



Greater Lyttonsville Sector Plan, Work Session #4

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DESCRIPTION

Greater Lyttonsville Sector Plan: Work Session #4

Work session #4 will continue the detailed discussion of the zoning and building height recommendations from work session #3 for the Summit Hills site. The Summit Hills site is part of the Woodside/16th Street Station District identified in the Sector Plan. Staff will summarize an economic analysis conducted for the site, comparable development sites within close proximity, and provide housing units yields under three possible Floor Area Ratios for the site.

Parks and open spaces per capita will also be addressed within the Greater Lyttonsville Sector Plan context. The Planning Board requested this information during Work Session #3 on May 26, 2016.

Work session #4 will also include a briefing by Montgomery County Public Schools (MCPS) on impacts to existing school facilities as well as options for future school facilities. Extensive new text provided by MCPS is attached to this memorandum and will be included in the Sector Plan. A letter from the Montgomery County Board of Education is also attached, which voices concerns over cumulative impacts to existing facilities as a result of new development in the downcounty area.

Following the June 9, 2016 work session, Staff will meet with the Planning Board for one additional session on June 23, 2016. The June 23, 2016 work session will require review and final edits by the Planning Board to the Planning Board Draft and a vote out to transmit the document to the County Executive and County Council.

SCHEDULE

The following schedule provides a tentative timeline of work sessions and Plan milestones:

- Spring 2016
Work Session #1: Overview of History, Zoning, & Affordable Housing
Work Session #2: Site by Site Zoning Analysis
Work Session #3: Site by Site Zoning Analysis (cont'd),
Transportation, Parks & Open Space
- Summer 2016
Work Session #4: Site by Site Zoning Analysis (cont'd), Public Schools
Work Session #5: Text Edits & Vote Out (Planning Board votes to approve Greater Lyttonsville Sector Plan for transmittal to County Executive and County Council)
- Fall 2016
County Council public hearing

ATTACHMENTS

- Sector Plan Public Schools Text provided by MCPS
- Montgomery County Board of Education letter

Greater Lyttonsville Sector Plan—Public Schools Section

June 1, 2016 update

The Lyttonsville Sector Plan is within the service areas of schools in the Bethesda-Chevy Chase (B-CC) and Albert Einstein clusters. In the B-CC Cluster, the plan is within the service areas of Rock Creek Forest Elementary School and the paired elementary schools of Rosemary Hills, Chevy Chase, and North Chevy Chase. At the secondary school level, the plan is within the service areas of Westland Middle School and Bethesda-Chevy Chase High School. In the Albert Einstein Cluster, the plan is within the service areas of Woodlin Elementary School, Sligo Middle School, and the base area for Albert Einstein High School in the Downcounty High Schools Consortium. Enrollment increases have been occurring at all these schools, and a variety of strategies would be considered to accommodate additional students resulting from the plan.

The plan provides for a net total of up to 3,749 new multifamily high-rise housing units and 132 townhouse units. The portion of the plan in the Bethesda-Chevy Chase cluster includes 2,164 multi-family high rise housing units and 132 townhouse units. Based on student generation rates for this area of the county, Montgomery County Public Schools (MCPS) estimates at full buildout the new housing in the Bethesda-Chevy Chase cluster portion of the plan would result in approximately 125 elementary school students, 50 middle school students, and 65 high school students.

The portion of the plan in the Albert Einstein cluster includes 1,585 multi-family high rise housing units. Based on student generation rates for this area of the county, Montgomery County Public Schools (MCPS) estimates at full build-out the new housing in the Albert Einstein cluster portion of the plan would result in approximately 125 elementary school students, 50 middle school students, and 65 high school students.

Build-out of the plan is estimated to take 20 to 30 years. In addition, some of the development requires construction of the Purple Line. Some properties identified for more housing units may not redevelop during the life of the plan. The number of students resulting from the plan would be lower if not all the housing units provided for in the plan are built. Based on past experience, it is unlikely that full build-out will be reached during the life of the plan.

Because the full impact of the plan on school enrollment will not be felt for many years, it is not possible to precisely gauge the impact of the plan on public schools. School enrollment in the area will change over the 20- to 30-year time frame of the plan. In addition, MCPS enrollment forecasts and associated facility plans and capital projects focus on a six-year time frame—not a 20- to 30-year period; therefore, the following options to accommodate additional students from the plan describe current enrollment projections and capital projects. Following these comments, approaches that MCPS may employ to address enrollment increases are provided. All approaches require Board of Education approval.

