the Board authorized the Walter Johnson Cluster Roundtable Discussion Group to consider a range of approaches to address near-term and long-term enrollment increases in the cluster. In June 2016, the group submitted its final report outlining approaches and implementation strategies for addressing capacity issues within the cluster. On November 21, 2016, the superintendent of schools submitted a recommendation to the Board outlining a strategy for addressing capacity issues within the cluster, including monitoring enrollment to determine timing for opening a new school in the long-term. On November 27, 2017, the *Board of Education's Requested FY 2019 Capital Budget and the FY 2019–2024 Capital Improvements Program* recommended a site selection study convene in spring 2018 to identify a location for a new elementary school in the Walter Johnson Cluster.

Six elementary schools serve the Walter Johnson Cluster: Ashburton (opened in 1957), Farmland (opened in 1963), Garrett Park (opened in 1948), Kensington Parkwood (opened in 1952), Luxmanor (opened in 1966), and Wyngate (opened in 1952).

MCPS staff from the Department of Facilities Management (DFM) Real Estate Management Team (REM), Division of Capital Planning (DCP), and Division of Construction (DOC) facilitated the site selection process. The SSAC was composed of community members and county agency staff with a wide range of expertise. The committee held two meetings; the first meeting was held on April 11, 2018, and the second meeting was held on April 25, 2018. Both meetings were held at 45 West Gude Drive in Rockville from 7:00 to 9:30 p.m.

SITE SELECTION PROCESS

The site selection process enables REM, DCP, and DOC staff to work with county agencies, Montgomery County Council of Parent Teacher Associations, Inc. (MCCPTA) representatives, civic associations, homeowner associations, and special-interest groups when considering sites for school construction. The SSAC focused on recommending an elementary school site that meets specific criteria outlined in Board Regulation FAA-RA, *Long-range Educational Facilities Planning*, is physically suited, and is appropriately located to best serve students within the Walter Johnson Cluster. The committee considered information presented by MCPS staff, other county government agencies, and other committee members. The information was used to rate each property with the highest-rated site being the recommended location and the second-highest rated site being the alternate recommended location.

SITE SELECTION CRITERIA

MCPS has established criteria for the evaluation of school sites. Many of the criteria relate to the suitability of sites for Leadership in Energy and Environmental Design (LEED) certification. MCPS has adopted LEED as a design standard for all MCPS construction projects. The criteria listed below are important to the selection of suitable MCPS school sites:

LOCATION

Candidate sites should be located within areas of the cluster experiencing the most upward pressure on capacity. The target search area for an elementary school site within the Walter Johnson Cluster includes areas between Ashburton, Garrett Park, and Farmland elementary schools. It should be noted that areas near the former White Flint Mall will be experiencing student population growth with new planned development as the White Flint Sector Plan comes to fruition. Sites should be adjacent to residential uses and, if possible, located in areas which allow students to walk to school. Location of existing schools, the build-out of planned residential areas, and the long-term need for additional elementary schools are considered.

ACREAGE

Optimally sized sites should have a usable size of 7.5 acres that is capable of accommodating the instructional program—including educational use site requirements—for an elementary school. The 7.5-acre preferred site size is based on an ideal leveled site and may vary depending on the site shape, site constraints, and innovative design solutions.

TOPOGRAPHY AND ENVIRONMENT

Sites that are fairly flat and level are preferred. When flat sites are not available, a “balanced site” in which soils in higher elevations can be used to fill lower elevation areas is preferred to minimize the need to transport soil to and from the site. Topography also is examined to determine the location of wetlands and sensitive environmental areas that could render a portion of the site unusable. Existence of mature trees and steep slopes are considered as these factors also could render a portion of the site unusable or increase development costs.

ACCESS

Access to sites with relation to road adequacy, traffic, length of road frontage, and potential entrance and exit points is considered. The ideal site should have access to a primary subdivision road that consists of a 70-foot right-of-way. Sites that have at least three points of access are preferred because school bus access could be provided separately from student drop-off, staff parking, and visitor access. Community sidewalks are preferred to promote safe student walking access to the school.

UTILITIES

Public utilities, including water, sanitary sewer, natural gas, and cable, should be serving the site or could be provided to the site.

PHYSICAL CONDITION

Existing and planned uses adjacent to sites are considered to ensure compatibility with a positive, rewarding, and productive learning environment. Excessive noise, distracting activities, or hazardous industrial-type uses on adjacent land would not be conducive to education purposes. There should be no evidence of toxic or hazardous waste on sites. Some sites may have existing buildings and infrastructure that would need to be demolished to allow for new construction.

