

# Walter Johnson Cluster Elementary School #7 Site Selection Advisory Committee

April 11, 2018



# Background

- On November 16, 2015, the Board of Education 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 Walter Johnson Cluster Roundtable Discussion Group submitted its Final Report outlining approaches and implementation strategies for addressing capacity issues within the cluster.

# Background (continued)

- On November 21, 2016, the superintendent of schools submitted a recommendation to the Board of Education 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 Requested FY 2019 Capital Budget recommended a site selection study convene in spring 2018 to identify a location for a new elementary school in the Walter Johnson Cluster.

# Site Selection Advisory Committee (SSAC) Purpose

- The SSAC is charged with recommending a site for a new elementary school that is:
  - Physically suited to meet program requirements; and
  - Appropriately located within the target geographic area; and
  - Addresses elementary school capacity issues in the Walter Johnson Cluster.
- The SSAC is comprised of community members and county agency staff with a range of expertise.

# Process Overview

# Process Overview: Phase I

- Site Selection Advisory Committee (SSAC) members will be invited from the following groups:
  - PTA representatives for area under review
  - HOA/Civic Associations
  - MCPS staff
  - Municipal government officials and staff
  - County agency officials and staff
  - Montgomery County Department of Planning staff
  - Montgomery County Department of Parks staff
- SSAC reviews the criteria to evaluate candidate sites and information on candidate sites.

# Process Overview: Phase I

(continued)

- SSAC discusses pros and cons of candidate sites.
- If private property is discussed, SSAC meets in closed session and members sign confidentiality agreement.
- SSAC scores candidate sites and the highest scoring site is recommended, with next highest scoring site indicated as alternative site.
- MCPS staff compiles a report.

# Process Overview: Phase I

(continued)

- Committee reviews report and members may submit minority statements for inclusion in the report.
- SSAC Final Report is transmitted to the superintendent and Board of Education.



# Process Overview: Phase II

- The SSAC Final Report is posted on the MCPS web site for public comment (excluding private properties).
- Public comments are forwarded to superintendent and Board of Education.
- Should the Board of Education approve the recommended site and alternative site—if public property—the Montgomery County Planning Board will review them through the mandatory referral process.
- Planning Board comments are forwarded to superintendent and Board of Education.

# Process Overview: Phase III

- If the recommended site is public property, the Board of Education will discuss in public session and may take action to approve the site for the proposed school to begin the acquisition process.
- If the recommended site is private property, the Board of Education discusses in closed session and may direct staff to negotiate for purchase of the property. If negotiations are successful, the Board of Education may take action to approve the site in public session.

# Master Plans

- Bethesda-Chevy Chase Master Plan APPROVED AND ADOPTED 1990
- City of Rockville Master Plan APPROVED AND ADOPTED 2002
- Forest Glen Sector Plan APPROVED AND ADOPTED 1996
- Grosvenor-Strathmore Metro Area Minor Master Plan APPROVED AND ADOPTED 2018
- Kensington Sector Plan APPROVED AND ADOPTED 2012
- North and West Silver Spring Master Plan APPROVED AND ADOPTED 2000
- North Bethesda/Garrett Park Master Plan APPROVED AND ADOPTED 1992
- Potomac Subregion Master Plan APPROVED AND ADOPTED 2002
- Rock Spring Master Plan APPROVED AND ADOPTED 2018
- Twinbrook Sector Plan APPROVED AND ADOPTED 2009
- Veirs Mill Corridor Master Plan *PRELIMINARY STAFF RECOMMENDATIONS*
- White Flint 2 Sector Plan APPROVED AND ADOPTED 2018
- White Flint Sector Plan APPROVED AND ADOPTED 2010

# Schools in the Cluster

## HIGH SCHOOL

- Walter Johnson HS

## MIDDLE SCHOOL

- North Bethesda MS
- Tilden MS

## ELEMENTARY SCHOOLS

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

# Projected Enrollment and Space Availability

Effects of the Approved Amendments to the FY 2017–2022 CIP and Non–CIP Actions on Space Available

Schools		Actual	Projections					
		16–17	17–18	18–19	19–20	20–21	21–22	22–23
Ashburton ES	Program Capacity	651	666	666	770	770	770	770
	<b>Enrollment</b>	<b>905</b>	<b>959</b>	<b>903</b>	<b>899</b>	<b>912</b>	<b>932</b>	<b>913</b>
	Available Space	(254)	(293)	(237)	(129)	(142)	(162)	(143)
	Utilization	139%	144%	136%	117%	118%	121%	119%
	Comments	Planning for Addition			Addition Complete			
Farmland ES	Program Capacity	714	714	714	714	714	714	714
	<b>Enrollment</b>	<b>758</b>	<b>813</b>	<b>834</b>	<b>854</b>	<b>868</b>	<b>865</b>	<b>835</b>
	Available Space	(44)	(99)	(120)	(140)	(154)	(151)	(121)
	Utilization	106%	114%	117%	120%	122%	121%	117%
	Comments							
Garrett Park ES	Program Capacity	776	776	776	776	776	776	776
	<b>Enrollment</b>	<b>804</b>	<b>840</b>	<b>882</b>	<b>888</b>	<b>894</b>	<b>882</b>	<b>894</b>
	Available Space	(28)	(64)	(106)	(112)	(118)	(106)	(118)
	Utilization	104%	108%	114%	114%	115%	114%	115%
	Comments							
Kensington–Parkwood ES	Program Capacity	472	472	746	746	746	746	746
	<b>Enrollment</b>	<b>656</b>	<b>652</b>	<b>664</b>	<b>667</b>	<b>674</b>	<b>676</b>	<b>676</b>
	Available Space	(184)	(180)	82	79	72	70	70
	Utilization	139%	138%	89%	89%	90%	91%	91%
	Comments			Addition Complete				

# Projected Enrollment and Space Availability

Effects of the Approved Amendments to the FY 2017–2022 CIP and Non–CIP Actions on Space Available

Schools		Actual	Projections					
		16–17	17–18	18–19	19–20	20–21	21–22	22–23
Luxmanor ES	Program Capacity	411	406	406	758	758	758	758
	<b>Enrollment</b>	<b>484</b>	<b>490</b>	<b>514</b>	<b>549</b>	<b>573</b>	<b>606</b>	<b>614</b>
	Available Space	(73)	(84)	(108)	209	185	152	144
	Utilization	118%	121%	127%	72%	76%	80%	81%
	Comments	Planning for Rev/Ex		at Grosvenor	Rev/Ex Complete Jan. 2020			
Wyngate ES	Program Capacity	777	777	777	777	777	777	777
	<b>Enrollment</b>	<b>738</b>	<b>714</b>	<b>727</b>	<b>708</b>	<b>696</b>	<b>715</b>	<b>716</b>
	Available Space	39	63	50	69	81	62	61
	Utilization	95%	92%	94%	91%	90%	92%	92%
	Comments							
<i>Cluster Totals</i>	<i>ES Capacity</i>	<i>3801</i>	<i>3811</i>	<i>4085</i>	<i>4541</i>	<i>4541</i>	<i>4541</i>	<i>4541</i>
	<b><i>ES Enrollment</i></b>	<b><i>4345</i></b>	<b><i>4468</i></b>	<b><i>4524</i></b>	<b><i>4565</i></b>	<b><i>4617</i></b>	<b><i>4676</i></b>	<b><i>4648</i></b>
	<i>ES Available Space</i>	<i>(544)</i>	<i>(657)</i>	<i>(439)</i>	<i>(24)</i>	<i>(76)</i>	<i>(135)</i>	<i>(107)</i>
	<i>ES Utilization</i>	<i>114%</i>	<i>117%</i>	<i>111%</i>	<i>101%</i>	<i>102%</i>	<i>103%</i>	<i>102%</i>

# Basic Program and Design Guidelines for a 740 Capacity Elementary School

- Provide a bus loop and a student drop off loop - separate bus traffic from car traffic
- Provide 100 parking spaces
- Provide a service/loading drive
- Ensure pedestrian safety- avoid crossing driveways to access site amenities
- Separate community use spaces from education spaces to facilitate after-hours use
- Provide natural daylight for all regularly occupied spaces
- Athletic Fields:
  - Two softball fields with 250' radius and soccer field superimposed
  - One soccer field 105'x180' (minimum) to 150'x240' (preferred)
- Play areas :
  - Two 80'x100' Paved Play Areas for Grades 1-5
  - Two 40'x40' Soft Surface Play Areas for Grades 1-5
  - One 40'x60' (minimum) to 80'x100' (preferred) Paved Play Area for Kindergarten
  - One 40'x60' Soft Surface Play Area for Kindergarten
  - One 40'x40' Paved Play Area for Pre-Kindergarten
  - One 40'x40' Soft Surface Play Area for Pre-Kindergarten

# Site Evaluation



# Site Selection Criteria

- Location
- Acreage
- Topography/Environment
- Access
- Utilities
- Physical Condition
- Availability/Timing
- Cost