Elementary Schools

At the elementary school level, a considerable amount of capacity has recently been added to schools, or will be in the next few years. Rock Creek Forest Elementary School was revitalized and expanded in January 2015 and additions at Bethesda, North Chevy Chase and Rosemary Hills elementary schools were completed in August 2015. In addition to these projects, Chevy Chase and North Chevy Chase elementary schools will reorganize in August 2017 from serving Grades 3–6 to serve Grades 3–5. At Woodlin Elementary School an addition is scheduled for completion in August 2020.

Even with the capital projects described above, current projections indicate that for the next six years there will be little space available at the elementary schools serving the plan area. If there is insufficient surplus capacity at these schools by the time new housing occupancies occur in the plan area, then MCPS would explore the following range of options to serve additional elementary school students:

- Determine if there is surplus capacity, or the ability to increase the capacity, of elementary schools in the B-CC and Albert Einstein clusters and reassign students to a school(s) with space available. However, at this time it does not appear that there will be enough capacity to serve all students that may result from the plan build-out in either the B-CC Cluster or Albert Einstein Cluster elementary schools. In addition, site constraints at B-CC and Albert Einstein Cluster elementary schools will limit the ability to increase capacity.
- Determine if there is surplus capacity, or the ability to increase the capacity, of elementary schools adjacent to the B-CC and Albert Einstein clusters and reassign students to a school with sufficient capacity. Elementary schools adjacent to the B-CC Cluster service area include, in clockwise order, Wood Acres, Bradley Hills, Wyngate, Kensington-Parkwood, Flora M. Singer, and Woodlin elementary schools. Elementary schools adjacent to the Albert Einstein Cluster include, in clockwise order, Rosemary Hills, Rock Creek Forest, North Chevy Chase, Kensington-Parkwood, Veirs Mill, Sargent Shriver, Weller Road, and Glenallan elementary schools.
- If reassignments and increasing the capacity of existing elementary schools is not sufficient to address increased enrollment, then the opening of a new elementary school would be considered. A new elementary school could be provided in one of two ways:
 - Reopen a former elementary school in the B-CC or Albert Einstein clusters. There are currently two formerly operating elementary schools in the B-CC Cluster that could be considered, including Rollingwood and Lynnbrook elementary schools. (Lynnbrook is designated as a future operating school in the Bethesda Downtown Plan.) There currently are five former operating elementary schools in the Albert Einstein Cluster that could be considered, including the former Dennis Avenue, Forest Grove, Macdonald Knolls, Pleasant View, and Woodside elementary schools.
 - Construct a new elementary school. There currently are no future elementary school sites identified in the B-CC and Albert Einstein clusters. A site selection process would be conducted for a new elementary school and collocation and/or purchase may be required.

Middle Schools

At the middle school level, Westland and Sligo middle schools serve the plan area. Westland Middle School is projected to be over capacity by more than 600 students in the coming years. A second middle school, referred to as Bethesda-Chevy Chase Middle School #2 is scheduled to open in August 2017. The boundaries for the new middle school, and changes to the Westland Middle School service area, will be acted on in November 2016. It is anticipated that there will be space available at both middle schools after the new middle school opens. Enrollment at Sligo Middle School is projected to reach the school's capacity in the next six years.

If there is insufficient surplus capacity at the middle schools by the time new housing occupancies occur in the plan area, then MCPS would explore the following range of options to serve additional middle school students:

- Build an addition at Bethesda-Chevy Chase Middle School #2, Sligo, or Westland middle schools. All three middle schools are capable of supporting additions.
- Determine if there is surplus capacity, or the ability to increase the capacity, of middle schools adjacent to the B-CC and Albert Einstein clusters and reassign students to a school with available space. Middle schools adjacent to the B-CC Cluster include, in clockwise order, Newport Mill, Sligo, North Bethesda, and Thomas W. Pyle middle schools. Middle Schools adjacent to the Albert Einstein Cluster include, in clockwise order, Bethesda-Chevy Chase Middle School #2, North Bethesda Middle School, the Middle Schools Magnet Consortium—Argyle, A. Mario Loiederman, and Parkland middle schools—E. Brooke Lee, Silver Spring International, and Takoma Park middle schools.
- Construct a new middle school. There currently are no future middle school sites identified in the B-CC and Albert Einstein clusters, or adjacent clusters. A site selection process would be conducted for a new middle school in the region and collocation and/or purchase may be required.