AVAILABILITY AND TIMING

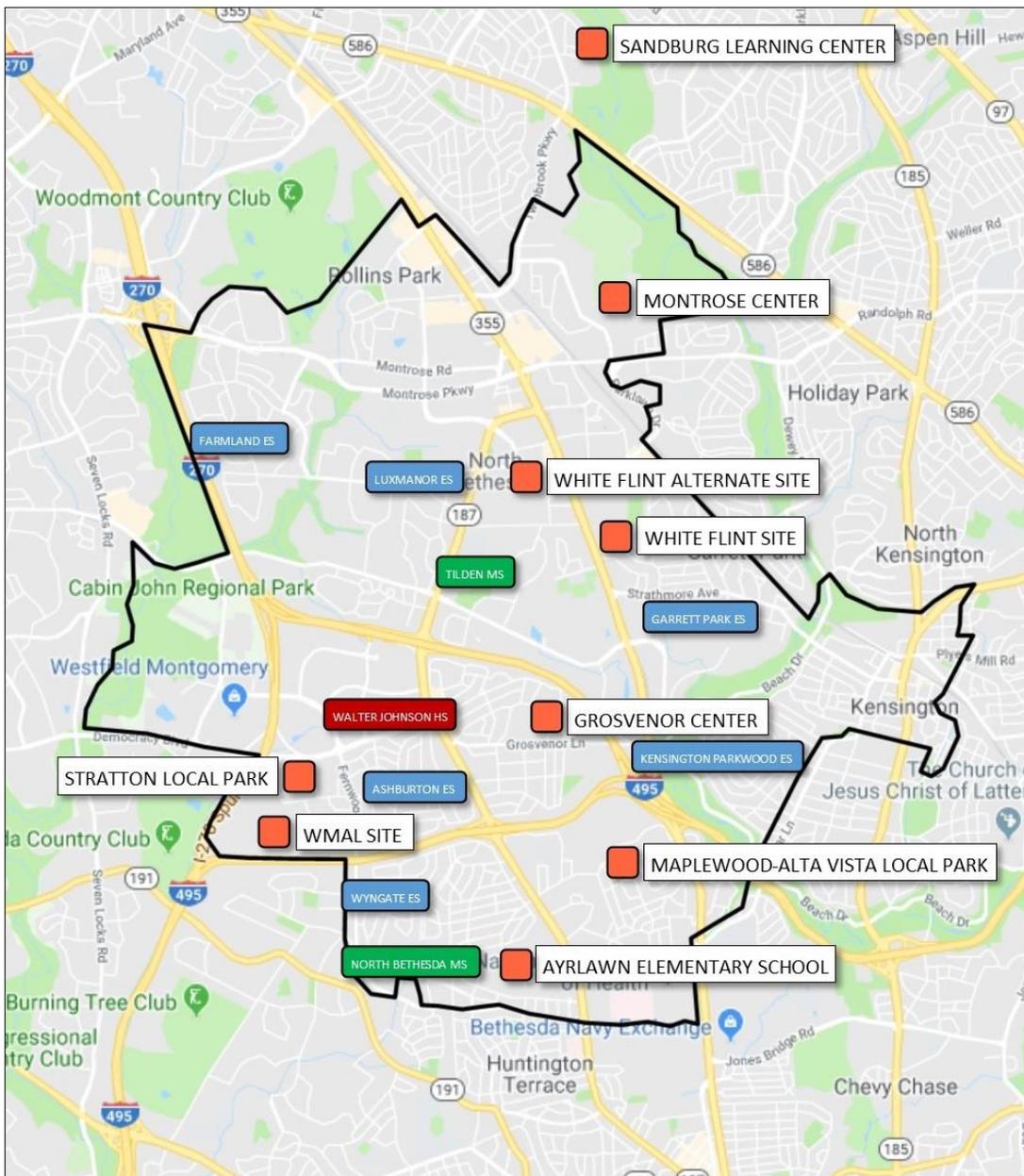
Site availability is considered in instances where a site must be transferred from public ownership or purchased from a private owner. Additionally, in the Walter Johnson Cluster, timing of development in various areas is considered when identifying a preferred site.

COST

Most master planned school sites can be acquired at no cost. If no master planned sites or publicly owned sites are available or suitable, then privately owned sites and associated acquisition costs are considered. It also should be noted that some publicly-owned sites may have acquisition costs associated with prior encumbrances including bond funding, grants, tenant relocation, and alternative property acquisition.

WALTER JOHNSON CLUSTER ELEMENTARY SCHOOL #7 CANDIDATE SITES

The SSAC considered nine candidate sites. A brief description of each elementary school candidate site follows.



AYRLAWN ELEMENTARY SCHOOL

The 16.94-acre site is composed of properties owned by Montgomery County Government (County) and Maryland-National Capital Park and Planning Commission (M-NCPPC) and located at 5650 Oakmont Avenue in Bethesda—in the southern portion of the cluster. The 3.11-acre northeastern portion of the site, owned by the County, is former Montgomery County Board of Education (Board) school site Ayrlawn Elementary School, which closed in 1982. The Board declared the property surplus and transferred it to the County in 1993. The building is currently leased to the YMCA as a child-care facility and program center. The remaining 13.83-acre portion of the site, owned by M-NCPPC, is used as Ayrlawn Local Park and contains softball, baseball, and multi-use fields, tennis courts, and playground equipment. Access to the 16.94-acre site is provided by Oakmont Avenue. It is located within a residential neighborhood with sidewalks throughout the area and in close proximity to public transportation. The site is relatively flat and open, containing a forested area at the rear of the property. Public utilities serve the site.



AYRLAWN ELEMENTARY SCHOOL-parcel map



AYRLAWN ELEMENTARY SCHOOL-site photo

GROSVENOR CENTER

The 10.21-acre site is owned by the Board and located at 5701 Grosvenor Lane in Bethesda—centrally located in the cluster, between Ashburton and Garrett Park elementary schools. Grosvenor Elementary School closed in 1980 and has been used as an elementary school holding facility for many years. Luxmanor Elementary School is the next school scheduled to relocate to the Grosvenor Center in September 2018, and will occupy the site until December 2019. Access to the site is provided by Grosvenor Lane and Dickens Avenue. It is located within a residential neighborhood with sidewalks throughout the area. It is in close proximity to public transportation with bus service provided along Grosvenor Lane at the south side of the property. The site is relatively flat with minor environmental concerns. Public utilities serve the site.