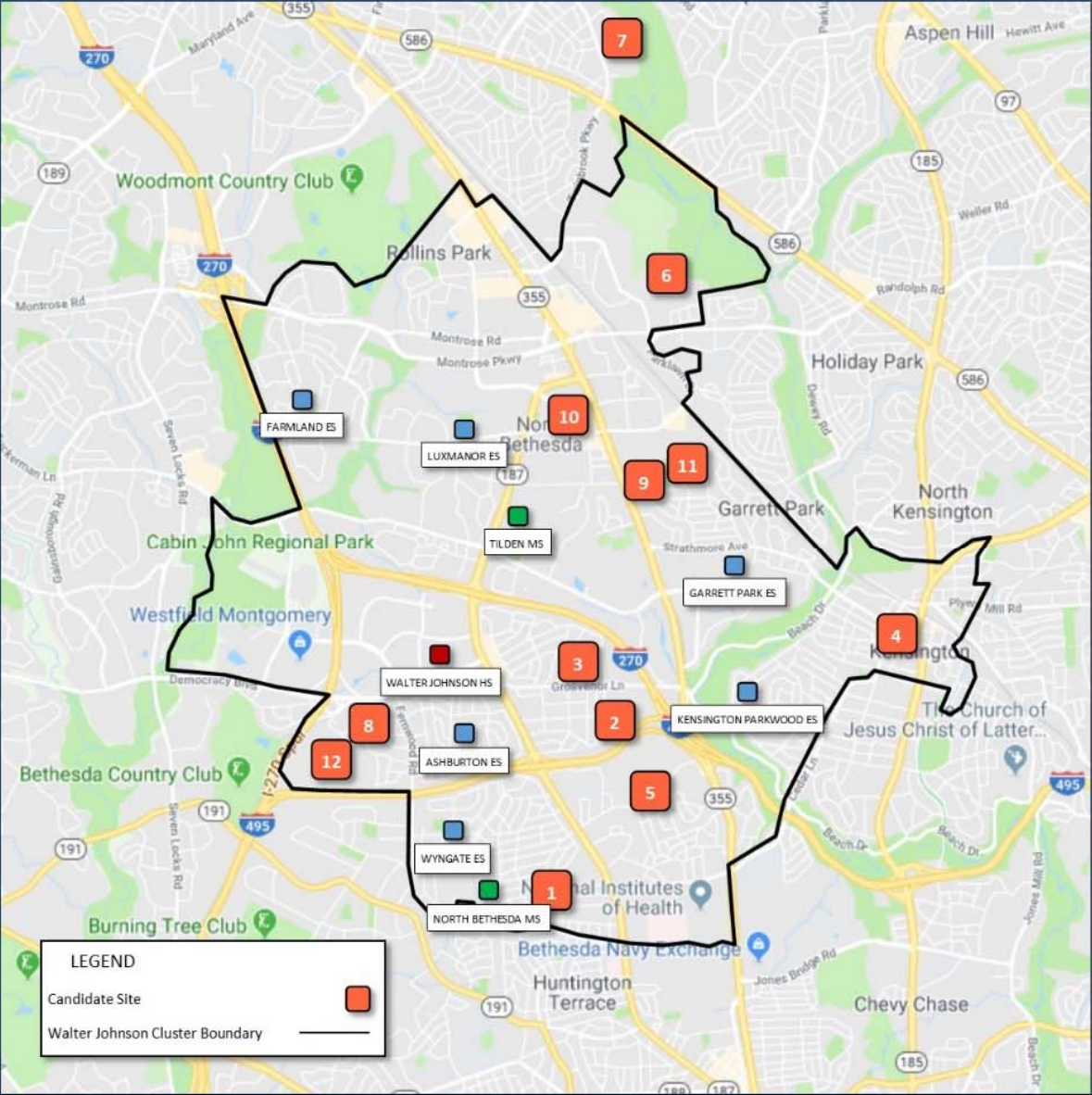
Walter Johnson Cluster Elementary School  
 Site Selection Advisory Committee (SSAC) - April 25, 2018

## SITE EVALUATION GRID

Criteria:	Sites:											
	AYRLAWN 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
Location												
Acreage												
Topography/Environment												
Access												
Utilities												
Physical Condition												
Availability/Timing												
Cost												
Total Score												
* Scoring System: SSAC members place a score in each cell to rate the specific criteria for the specific site.												
Place a "+1" in the cell to indicate the site is "good" on the specified criteria.												
Place a "0" in the cell to indicate the site is "average" on the specified criteria.												
Place a "-1" in the cell to indicate the site is "poor" on the specified criteria.												
The criterion column scores will be totaled to provide the overall score for each site provided by SSAC members.												

# Walter Johnson Cluster Elementary School #7

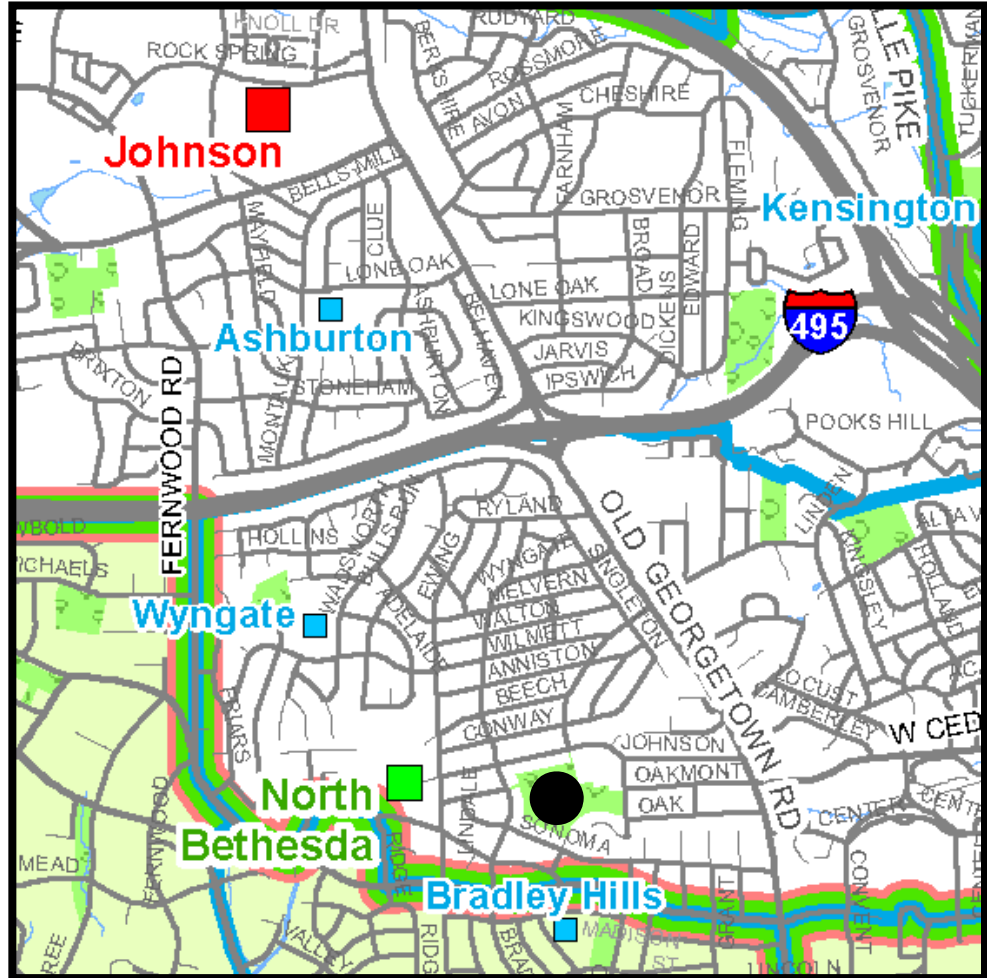
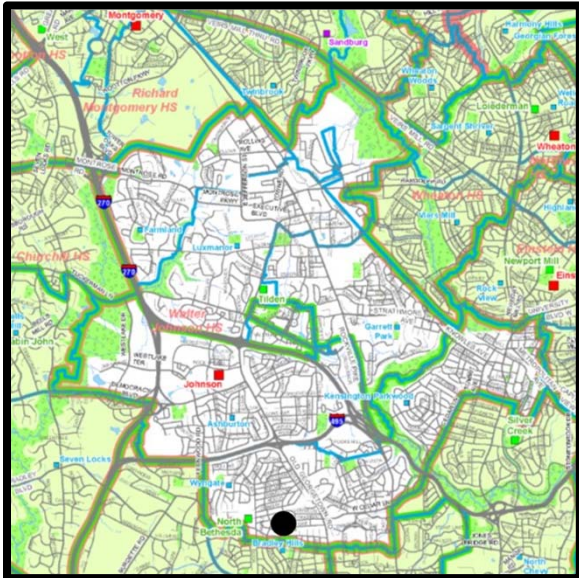
## CANDIDATE SITES



- 1 AYRLAWN ELEMENTARY SCHOOL
- 2 FLEMING LOCAL PARK
- 3 GROSVENOR CENTER
- 4 KENSINGTON ELEMENTARY SCHOOL
- 5 MAPLEWOOD-ALTA VISTA LOCAL PARK
- 6 MONTROSE CENTER
- 7 SANDBURG LEARNING CENTER
- 8 STRATTON LOCAL PARK
- 9 WHITE FLINT SITE
- 10 WHITE FLINT ALTERNATE SITE
- 11 WHITE FLINT NEIGHBORHOOD PARK
- 12 WMAL SITE

candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School



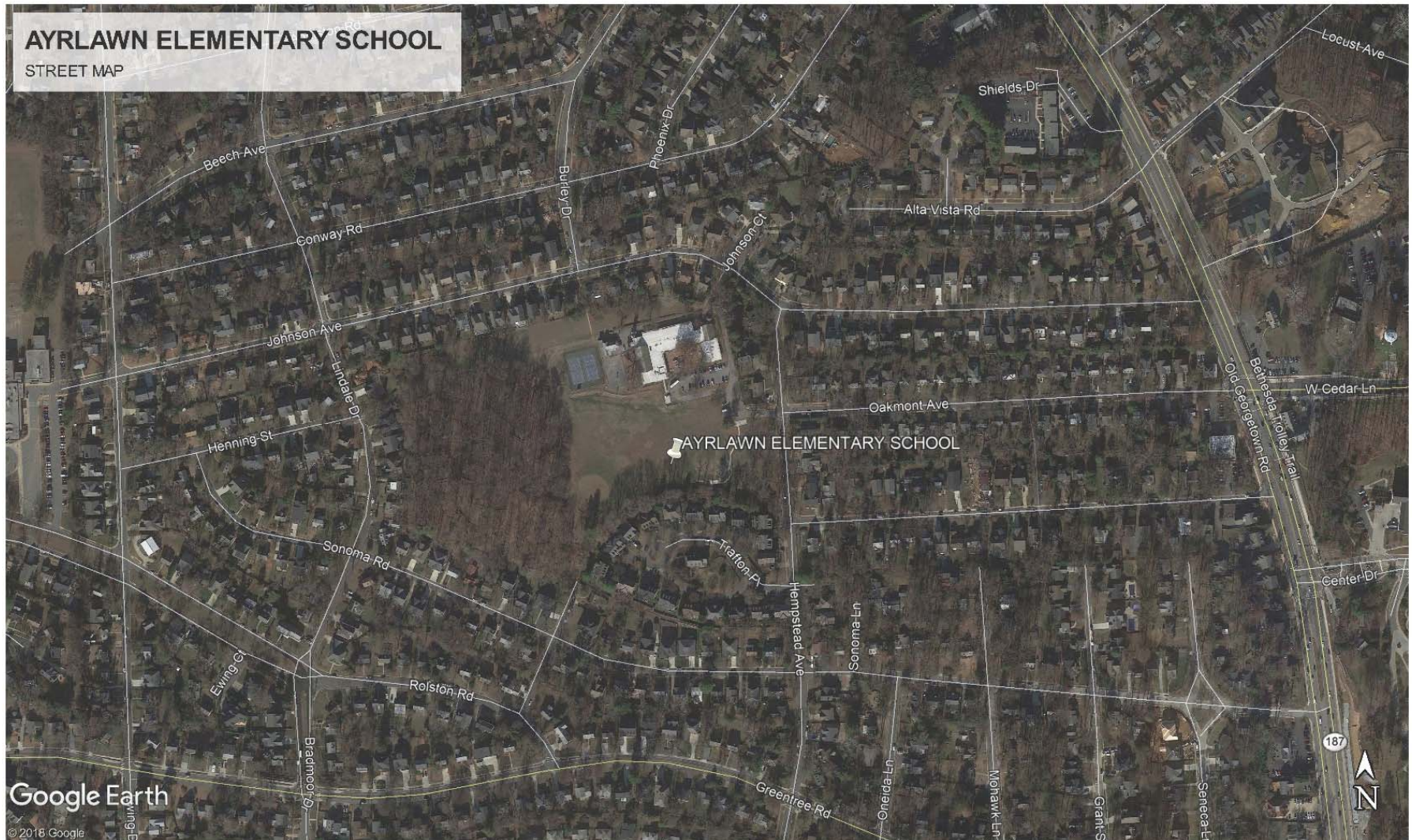
candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School



candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School



candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School

- Owner: Montgomery County Government (County) and Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 5650 Oakmont Avenue, Bethesda
- Size: 16.94 acres total
- Zoning: R-60
- Access: Oakmont Avenue
- Topography: The site is relatively flat and open, containing a forested area at the rear of the property.
- Current Use: County-owned portion of site – YMCA childcare facility; M-NCPPC portion of site – Ayrlawn Local Park
- Comments: The site is located in the southern portion of the cluster and is comprised of properties owned by the County and M-NCPPC. Ayrlawn Elementary School closed in 1982 and the 3-acre property was conveyed from Montgomery County Board of Education to the County in 1993. The County leases the building to the YMCA as a childcare facility and program center. The M-NCPPC-owned portion of the site is currently used as Ayrlawn Local Park and contains softball, baseball, and multi-use fields, tennis courts and playground equipment. The site is located within a residential neighborhood with sidewalks throughout. Public transportation is located within one-third of a mile from the property.

candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School



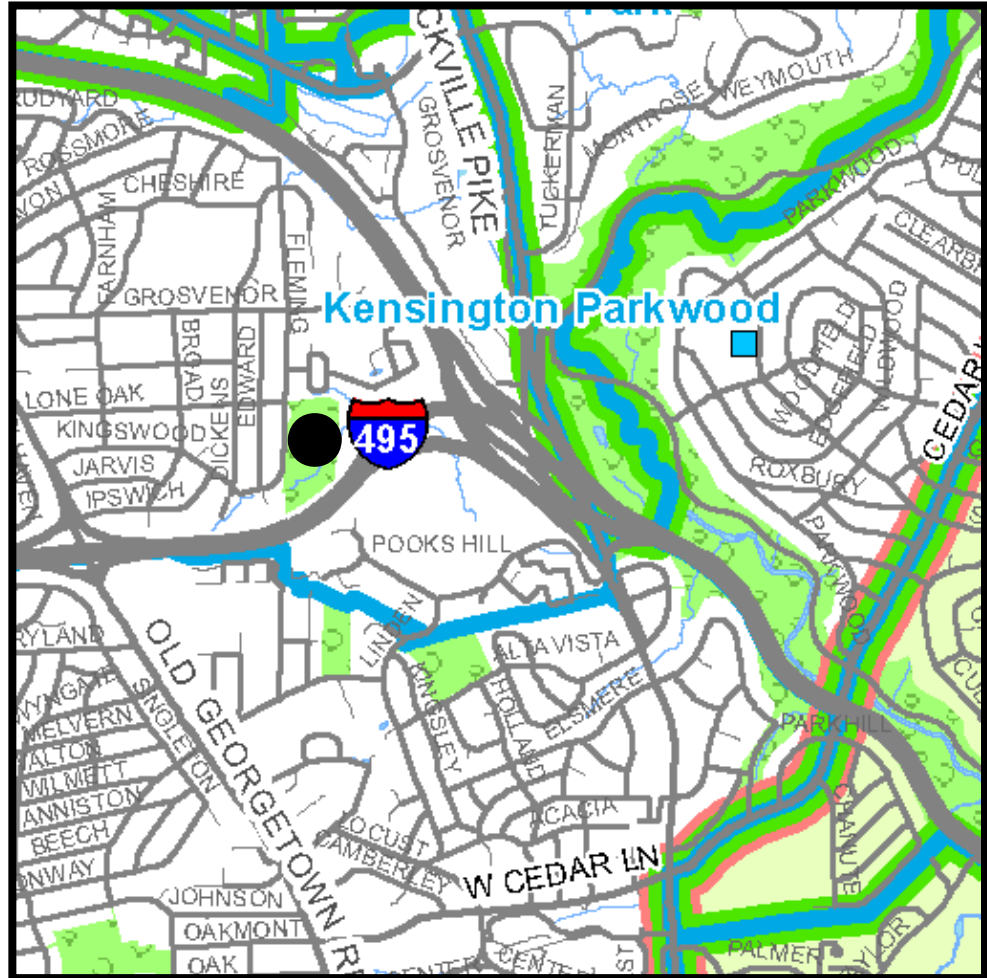
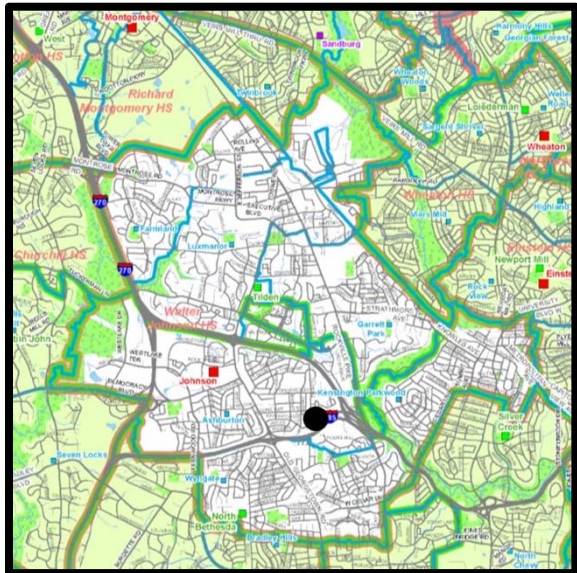


candidate site #1 PUBLICLY-OWNED

# Ayrlawn Elementary School



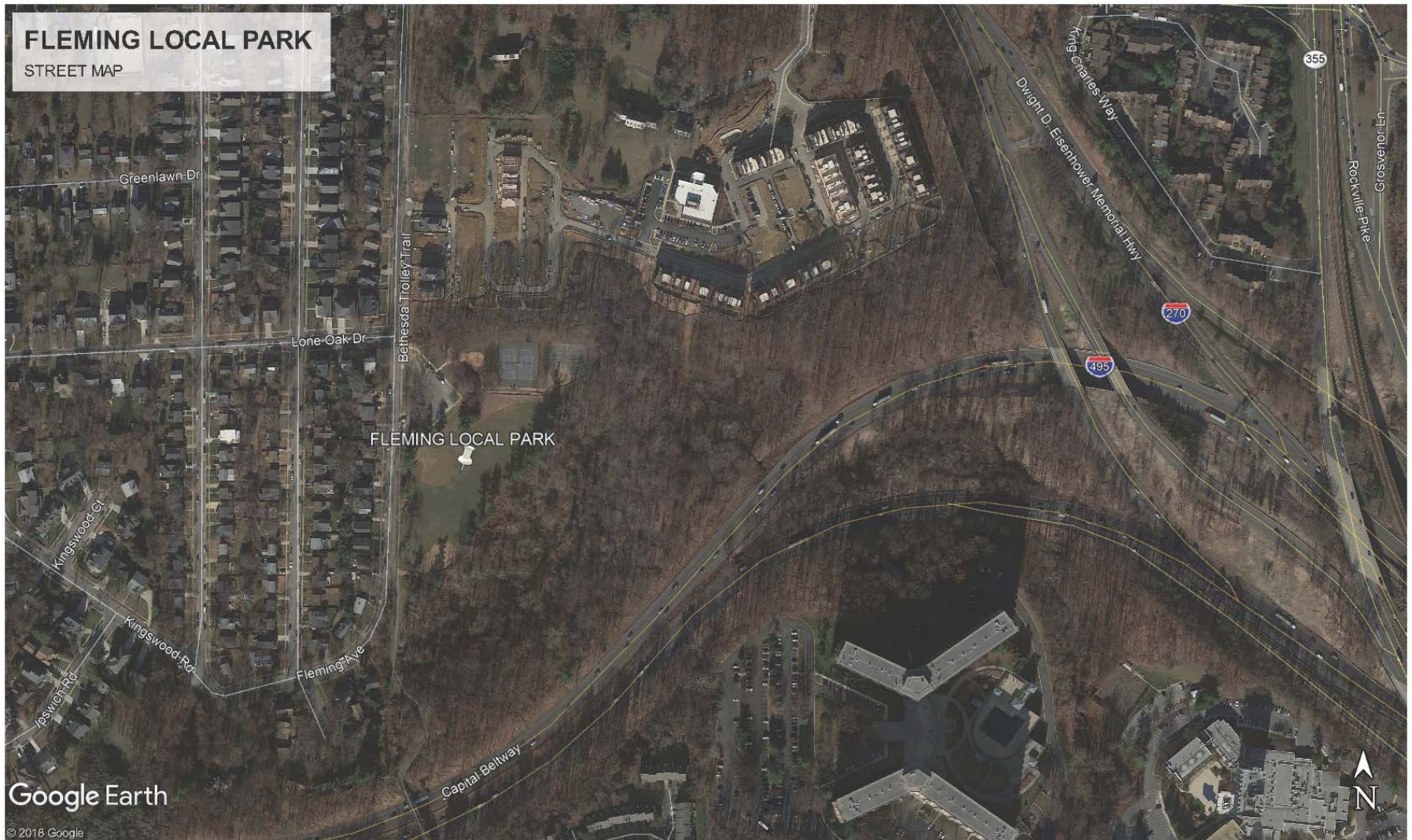
candidate site #2 PUBLICLY-OWNED  
**Fleming Local Park**



candidate site #2 PUBLICLY-OWNED  
**Fleming Local Park**



candidate site #2 PUBLICLY-OWNED  
**Fleming Local Park**



candidate site #2 PUBLICLY-OWNED

# Fleming Local Park

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 9929 Fleming Avenue, Bethesda
- Size: 12.00 acres
- Zoning: R-90
- Access: Fleming Avenue
- Topography: The western portion of the site is relatively flat. However, the east side contains steep slopes, wetlands, and forested areas. The northern boundary has a forested tree line.
- Current Use: Fleming Local Park
- Comments: The site is centrally located in the cluster, between Ashburton and Kensington Parkwood Elementary Schools. The property abuts the Capital Beltway and Bethesda Trolley Trail. The property is over 12 acres, however, only approximately 4 acres is developable. The site is currently used as Fleming Local Park and contains a softball field, tennis and basketball courts, playground equipment and a picnic shelter. The site is located within a residential neighborhood with sidewalks throughout. Bus service runs along Grosvenor Lane, which is approximately 0.2 miles from the site.