High Schools

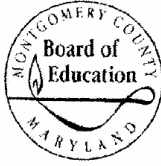
At the high school level, Bethesda-Chevy Chase and Albert Einstein high schools serve the plan area. Bethesda-Chevy Chase High School is projected to be over capacity by more than 700 students and to enroll up to 2,500 students in the coming years. An addition to the school that will increase the capacity to 2,400 students is scheduled for completion in August 2018. The school will then be at the high end of the desired size for high schools. In addition, site constraints will not enable further expansion of the school. Albert Einstein High School is projected to be over capacity by more than 400 students and to enroll up to 2,200 students in the coming years. A feasibility study for an addition is scheduled.

If there is insufficient surplus capacity at Bethesda-Chevy Chase and Albert Einstein high schools by the time new housing occupancies occur in the plan area, then MCPS would explore the following range of options to serve additional high school students:

- Build an addition at Albert Einstein High School.
- Determine if there is surplus capacity, or the ability to increase the capacity, of high schools adjacent to the B-CC and Albert Einstein clusters and reassign students to a school with sufficient capacity. High schools adjacent to the B-CC Cluster include, in clockwise order, Walt Whitman, Walter Johnson, and Albert Einstein high schools. Albert Einstein High School is part of the Downcounty Consortium (DCC) and capacity levels and the feasibility for additions would be considered at the four other DCC high schools, including Montgomery Blair, Northwood, John F. Kennedy, and Wheaton high schools.
- Reopen a former high school in the vicinity. A former high school, Woodward High School, is located on Old Georgetown Road, Bethesda, Maryland. This is the only former high school in the MCPS inventory. The facility currently houses Tilden Middle School; however, Tilden Middle School will be relocated to its original Tilden Lane location when its revitalization/expansion project is completed in August 2020. The Woodward facility

will then become a holding center for middle schools undergoing revitalization/expansion projects. Long term, another holding center for middle schools undergoing revitalization/expansion is planned at the former Broome Jr. High School in Rockville.

- Construct a new high school. There currently are no future high school sites identified in this area of the county. A site selection process would be conducted for a new high school in the region and collocation and/or purchase may be required.



MONTGOMERY COUNTY BOARD OF EDUCATION

850 Hungerford Drive ♦ Room 123 ♦ Rockville, Maryland 20850

March 24, 2016



The Honorable Nancy Floreen
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Mr. Casey Anderson
Chair, Montgomery County Planning Board
Vice Chair, Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Floreen and Mr. Anderson:

The purpose of this letter is to provide information on the school impacts of master plans that currently are being developed by the Montgomery County Planning Department, the Bethesda Downtown Plan, the Lyttonsville Sector Plan, and the Westbard Sector Plan that now is being reviewed by the County Council. Montgomery County Public Schools (MCPS) is experiencing extremely challenging enrollment increases. These three plans, located in the lower portion of the county, are coming at a time when many of the schools in the area either currently exceed capacity or are projected to exceed capacity in the near future.

Westbard Sector Plan

The County Council's Planning, Housing, and Economic Development (PHED) Committee recommendation for the Westbard Sector Plan significantly reduces the number of planned housing units. The new recommendation would result in the following number of non-age restricted housing units: 135 townhouse units, 487 multifamily mid-rise units, and 516 multifamily high-rise units. The estimated number of students generated by these new housing units is 99 elementary school students, 43 middle school students, and 53 high school students.

County Council staff has determined that revenue collected from the school Impact Tax for the planned housing units would total approximately \$10.3 million. Due to the relatively small number of students generated by the PHED Committee's recommended plan, it will be possible to expand existing schools to accommodate these students. After examining our options for expanding schools, it appears that the \$10.3 million from the school Impact Tax will be adequate to meet our capital costs to accommodate the additional students based on the current construction market values.

Bethesda Downtown Plan and Lyttsonville Sector Plan

The Bethesda Downtown Plan and the Lyttsonville Sector Plan currently are in development at the Montgomery County Planning Department. The Planning Board has taken no action on these plans. Planning staff has provided MCPS staff with the following estimates of new housing units that will result from the plans. The table illustrates the number of housing units and the estimated number of students generated from the two plans.