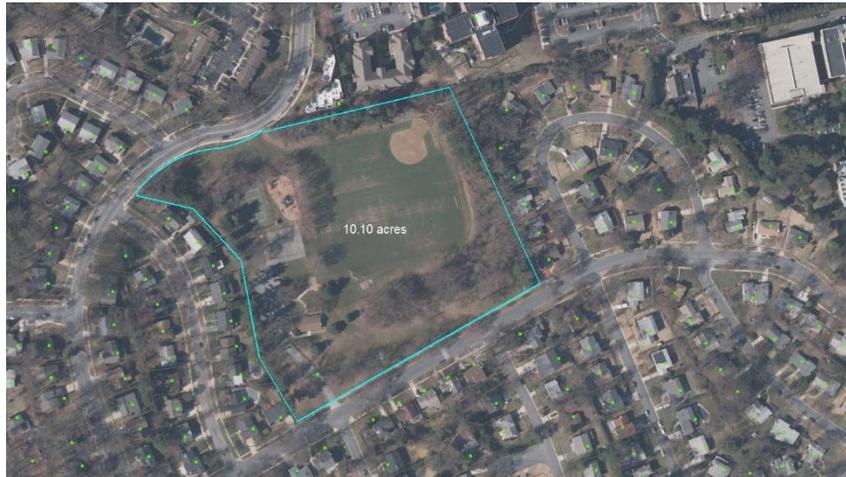
GROSVENOR CENTER-parcel map



GROSVENOR CENTER-site photo

MAPLEWOOD-ALTA VISTA LOCAL PARK

The 10.10-acre site is owned by M-NCPPC and located at 5209 Alta Vista Road in Bethesda—in the southern portion of the cluster, south of I-495, and between Bradley Hills and Kensington Parkwood elementary schools. The site has been used as Maplewood-Alta Vista Local Park since 1957 and contains tennis and basketball courts, softball and football fields, and playground equipment. Access to the site is provided by Alta Vista Road and Linden Avenue. It is located within a residential neighborhood with sidewalks throughout the area. It is in close proximity to public transportation with bus service provided along Linden Avenue at the north side of the property. The site is relatively flat and open with a few small tree stands. Public utilities serve the site.



MAPLEWOOD-ALTA VISTA LOCAL PARK-parcel map



MAPLEWOOD-ALTA VISTA LOCAL PARK-site photo

MONTROSE CENTER

The 7.50-acre site is owned by the Board and located at 12301 Academy Way in Rockville—in the far-northern portion of the cluster. Montrose Elementary School closed in 1982. MCPS leases the facility to the Reginald B. Lourie Center (Lourie Center) which provides services to students with severe emotional disabilities between the ages of 4 and 12 years old—many are MCPS students. The current lease term expires in July 2018. The tenant has renewal rights to extend the lease until July 2030. MCPS is required to provide a 3-year notice of termination. Access to the site is provided by Academy Way. The site is tucked behind multi-family communities to the south and west with sidewalks leading to the school from Parklawn Drive. It is in close proximity to public transportation. The site is flat in the building and parking areas and slopes down to the playing fields. Public utilities serve the site.



MONTROSE CENTER-parcel map



MONTROSE CENTER-site photo

SANDBURG LEARNING CENTER

The 7.60-acre site is owned by the Board and located at 451 Meadow Hall Drive in Rockville—north of the cluster boundary. The Sandburg Learning Center is an MCPS special school which provides services for students with a range of disabilities. The school will be co-locating with Maryvale Elementary School in 2020. There are no definitive plans for the re-use of the facility at this time. Access to the site is provided by Meadow Hall Drive. It is located within a residential neighborhood with sidewalks throughout the area. It is in close proximity to public transportation with bus service provided along Twinbrook Parkway. The site is flat on the south side and slopes down toward the north. Public utilities serve the site.



SANDBURG LEARNING CENTER-parcel map



SANDBURG LEARNING CENTER-site photo

STRATTON LOCAL PARK

The 9.00-acre site is owned by M-NCPPC and located at 9925 Harrogate Road in Bethesda—in the western portion of the cluster. The site is used as Stratton Local Park and contains tennis and basketball courts, soccer and softball fields, playground equipment, and a picnic shelter. Access to the site is provided by Harrogate Road. It is located within a residential neighborhood with sidewalks throughout the area; there are no sidewalks along Harrogate Road leading up to the property. Public transportation is located in close proximity to the site with bus service provided along Fernwood Road and Democracy Boulevard. The site is relatively flat in most areas with some slopes and trees. Public utilities serve the site.



STRATTON LOCAL PARK-parcel map



STRATTON LOCAL PARK-site photo

WHITE FLINT SITE

The 4.00-acre master planned site is owned by White Flint Associates, LLC and located at 11301 Rockville Pike in Kensington—in the northeastern portion of the cluster. It is designated in the White Flint Sector Plan as the preferred elementary school site. The site previously was used as a parking area for White Flint Mall and is now vacant. Access to the site is provided by Edson Lane and Flanders Avenue. Sidewalks are available from the Garrett Park Estates neighborhood via Flanders Avenue. Public transportation is located in close proximity to the site. The site is flat. Public utilities serve the site.



WHITE FLINT SITE-parcel map

WHITE FLINT ALTERNATE SITE

The 5.30-acre master planned site is owned by Wall Lane, LLC and located at 11410 Woodglen Drive in Rockville—in the northeastern portion of the cluster. It is designated in the White Flint Sector Plan as the alternate elementary school site to the preferred site. The site currently is used as a parking lot. Access to the site is provided by Woodglen Drive, Nicholson Lane, and Executive Boulevard. It is surrounded by multi-family housing and commercial uses with sidewalks throughout the area. Traffic is heavy along Nicholson Lane and Executive Boulevard. Public transportation is available in close proximity to the site. The site is flat. Public utilities serve the site.



WHITE FLINT ALTERNATE SITE-parcel map

WMAL SITE

The 4.30-acre planned dedication site is owned by DC Radio Assets, LLC and located at 7115 Greentree Road in Bethesda—in the western portion of the cluster, between Ashburton and Seven Locks elementary schools. In October 2017, the Montgomery County Planning Board accepted an application for the development of the property. Included in the development plan is a 4.30-acre school site at the far-western portion of the property. The site will be dedicated at no cost to the Board. Access to the site is provided by Greentree Road and newly proposed residential streets. The plan provides sidewalks and a bus drop-off area along a new street that will run the length of the property, north to south. The site currently houses the radio towers that formerly supported the WMAL radio station. The site has gentle slopes and open areas. Public utilities will be provided with new development.



WMAL SITE-parcel map



WMAL SITE-site photo

ANALYSIS OF SITE OPTIONS

The Walter Johnson Cluster spans eight county master and sector plan areas: Bethesda-Chevy Chase Master Plan (1990), Grosvenor-Strathmore Metro Area Minor Master Plan (2018), Kensington Sector Plan (2012), North Bethesda/Garrett Park Master Plan (1992), Rock Spring Master Plan (2018), Twinbrook Sector Plan (2009), White Flint Sector Plan (2010), and White Flint 2 Sector Plan (2018).