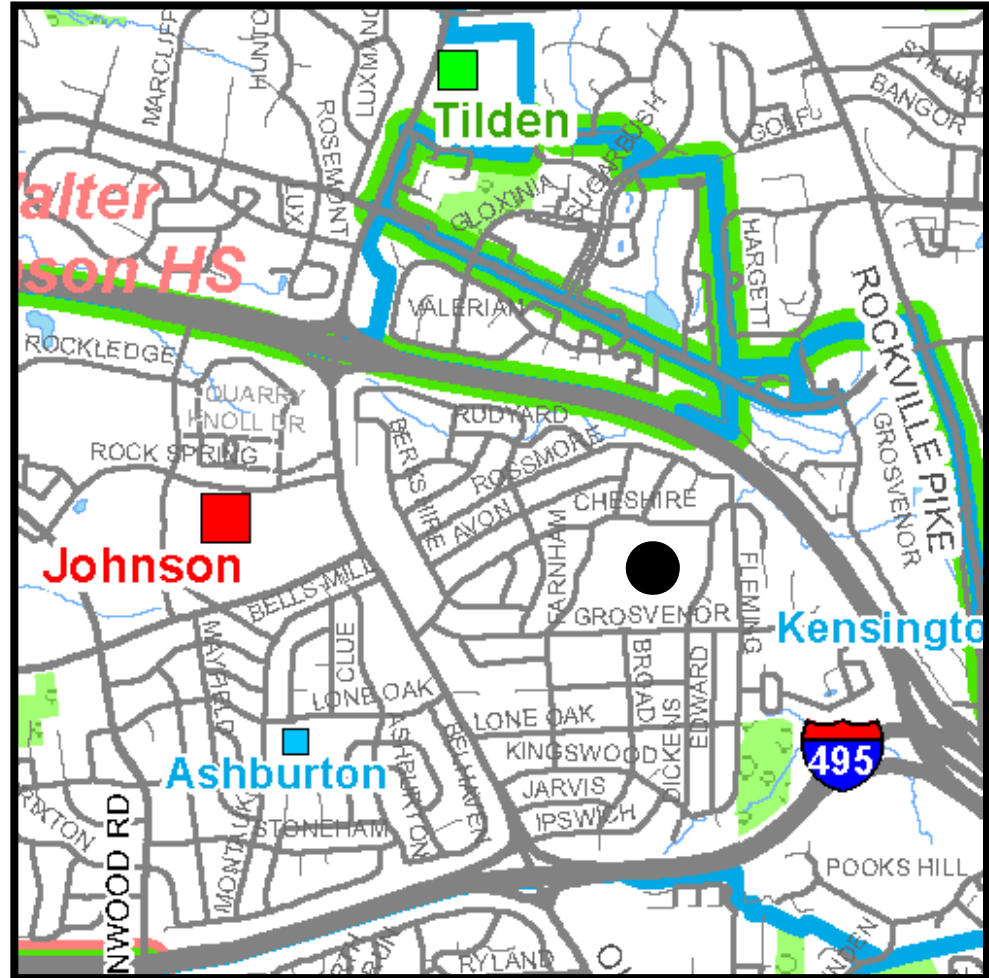
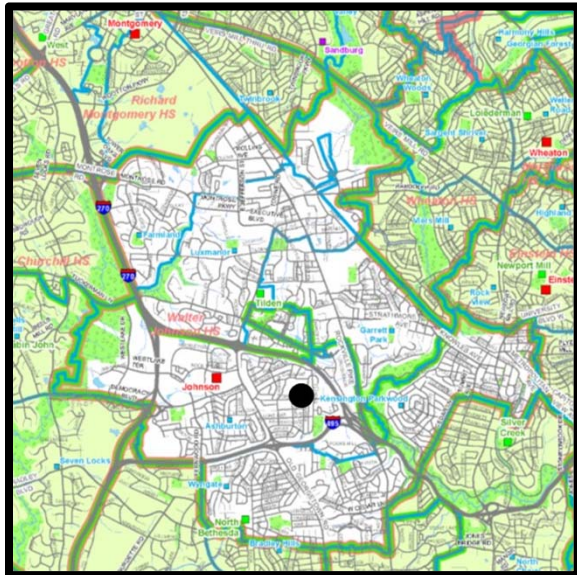
candidate site #2 PUBLICLY-OWNED  
**Fleming Local Park**



candidate site #2 PUBLICLY-OWNED  
**Fleming Local Park**



candidate site #3 PUBLICLY-OWNED  
**Grosvenor Center**

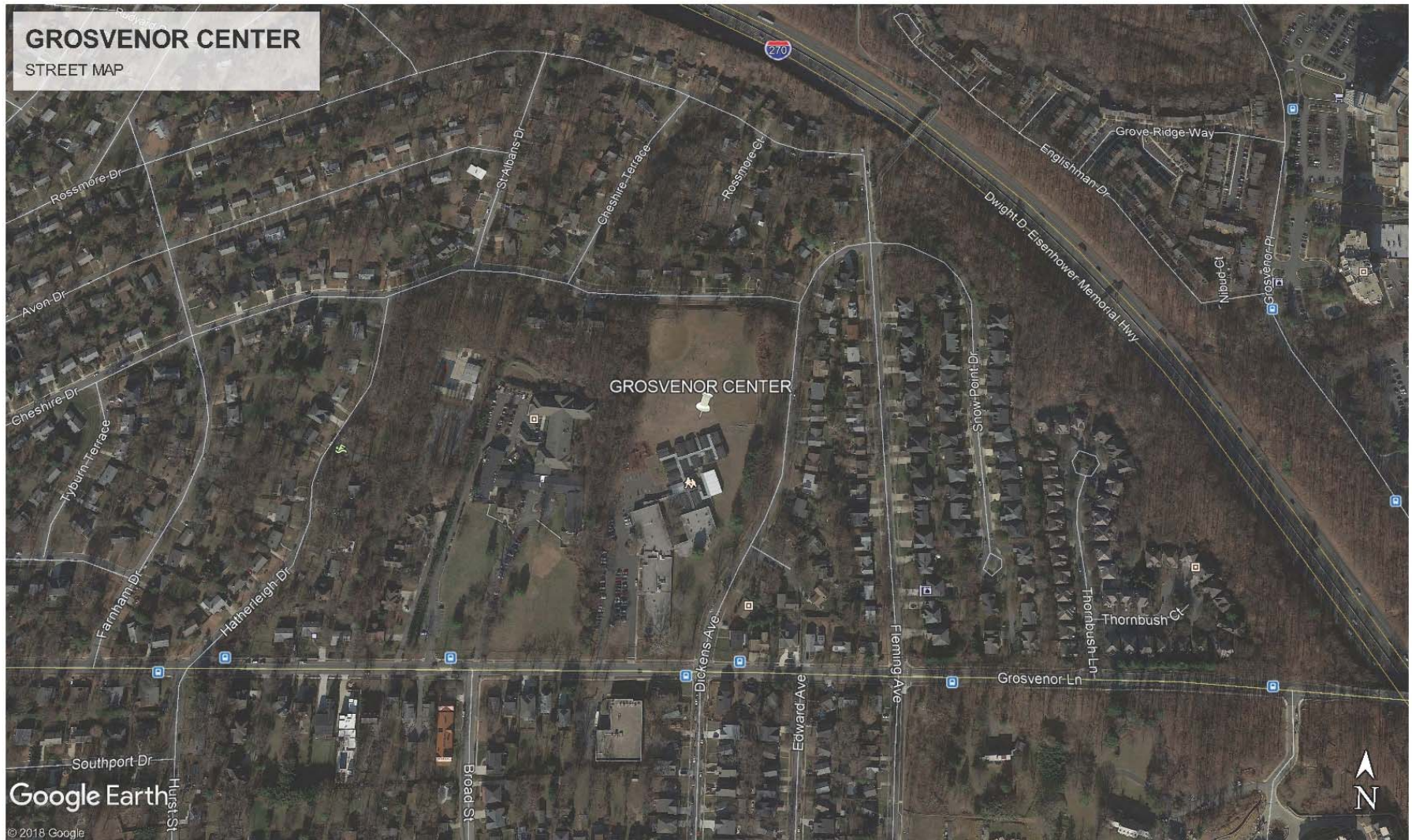




candidate site #3 PUBLICLY-OWNED  
**Grosvenor Center**



candidate site #3 PUBLICLY-OWNED  
**Grosvenor Center**



candidate site #3 PUBLICLY-OWNED

# Grosvenor Center

- Owner: Montgomery County Board of Education
- Location: 5701 Grosvenor Lane, Bethesda
- Size: 10.21 acres
- Zoning: R-90
- Access: Grosvenor Lane and Dickens Avenue
- Topography: The site is relatively flat with minor environmental concerns.
- Current Use: MCPS holding school
- Comments: The site is centrally located in the cluster, between Ashburton and Garrett Park Elementary Schools. Grosvenor Elementary School closed in 1980 and has been used as a holding school for many years. Luxmanor Elementary School is the next school scheduled to relocate to Grosvenor Center in September 2018 and will occupy the site until December 2019. It is located within a residential neighborhood with sidewalks throughout. Bus service runs along Grosvenor Lane.