Bethesda Downtown Plan	Lyttsonville Sector Plan
8,450 multifamily high-rise units	4,441 multifamily high-rise units 67 townhouse units
Grades K–5 = 405 students	Grades K–5 = 145 students
Grades 6–8 = 170 students	Grades 6–8 = 60 students
Grades 9–12 = 220 students	Grades 9–12 = 80 students

In total, the Bethesda Downtown Plan and the Lyttsonville Sector Plan will generate approximately 550 elementary school students, 230 middle school students, and 300 high school students. Most of these students will reside in the Bethesda-Chevy Chase Cluster, and a small number of these students will reside in the Albert Einstein Cluster, which is part of the Downcounty Consortium.

Accommodating the 550 elementary school students will require opening a new elementary school. Compared to expanding schools by adding classrooms, constructing a new school carries more costs. In addition, if site acquisition is required, then costs will further increase. Accommodating the 230 middle school students may be possible through expansion of the new Bethesda-Chevy Chase Middle School #2, which has a master-planned addition included in the current design.

Accommodating the 300 high school students will be much more challenging. Bethesda-Chevy Chase High School has a planned addition opening in August 2018. The addition will increase the school's capacity to 2,407 students. Even with the planned addition, the school is expected to slightly exceed capacity by the 2021–2022 school year. Therefore, an assessment of where and how to provide for the high school students will be made as new housing is built. Enrollment increases already are straining the high schools surrounding the Bethesda-Chevy Chase Cluster—Albert Einstein, Walter Johnson, and Walt Whitman high schools. These high schools face the following challenges:

- Walt Whitman High School has a planned addition opening in August 2020 that will increase the school's capacity for 2,398 students. Additional capacity will be needed to accommodate the new housing in the Westbard Sector Plan.
- Master-planned development in the Walter Johnson Cluster requires the consideration of two options: add on to the current Walter Johnson High School and increase the capacity

to approximately 3,600 students or reopen the former Charles W. Woodward High School to serve high school students in some capacity.

- Montgomery Blair, Albert Einstein, John F. Kennedy, and Northwood high schools are projected to substantially exceed their capacities within the next six years. Combined, these four high schools will be 1,617 seats more than their capacities by the 2021–2022 school year. The feasibility of additions to these schools currently is being studied. Opening a new high school in this area also may need to be considered.

The additional high school students from the two plans will compound high school space needs and costs.

Calculating Capital Costs

A number of factors need to be considered when determining the real capital cost impact of master plans and new housing developments. A number of costs are in excess of what is currently calculated in school Impact Taxes and School Facilities Payment. The Impact Tax and School Facilities Payments are based on the per-student cost of construction of new schools. This per-student dollar amount is multiplied by the number of students generated by various housing types. The following factors not accounted for in this calculation are:

- These master plans will take many years to build out; however, the charges do not account for the increases in construction costs that will occur by the time a project is built to serve master-planned development. (Current construction costs are used in the calculation of the school Impact Tax and School Facilities Payment.)
- In cases where additions are feasible to accommodate master-planned development, the charges that are based on new school construction do not account for the higher cost for smaller projects where economies of scale are not present.
- Charges do not include possible site acquisition costs. This is a problem as master plans focus on infill and urban development where land costs are very high and potential properties are extremely difficult to find.
- Charges do not consider the cumulative impact of multiple master plans on the need for school capacity, as is the case today with the three plans reviewed in this letter. As each plan adds more housing in an area, the solutions to provide more capacity become more complex and costs can increase.

We believe that the master plans should be thoroughly reviewed now to ensure that adequate public facilities, such as schools, can be provided in the future with fewer difficulties. Further, adequate costs with the appropriate inflation rate should be factored in the school Impact Tax and School

The Honorable Nancy Floreen
Mr. Casey Anderson

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March 24, 2016

Facilities Payment to lessen the financial pressure many years later. We request that these critical concerns are considered as you review the master plans and the Subdivision Staging Policy.

Thank you for your consideration and for your support of our schools. If you have any questions, please contact Dr. Andrew M. Zuckerman, chief operating officer, at 301-279-3627 or Mr. James Song, director, Department of Facilities Management, at 240-314-1064.

Sincerely,



Michael A. Durso
President

MAD:LAB:AMZ:lmr

Copy to:

Members of the Montgomery County Council
Members of the Board of Education
Mr. Bowers
Dr. Navarro
Dr. Statham
Dr. Zuckerman
Mr. Crispell
Mr. Song
Mr. Ikheola
Members of the Montgomery County Planning Board