The Bethesda-Chevy Chase Master Plan and North Bethesda/Garret Park Master Plan were developed in the 1990s and drafted during periods of declining enrollment. The anticipation of closing elementary schools and creating community parks and facilities was a common concept throughout Montgomery County. The need for new school sites was not envisioned. However, the plans included language stating closed schools should remain in public ownership and could be reclaimed and reopened should enrollment trends reverse. Neither the Kensington Sector Plan nor the Twinbrook Sector Plan anticipated the need for additional schools as a result of development.

The White Flint Sector Plan anticipated increased enrollment resulting from high-density residential development. The plan designated a preferred and an alternate elementary school site—White Flint Site and White Flint Alternate Site. Neither site was required to be dedicated, but rather would be subject to negotiation at the time development approvals are received and subject to acquisition costs.

The White Flint 2 Sector Plan, Grosvenor-Strathmore Metro Area Minor Master Plan, and Rock Spring Master Plan—all approved and adopted in 2018—anticipated a future need for elementary school sites. The plans contained language similar to the following to address enrollment growth:

- Reopen one of the former elementary schools in the Walter Johnson Cluster: Alta Vista, Ayrlawn, Kensington, Montrose Center, and Grosvenor Center.
- Construct a new elementary school on a site in the plan area.
- Construct a new elementary school on either the preferred or the alternative site recommended in the White Flint Sector Plan or on the planned dedication site on the former WMAL property.
- If a site is not provided in the plan and an alternative site is not considered feasible, then the purchase of an elementary school site or colocation with a park could be considered.
- Adaptively reuse an existing office building for a school facility.

In preparation for the site selection review process, MCPS staff identified 12 potential elementary school sites which included closed schools, local parks, and three privately-owned sites. The 12 candidate sites presented to the committee were discussed in terms of the site selection criteria previously outlined and further expanded upon during the SSAC meetings. The committee discussed the sites in the context of the recommendations and goals set forth in Board of Education Resolution No. 495-17, dated November 27, 2017. Additionally, committee members were encouraged to suggest additional sites for consideration. While other sites may have been large enough for an elementary school, they were not considered feasible alternatives based upon the criteria outlined in Board Regulation FAA-RA, *Long-range Educational Facilities Planning*.

The SSAC discussed major challenges such as capacity and enrollment data, the use of public parks for school sites, and site constraints—including size, environmental issues, topography, and location—of some candidate sites in relation to those areas most impacted by school capacity issues. Committee members generally agreed that the number of options for elementary school sites in the Walter Johnson Cluster is limited due to several factors: urban nature of a portion of the area, need for public open spaces as identified in the master plans, long established neighborhood amenities, urban forested areas, and high land costs. Because of these limitations, it was important to consider a broad range of options. The SSAC developed pros and cons for each candidate site based upon the site selection criteria and committee member input and used them to further analyze the sites.

During the second meeting, the SSAC voted to remove the following sites from the evaluation process:

- **FLEMING LOCAL PARK** at 9929 Fleming Avenue, Bethesda—At first glance, the site, owned by M-NCPPC, seemed adequately sized for an elementary school. However, most of the site is encumbered with conservation areas, slopes, wetlands, and the Bethesda Trolley Trail, rendering the usable area between 2.5 and 3.0 acres. Additionally, the narrow residential road leading to the property and close proximity to the Capital Beltway contributed to the site being removed from further consideration.
- **KENSINGTON ELEMENTARY SCHOOL** at 10400 Detrick Avenue, Kensington—The former elementary school site is located in a heavy traffic area, making access difficult for both pedestrians and vehicles. The site is not optimally sized, and it is currently occupied by the Housing Opportunities Commission (HOC). Should the HOC ever relocate, the Board could consider reclaiming the property for other school program needs.
- **WHITE FLINT NEIGHBORHOOD PARK** at 11605 Rokeby Avenue, Garrett Park—The site, owned by M-NCPPC, had been evaluated in the past by MCPS and M-NCPPC staff as a potential elementary school site. However, the environmental issues, including slopes, soils, and forested areas, make the property extremely difficult to develop as an elementary school.

The remaining sites evaluated by the SSAC included six publicly-owned sites and three privately-owned sites: Ayrilawn Elementary School, Grosvenor Center, Maplewood-Alta Vista Local Park, Montrose Center, Sandburg Learning Center, Stratton Local Park, White Flint Site, White Flint Alternate Site, and WMAL Site.

The SSAC determined that the remaining sites could be suitable for an elementary school if site limitations could be appropriately mitigated. Utilities currently are serving or planned to be serving all the sites. Several committee members expressed concern about the timing to acquire several sites and acquisition-related costs for both publicly- and privately-owned sites. The SSAC generally agreed that former public school sites were more desirable than park sites. However, committee members did not believe the use of a site as a park should be a limiting factor in considering a park a candidate site.

AYRLAWN ELEMENTARY SCHOOL

The former shared school/park property is located in the southern portion of the Walter Johnson Cluster approximately one mile from Wyngate Elementary School and a half mile from Bradley Hills Elementary School, which is in the Walt Whitman Cluster. The former Ayrilawn Elementary School site was identified in the White Flint 2 Sector Plan, Grosvenor-Strathmore Metro Area Minor Master Plan, and Rock Spring Master Plan as a former school site that could be reopened to address enrollment growth. Located within an established neighborhood, a portion of the potential student population could be able to walk to school.

Although the 3.11-acre former school site (owned by the County) together with the 13.83-acre abutting park property (owned by M-NCPPC) provided the necessary acreage for an elementary school, there were several areas of concern expressed by the SSAC. First, the lease with the existing tenant requires at least 18 months notice for lease termination. Being a long-established neighborhood YMCA program, the tenant would need adequate time to locate an alternate facility and relocate. Second, there is only one point of access to the site from Oakmont Avenue, making bus and automobile traffic challenging as vehicles traverse the narrow streets. Last, and most important, the SSAC believed the site was located too far south and was not centrally located in the target site search area. While not identified as a highest-rated site to address the current school capacity issues, the property should be considered for an elementary school in the future.