candidate site #3 PUBLICLY-OWNED  
**Grosvenor Center**

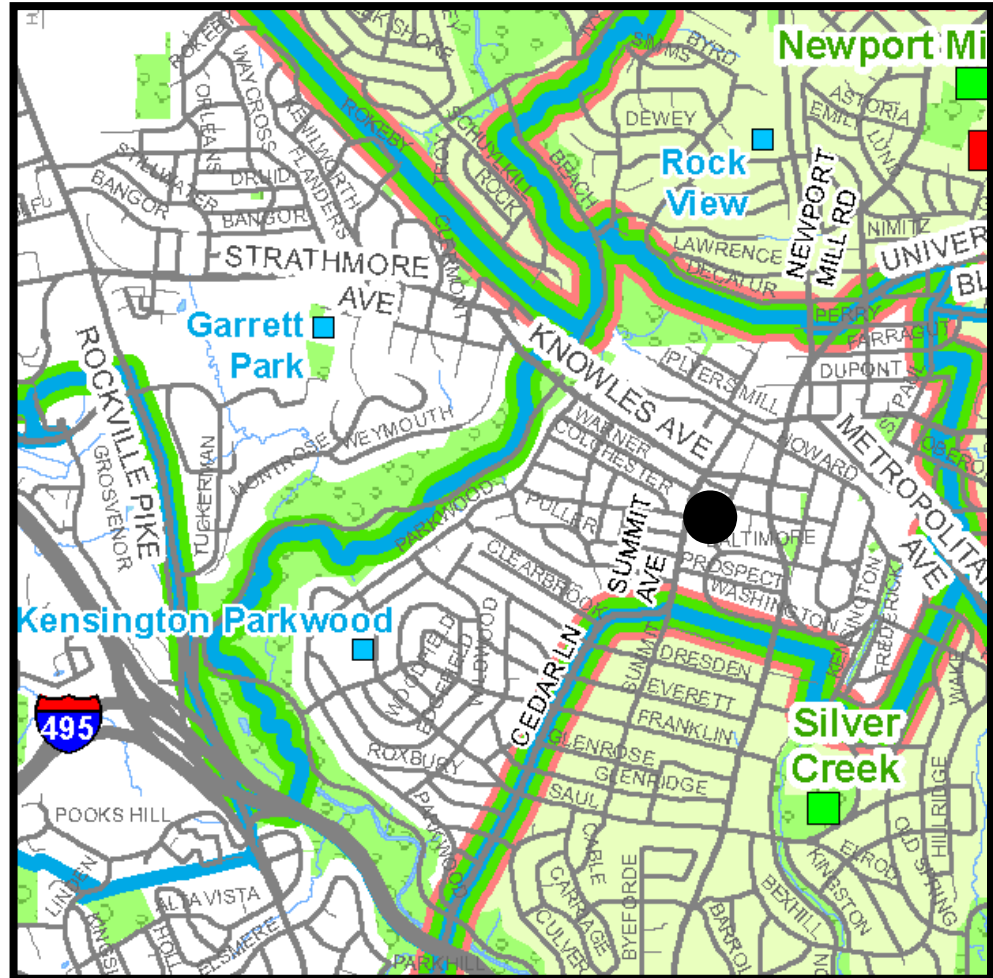
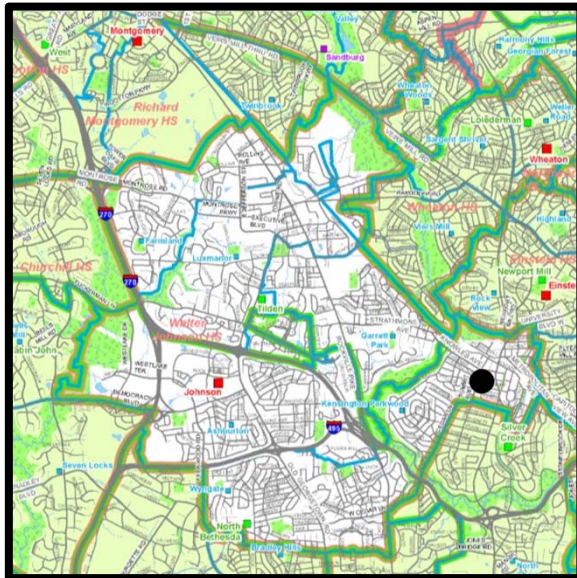


candidate site #3 PUBLICLY-OWNED  
**Grosvenor Center**



candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School



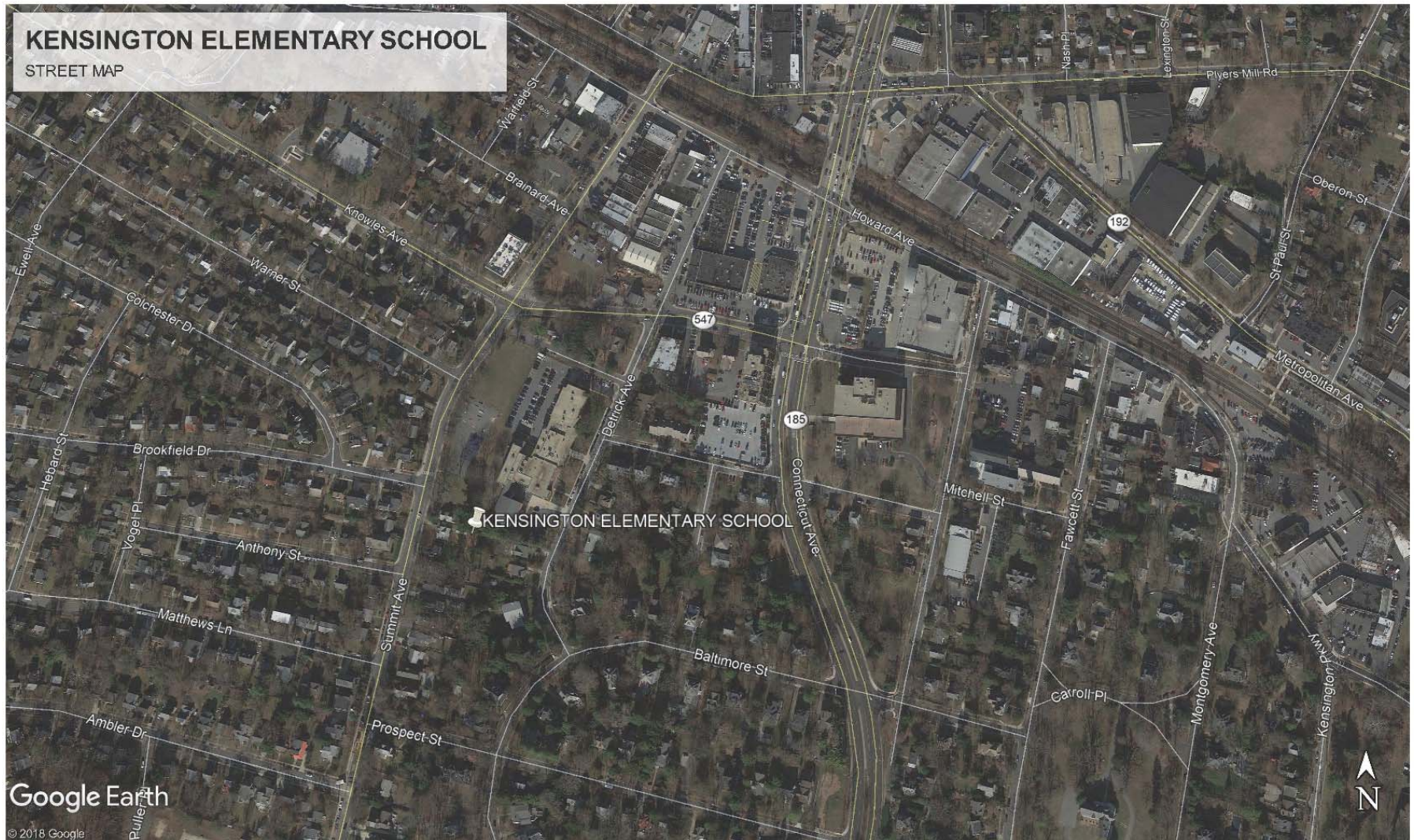
candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School



candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School





candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School

- Owner: Montgomery County Government (County)
- Location: 10400 Detrick Avenue, Kensington
- Size: 4.54 acres
- Zoning: R-60
- Access: Detrick Avenue and Summit Avenue
- Topography: The site is relatively flat.
- Current Use: Montgomery County Housing Opportunities Commission (HOC) Headquarters
- Comments: Located in the eastern portion of the cluster, the HOC has occupied the site since 1987. Kensington Elementary School closed in 1982 and the property was conveyed from Montgomery County Board of Education to the County in 1993. It is surrounded by residential uses, but is near a commercial center. While sidewalks are in the area, the heavily traveled roads on either side of the property make walking a concern. Public transportation is available in close proximity to the site.

candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School



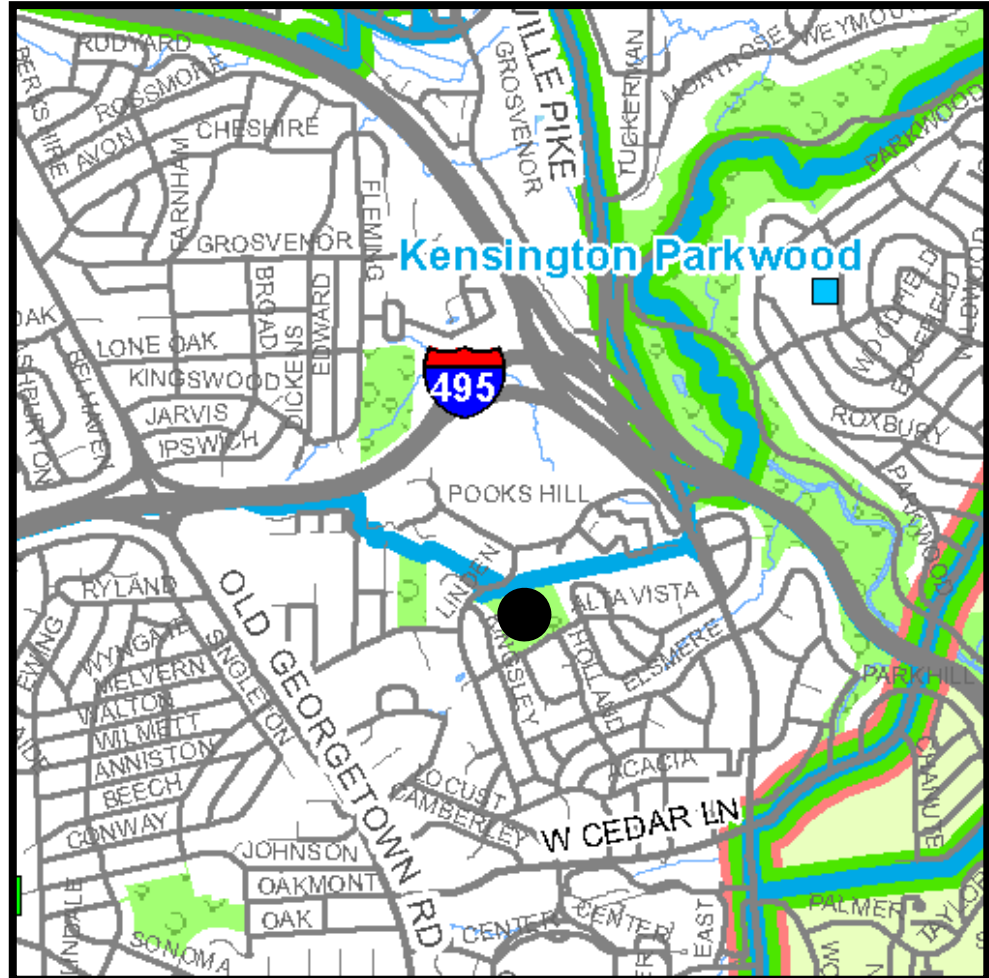
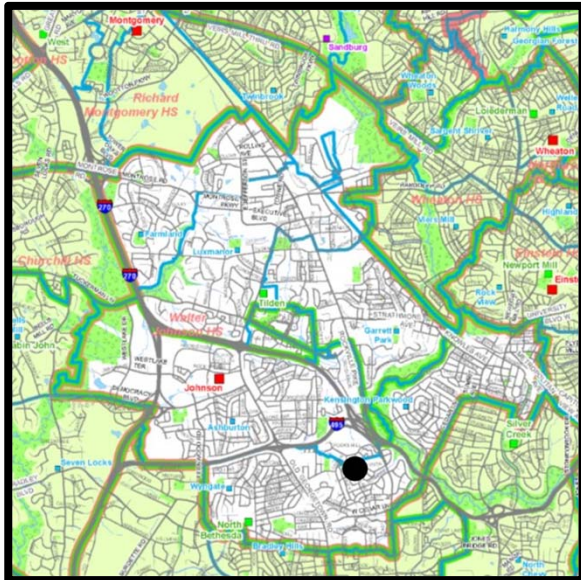
candidate site #4 PUBLICLY-OWNED

# Kensington Elementary School



candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park



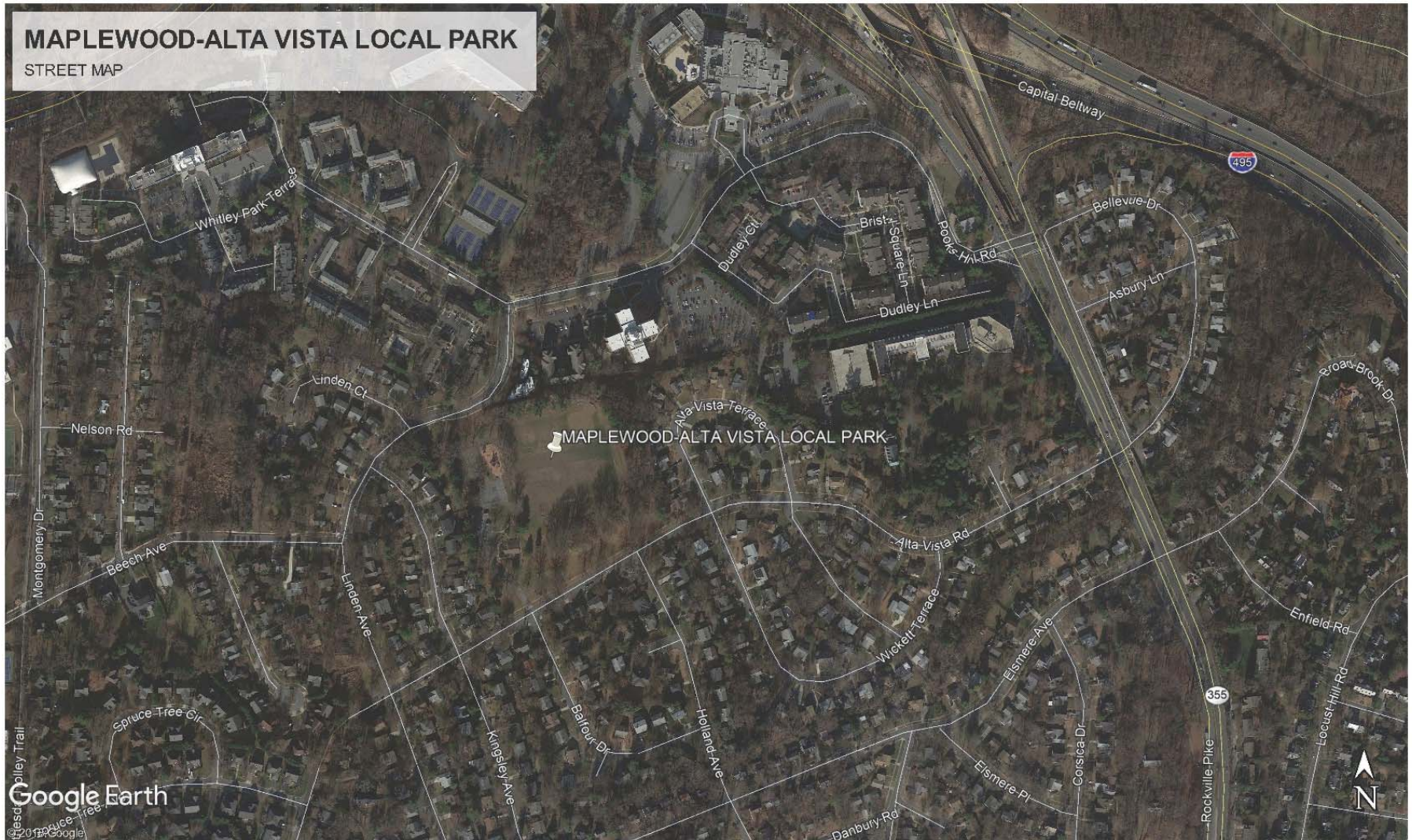
candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park



candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park



candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 5209 Alta Vista Road, Bethesda
- Size: 10.10 acres
- Zoning: R-60
- Access: Alta Vista Road and Linden Avenue
- Topography: The site is relatively flat and open with a few small tree stands.
- Current Use: Maplewood-Alta Vista Local Park
- Comments: The site is located south of I-495 between Bradley Hills and Kensington Parkwood Elementary Schools. The property was acquired by M-NCPPC in 1957. Only 3.5-4.5 acres would be required for an elementary school. The remaining 5-6 acres would remain park property and could be shared by a school. The site is currently used as Maplewood-Alta Vista Park and contains tennis and basketball courts, softball field, football field, and playground equipment. It is located within a residential neighborhood with sidewalks throughout. Bus service is provided along Linden Avenue at the north side of the property.

candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park





candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park

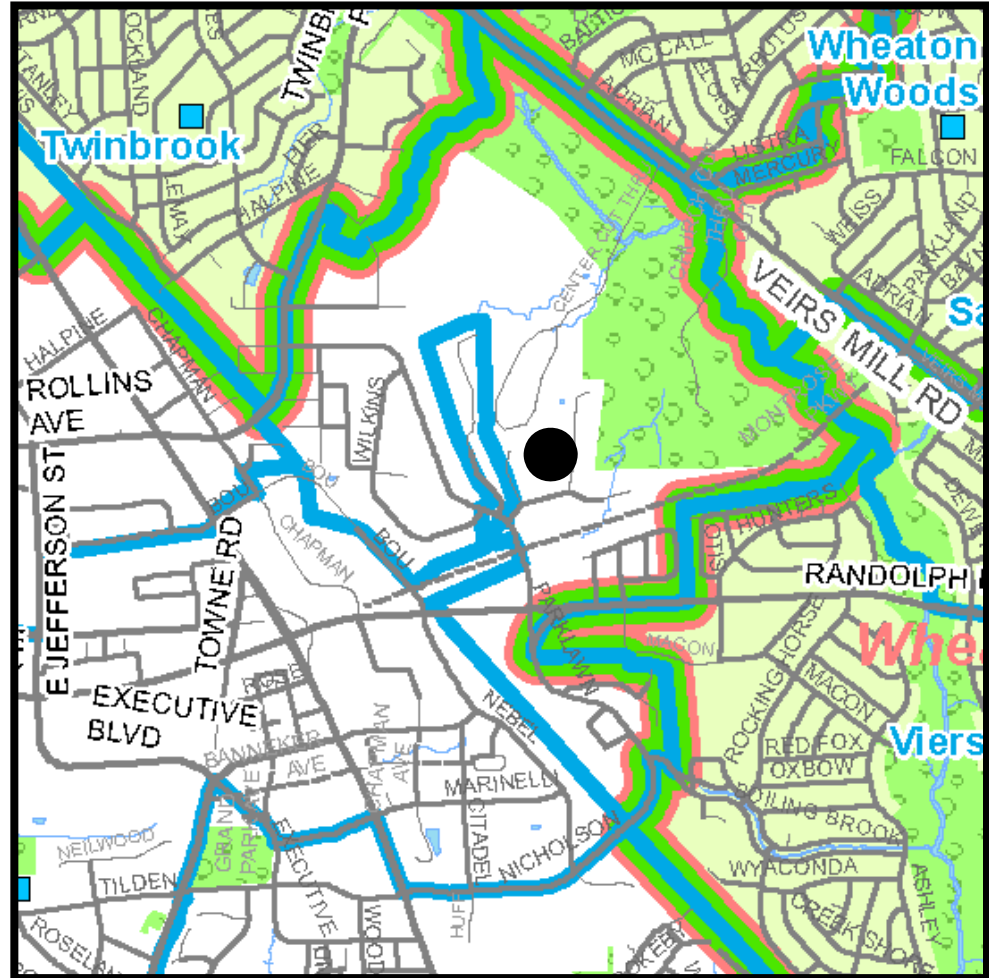
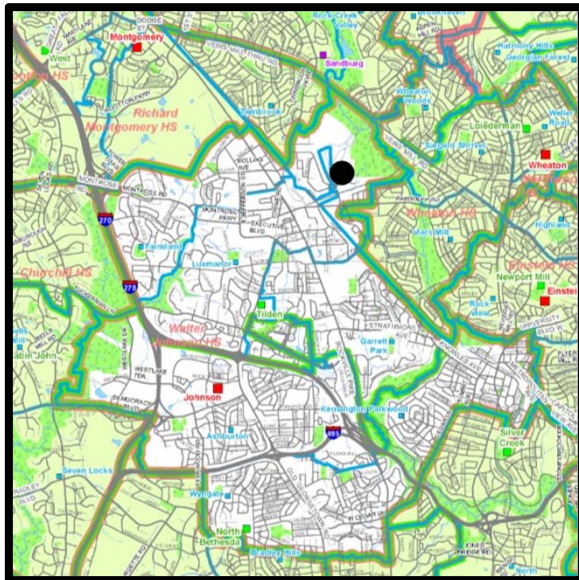