GROSVENOR CENTER

The Grosvenor Center site was the highest-rated site by the SSAC for a future elementary school in the Walter Johnson Cluster. They believed the property is centrally located in the target search area, optimally sized, and has adequate access to public streets and public transportation. A primary concern from some committee members was that the site currently houses an elementary school holding facility utilized by MCPS for capital projects. There are no other holding school facilities between the Grosvenor Center and the Emory Grove Center, located in Gaithersburg. However, committee members suggested the Sandburg Learning Center could be used as a holding school facility once it relocates to the new shared facility on the Maryvale Elementary School site scheduled to open in 2020.

MAPLEWOOD-ALTA VISTA LOCAL PARK

Approximately 3.5 to 4.5 acres of the 10.10-acre site would be required for an elementary school. The remaining 6 to 7 acres could remain park property to be shared with a new elementary school. The shared school/park concept has been common throughout Montgomery County. While the site has many positive attributes for an elementary school, the SSAC believed it being a heavily utilized community park for many years was a negative factor in considering the site for an elementary school. Additionally, other non-park options were available within the Walter Johnson Cluster. Finally, the area master plan envisioned the property remaining parkland as the area is surrounded by three major roads and has no other recreational resources.

MONTROSE CENTER

The Montrose Center site is large enough to accommodate an elementary school. There would be no acquisition costs and the site could be available in a 3-year time frame. Unfortunately, its location in the far northern portion of the cluster made the site undesirable. Also, access to the property is only provided through Academy Way, which has multi-family residential units on either side with on-street parking. This could create traffic conflicts during the drop-off and pick-up times. Furthermore, the current tenant, the Lourie Center, provides valuable programs to families of MCPS students with severe emotional disabilities and partners with school and special education staff to address the challenges faced by children in most need of these services throughout the county. Finally, the Lourie Center lease recently was renewed for an additional 5-year period and has renewal periods through 2030. The SSAC believed it more beneficial to the school community to have the Lourie Center remain as a tenant.

SANDBURG LEARNING CENTER

The SSAC believed that the relocation of Sandburg Learning Center provides an opportunity to reuse a soon-to-be vacated elementary school property. The site is large enough to accommodate an elementary school and is located off a primary arterial street—Twinbrook Parkway. Students in the surrounding neighborhoods would be able to walk to school. However, the site is located in the Rockville Cluster—north of the Walter Johnson Cluster boundary. Located less than one mile from Rockville High School, the site would more appropriately serve students in that cluster. The location of the Sandburg Learning Center was the primary concern for the SSAC when evaluating the site. As previously mentioned, committee members suggested that the facility could be used as a holding school facility once the center relocates to the new shared facility on the Maryvale Elementary School site, which could open the possibility of the Grosvenor Center becoming a potential elementary school site in the Walter Johnson Cluster.

STRATTON LOCAL PARK

Stratton Local Park was acquired by M-NCPPC in 1971 through condemnation. It has been primarily utilized for its athletic fields but has other active recreation and athletic uses. Improvements to the park recently were completed, and the cost for those improvements would have to be recaptured. The SSAC believed the close proximity to the WMAL Site made it more desirable to retain as a park. Additionally, only one point of access is provided from Harrogate Road. The road becomes quite narrow with the residential on-street parking on either side. There are no sidewalks leading from the neighborhood up Harrogate Road to the park property. On-street parking would have to be eliminated or restricted to allow safe bus and pedestrian access. Several committee members suggested that a portion of the 9-acre site could be swapped for WMAL Site, creating a shared school/park site and providing the desired park land on the WMAL Site. Ultimately, the SSAC believed the location was too far west and not centrally located enough to appropriately address the capacity pressures within the cluster, did not have proper access, and would better serve the community as a local park.

WHITE FLINT SITE

The White Flint Sector Plan designated the property as a preferred elementary school site. Due to the small size of the site and the fact that it does not abut park property, a new urban elementary school model would have to be considered which could require constructing a three- to four-story structure, underground parking, and a reduction in outdoor play areas. The sector plan does not require full dedication of the property, requiring the Board to assume some acquisition costs. The full development of the surrounding property and road network is several years in the future, delaying the possible construction of a new school. The SSAC discussed issues with availability, timing, and access as being negative factors against selecting the site for an elementary school. The committee believed access through the abutting neighborhood, while optimal, did not seem realistic considering the configuration of the site and possible community opposition.

WHITE FLINT ALTERNATE SITE

The White Flint Sector Plan designated the property located at 11410 Woodglen Drive in Rockville as an alternate elementary school site to the preferred White Flint Site discussed above. The property is a little over 1 acre larger than the preferred master planned site but presents similar development challenges. Additionally, traffic around the site could make walking for students more challenging than a site located in a residential neighborhood. The site is not required to be dedicated and would require the Board to assume all costs for acquisition, which could be in the range of several million dollars. The property is composed of five separate parcels currently valued by the State Department of Assessment and Taxation at \$1.4 million but would most likely appraise much higher than the tax assessment. Despite the challenges the site presents, the SSAC believed this second-highest rated site should be considered the alternate site should the Grosvenor Center property not be made available.

WMAL SITE

The site development plan for the former WMAL property identified a future school site to be dedicated by the developer. The site is slightly over 4 acres and would require creative engineering including having student bus drop-off on the street. The planned neighborhood would provide the necessary street and sidewalk network to allow students from the surrounding neighborhoods to walk to school. Concerns expressed by the SSAC included the location (in the far-western portion of the cluster), small size of the site, and timing of when the property will be available for a school. The site will be used for construction staging by the developer and will not be made available to the Board until after the development is completed. The site was the third-highest rated site by the committee.

CONCLUSION

The Walter Johnson Cluster SSAC reviewed 12 sites, nine of which were evaluated and rated for a recommended selection. The Grosvenor Center site is identified as having the most positive attributes and is centrally located within the cluster. Additional consideration and planning would be required if the Grosvenor Center site is ultimately selected. A replacement elementary school holding facility would need to be identified or a determination made whether the existing inventory of holding school facilities could be used to accommodate capital projects in the future. Finally, the second-highest rated alternate site, White Flint Alternate Site, is not readily available and would most likely serve the student population in the upper portion of the cluster—outside the target site search area. The added acquisition costs, which could be in the range of several million dollars, would reduce funds otherwise planned for school construction.

EXHIBITS

EXHIBIT A—Site Selection Advisory Committee Members

Mr. Seth P. Adams

Director, Division of Construction
Department of Facilities Management
Montgomery County Public Schools

Mr. James Bradley

Walter Johnson Cluster Coordinator
Montgomery County Council of Parent Teachers
Associations, Inc.

Ms. Cynthia Brenneman

Director, Office of Real Estate
Department of General Services
Montgomery County Government

Ms. Wendy Calhoun

Walter Johnson Cluster Coordinator
Montgomery County Council of Parent Teachers
Associations, Inc.

Ms. Irene Elliott

Secretary
Fleming Park Community Association

Ms. Dana Evans

Representative
National Association for the Advancement of
Colored People Parents' Council, Montgomery
County

Mr. Peter J. Geiling

Real Estate Management Team Leader
Department of Facilities Management
Montgomery County Public Schools

Ms. Naomi Gelfand

Representative
West Fernwood Citizens' Association

Ms. Lisa C. Howard

Data Analyst, Real Estate Management Team
Department of Facilities Management
Montgomery County Public Schools

Ms. Adrienne L. Karamihas

Director, Division of Capital Planning
Department of Facilities Management
Montgomery County Public Schools

Mr. Charles Kines

Montgomery Parks
Maryland-National Capital Park and Planning
Commission

Ms. Deborah Kornbluth Berger

PTA President
Luxmanor Elementary School

Mr. Brian Krantz

Representative
West Fernwood Citizens' Association

Mr. Keith Levchenko

Senior Legislative Analyst
Montgomery County Council

Mr. Howard Mann

PTA Representative
Farmland Elementary School

Mr. Paul Mortensen

Senior Urban Designer, Director's Office
Montgomery Planning
Maryland-National Capital Park and Planning
Commission

Ms. Allison Peppelman

Representative
Maplewood Citizens' Association

Ms. Erin Rehman

PTA President
Garrett Park Elementary School

Ms. Diane Rowley

Representative
Ayclawn Citizens' Association

EXHIBIT A—Site Selection Advisory Committee Members

Ms. Carrie Sanders

Division Chief, Area 2
Montgomery Planning
Maryland-National Capital Park and Planning
Commission

Mrs. Michelle E. Schultze

Director, Learning, Achievement, and
Administration, Area 2B
Office of School Support and Improvement
Montgomery County Public Schools

Mr. Steven A. Silverman

Founder/CEO
SSGOVRELATIONS, LLC

Mr. Andy VanHorn

PTA President
Kensington Parkwood Elementary School

Ms. Yvonne VanLowe

Area Vice President, Bethesda-Chevy
Chase/Walter Johnson/Whitman
Montgomery County Council of Parent Teachers
Associations, Inc.

Mr. Mark Wallis

Montgomery Parks
Maryland-National Capital Park and Planning
Commission

Ms. Sharon Watts

PTA President
Ashburton Elementary School

Mr. Eric Whisenhunt

PTA President
Wyngate Elementary School

Ms. Terri Yurechko

Chairperson
Wildwood Manor Citizens' Association

EXHIBIT B—Walter Johnson Cluster Student Enrollment Projections

Schools		Actual	Projections					
		17–18	18–19	19–20	20–21	21–22	22–23	23–24
Ashburton ES	Program Capacity	666	666	770	770	770	770	770
	Enrollment	879	864	877	888	910	913	943
	Available Space	(213)	(198)	(107)	(118)	(140)	(143)	(173)
Farmland ES	Program Capacity	714	714	714	714	714	714	714
	Enrollment	799	806	833	834	846	839	839
	Available Space	(85)	(92)	(119)	(120)	(132)	(125)	(125)
Garrett Park ES	Program Capacity	776	776	776	776	776	776	776
	Enrollment	831	849	868	876	861	860	883
	Available Space	(55)	(73)	(92)	(100)	(85)	(84)	(107)
Kensington Parkwood ES	Program Capacity	448	746	746	746	746	746	746
	Enrollment	657	657	655	657	657	659	647
	Available Space	(209)	89	91	89	89	87	99
Luxmanor ES	Program Capacity	406	406	758	758	758	758	758
	Enrollment	525	521	542	554	570	570	569
	Available Space	(119)	(115)	216	204	188	188	189
Wyngate ES	Program Capacity	777	777	777	777	777	777	777
	Enrollment	738	729	701	704	722	720	705
	Available Space	39	48	76	73	55	57	72
Cluster Totals	ES Utilization	117%	108%	99%	99%	101%	100%	101%
	ES Enrollment	4429	4426	4476	4513	4566	4561	4586

EXHIBIT C—Scoring of Candidate Sites

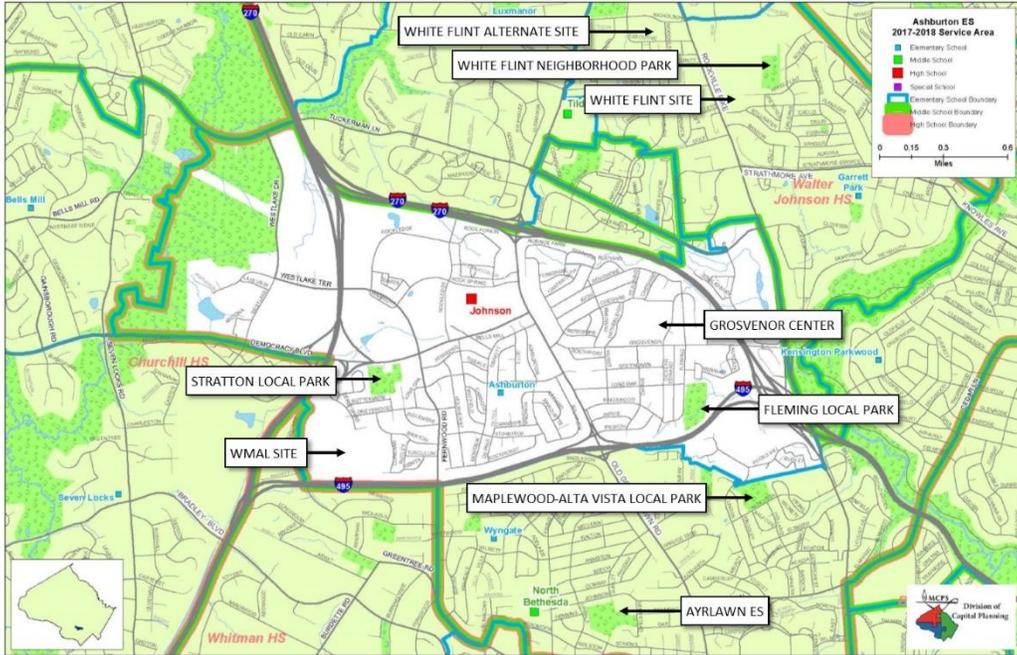
Walter Johnson Elementary School #7
 Site Selection Advisory Committee (SSAC) - April 25, 2018

SITE EVALUATION GRID

Criteria:	Sites:								
	AYRLAWN ELEMENTARY SCHOOL	GROSVENOR CENTER	MAPLEWOOD-ALTA VISTA LOCAL PARK	MONTROSE CENTER	SANDBURG LEARNING CENTER	STRATTON LOCAL PARK	WHITE FLINT SITE	WHITE FLINT ALTERNATE SITE	WMAL SITE
Location	-10	21	-3	-8	-19	-2	13	18	11
Acreage	14	22	9	17	16	6	-10	13	-5
Topography/Environment	4	21	5	6	13	-1	11	15	12
Access	-20	22	-4	-6	-1	-15	9	19	5
Utilities	8	16	6	11	10	2	12	16	9
Physical Condition	3	15	2	-2	2	0	8	15	13
Availability/Timing	-5	12	4	-14	9	2	-13	-3	-1
Cost	8	17	6	7	10	4	-17	-17	16
Total Score	2	146	25	11	40	-4	13	76	60

EXHIBIT D—Service Area Maps

ASHBURTON ELEMENTARY SCHOOL SERVICE AREA MAP



FARMLAND ELEMENTARY SCHOOL SERVICE AREA MAP

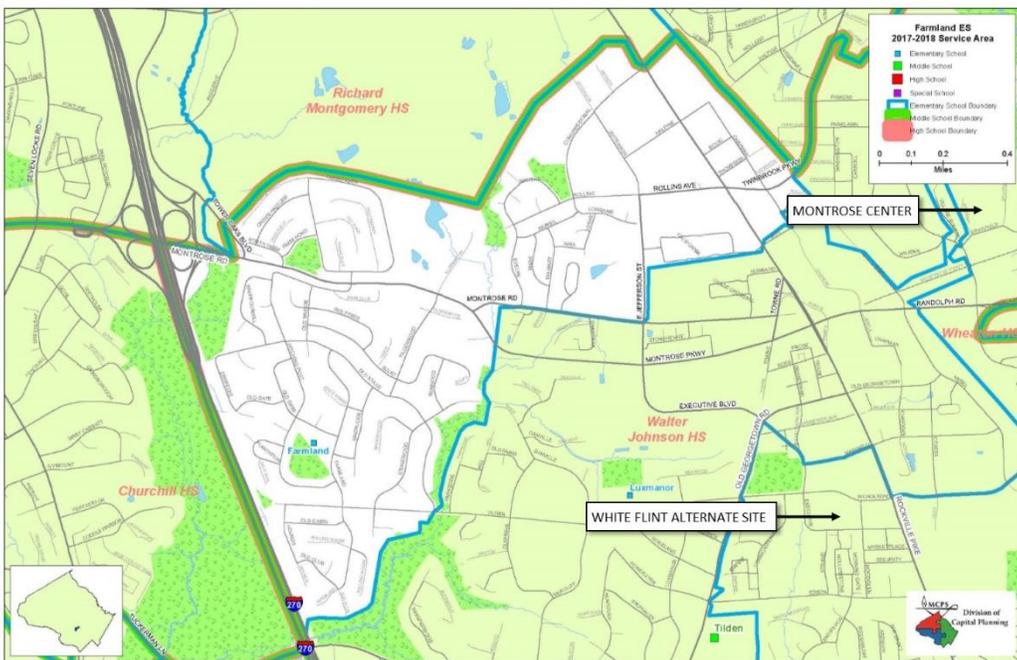
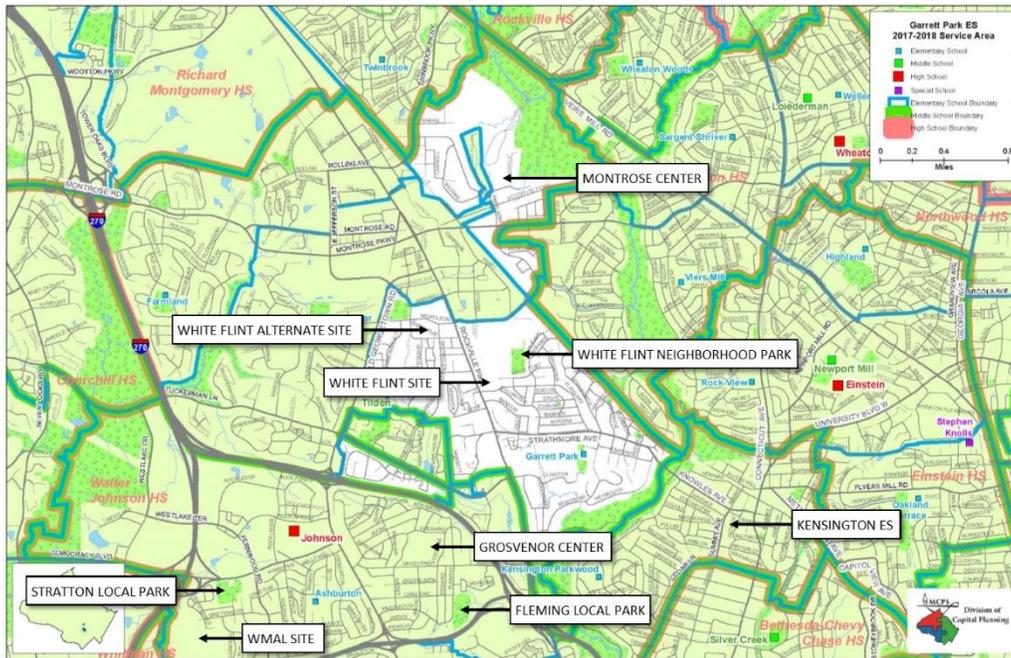


EXHIBIT D—Service Area Maps

GARRETT PARK ELEMENTARY SCHOOL SERVICE AREA MAP



KENSINGTON PARKWOOD ELEMENTARY SCHOOL SERVICE AREA MAP

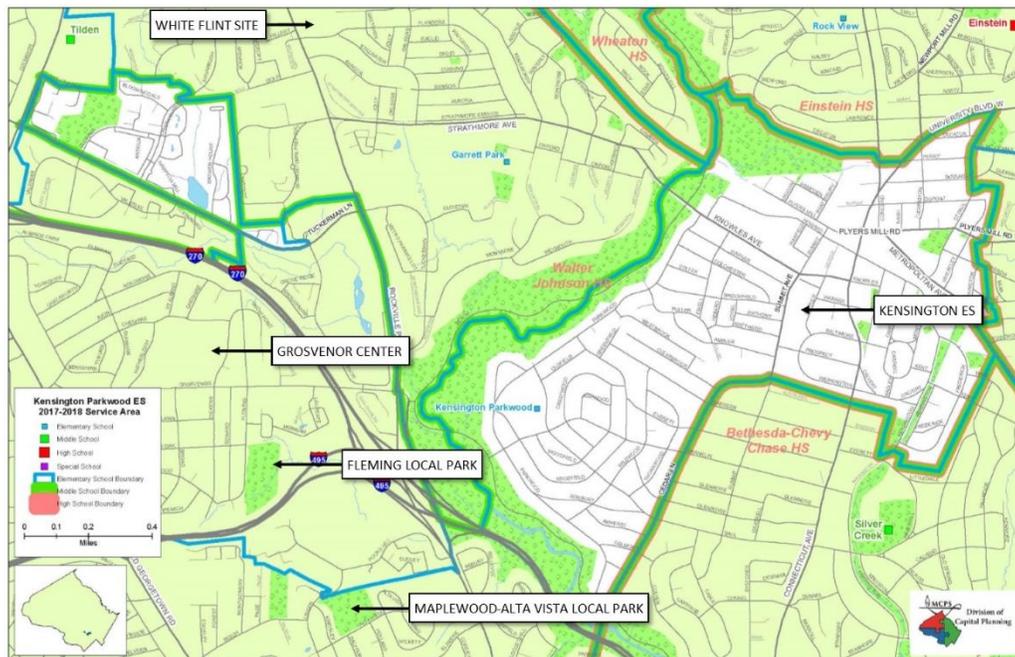
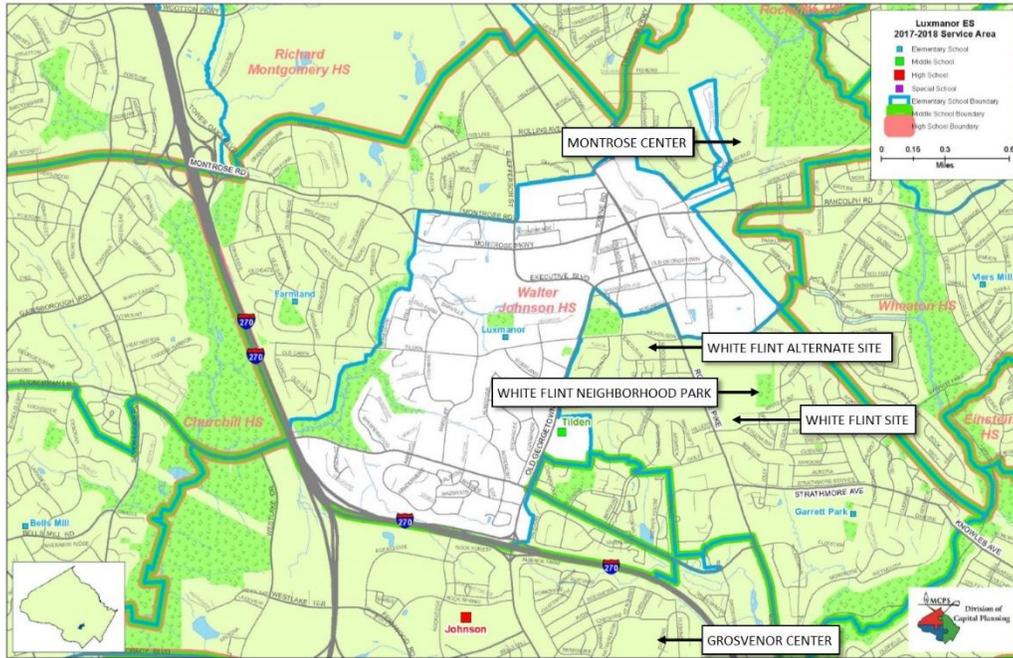


EXHIBIT D—Service Area Maps

LUXMANOR ELEMENTARY SCHOOL SERVICE AREA MAP



WYNGATE ELEMENTARY SCHOOL SERVICE AREA MAP