candidate site #5 PUBLICLY-OWNED

# Maplewood-Alta Vista Local Park



candidate site #6 PUBLICLY-OWNED  
**Montrose Center**



candidate site #6 PUBLICLY-OWNED  
**Montrose Center**



candidate site #6 PUBLICLY-OWNED  
**Montrose Center**



candidate site #6 PUBLICLY-OWNED

# Montrose Center

- Owner: Montgomery County Board of Education
- Location: 12301 Academy Way, Rockville
- Size: 7.50 acres
- Zoning: R-200
- Access: Academy Way
- Topography: The site is flat in the parking area and building and slopes down to the playing fields.
- Current Use: Reginald B. Lourie Center for Social and Emotional Wellness
- Comments: The site is located in the northern portion of the cluster. Montrose Elementary School closed in 1982. MCPS leases the facility to the Reginald B. 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. However, tenant has renewal rights to extend the lease until July 2030. MCPS is required to provide a three year notice of termination. The school is tucked behind a few multi-family communities to the south and west with sidewalks leading to the school from Parklawn Drive. Public transportation is located within approximately one-tenth a mile from the property.

candidate site #6 PUBLICLY-OWNED  
**Montrose Center**



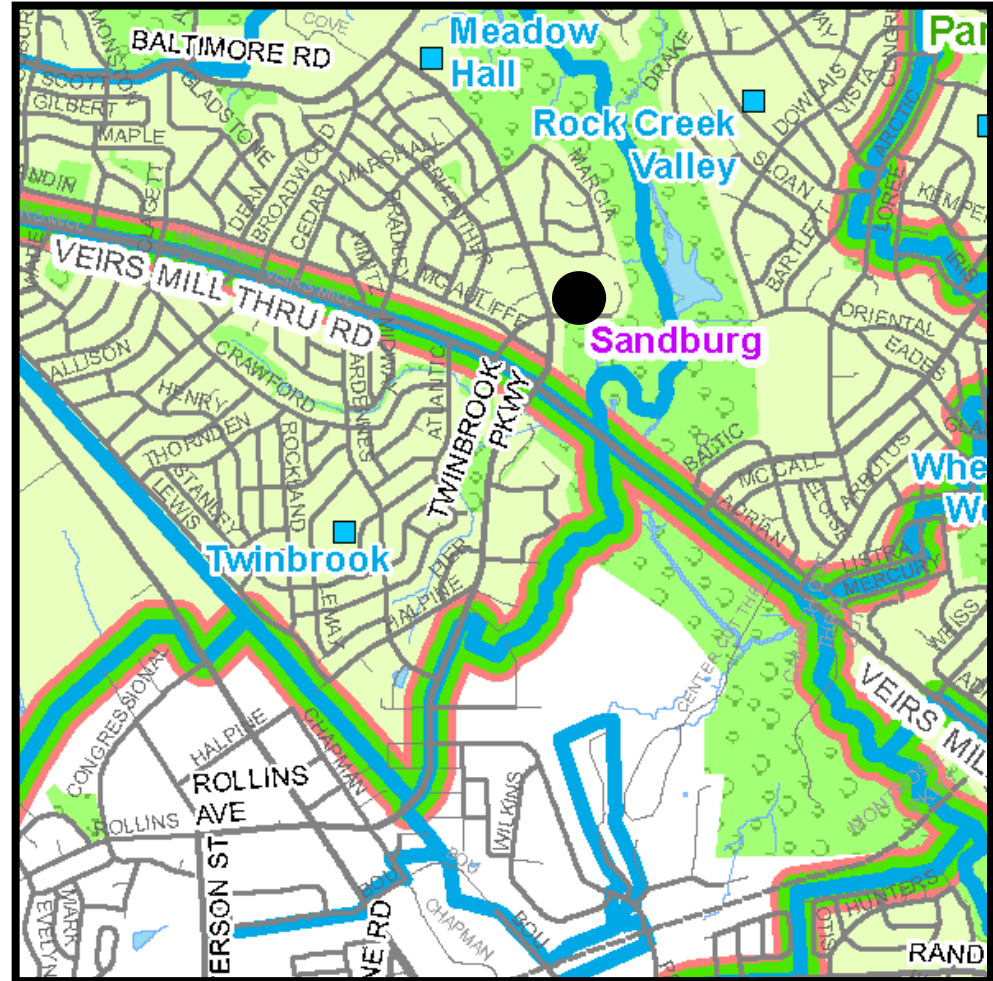
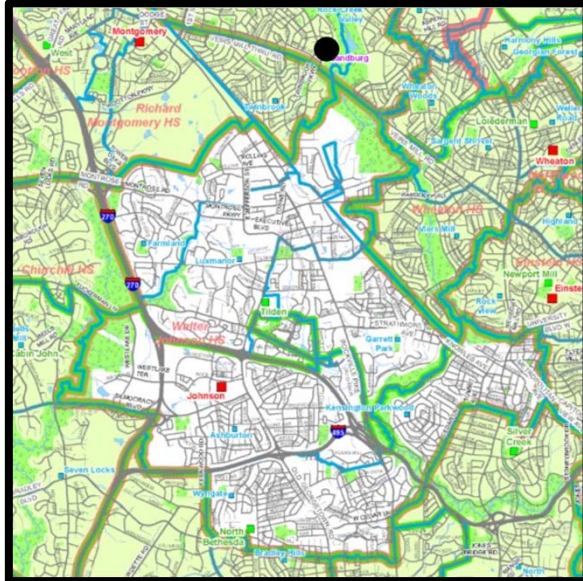
candidate site #6 PUBLICLY-OWNED  
**Montrose Center**





candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center



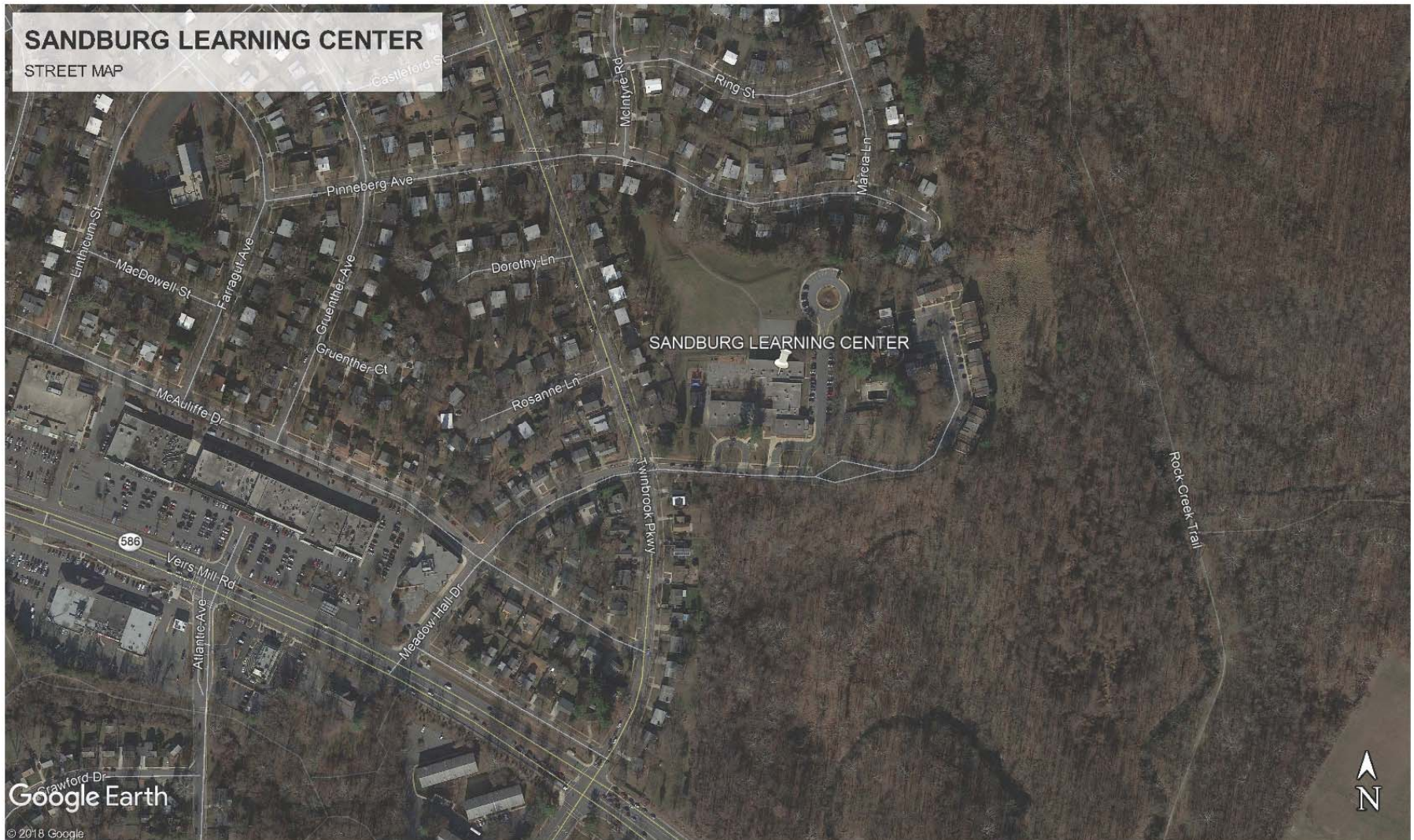
candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center



candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center



candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center

- Owner: Montgomery County Board of Education
- Location: 451 Meadow Hall Drive, Rockville
- Size: 7.60 acres
- Zoning: R-60
- Access: Meadow Hall Drive
- Topography: The site is flat on the south side and slopes down toward the north.
- Current Use: Carl Sandburg Learning Center
- Comments: The site is located just north of the cluster boundary. Carl 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. The site is located within a residential neighborhood with sidewalks throughout. Bus service runs along Twinbrook Parkway with stops in close proximity to the site.

candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center

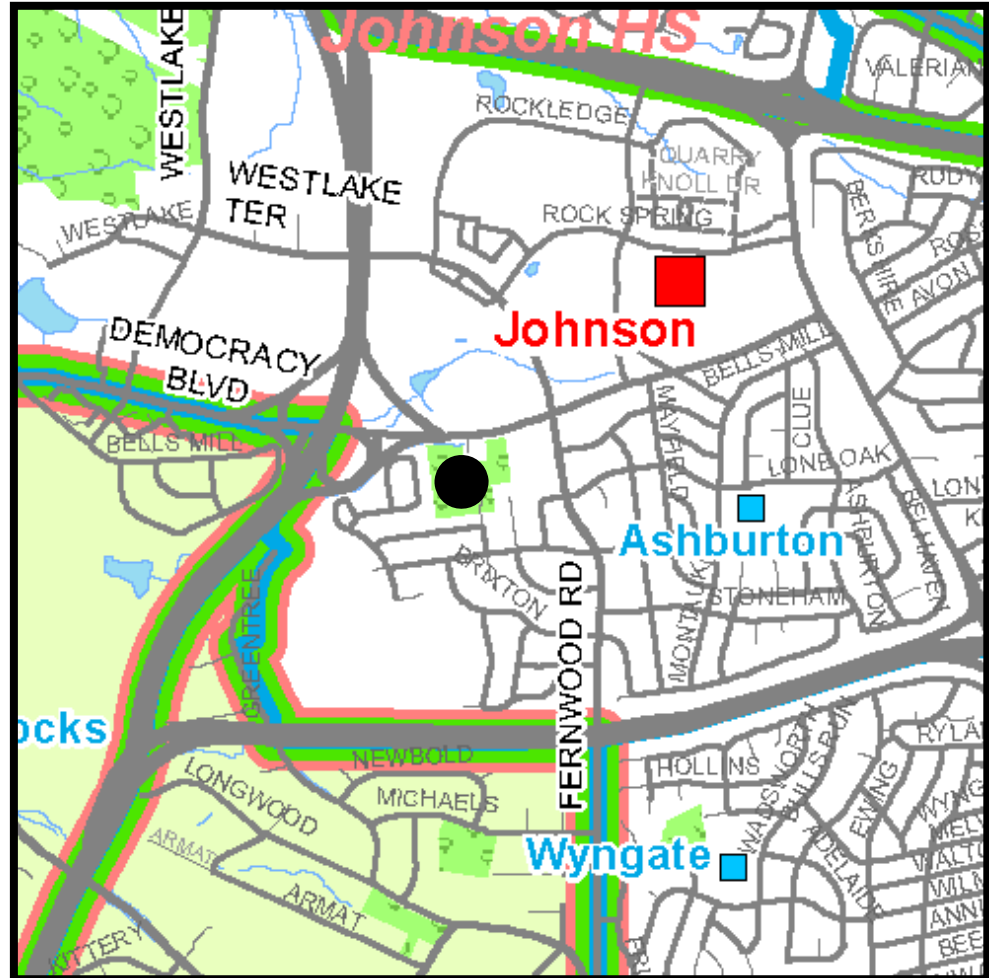
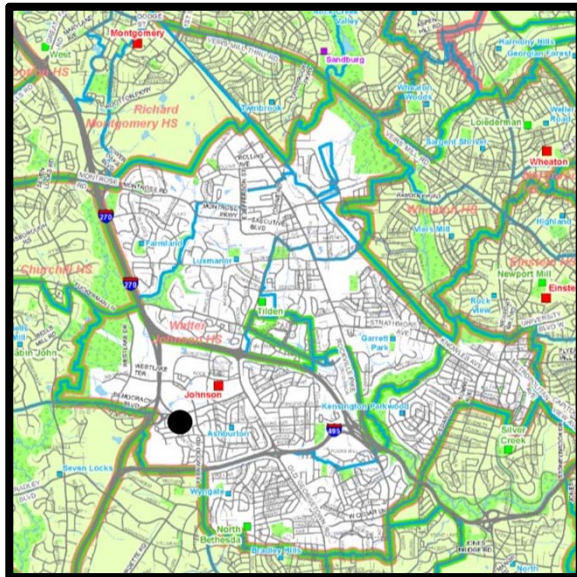


candidate site #7 PUBLICLY-OWNED

# Sandburg Learning Center



candidate site #8 PUBLICLY-OWNED  
**Stratton Local Park**

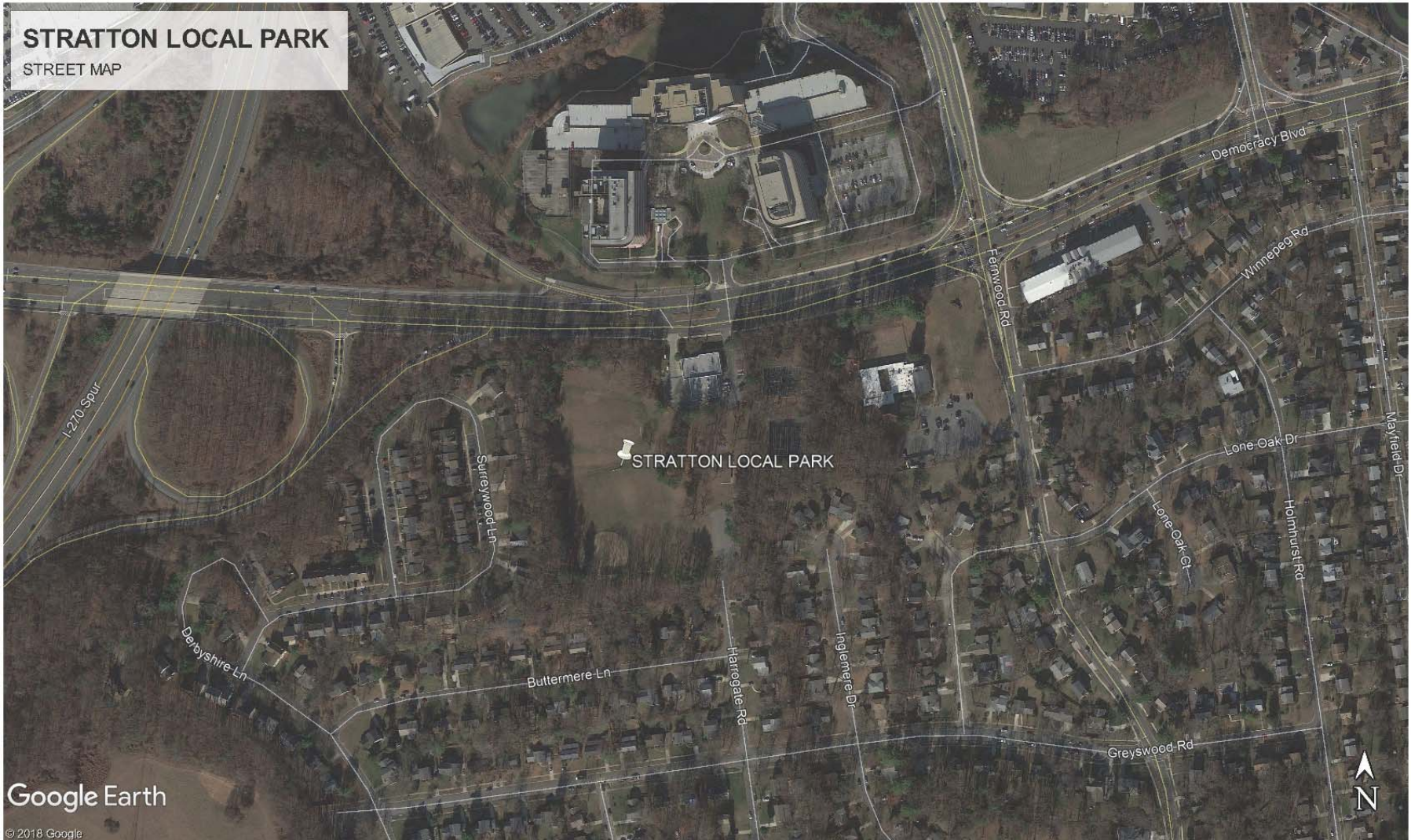


candidate site #8 PUBLICLY-OWNED  
**Stratton Local Park**





candidate site #8 PUBLICLY-OWNED  
**Stratton Local Park**



candidate site #8 PUBLICLY-OWNED

# Stratton Local Park

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 9925 Harrogate Road, Bethesda
- Size: 9.00 acres
- Zoning: R-90
- Access: Harrogate Road
- Topography: The site is relatively flat in most areas. There are some slopes and trees.
- Current Use: Stratton Local Park
- Comments: The site is located in the western portion of cluster. The property is approximately one-quarter mile from the WMAL Site, which has a site proposed to be dedicated for an elementary school. The site is currently used as Stratton Local Park and contains tennis and basketball courts, soccer and softball fields, playground equipment and a picnic shelter. It is located within a residential neighborhood with sidewalks throughout. However, there are no sidewalks along Harrogate Road leading up to the property. Bus service is in close proximity to the site and provided along Fernwood Road and Democracy Boulevard.

candidate site #8 PUBLICLY-OWNED  
**Stratton Local Park**

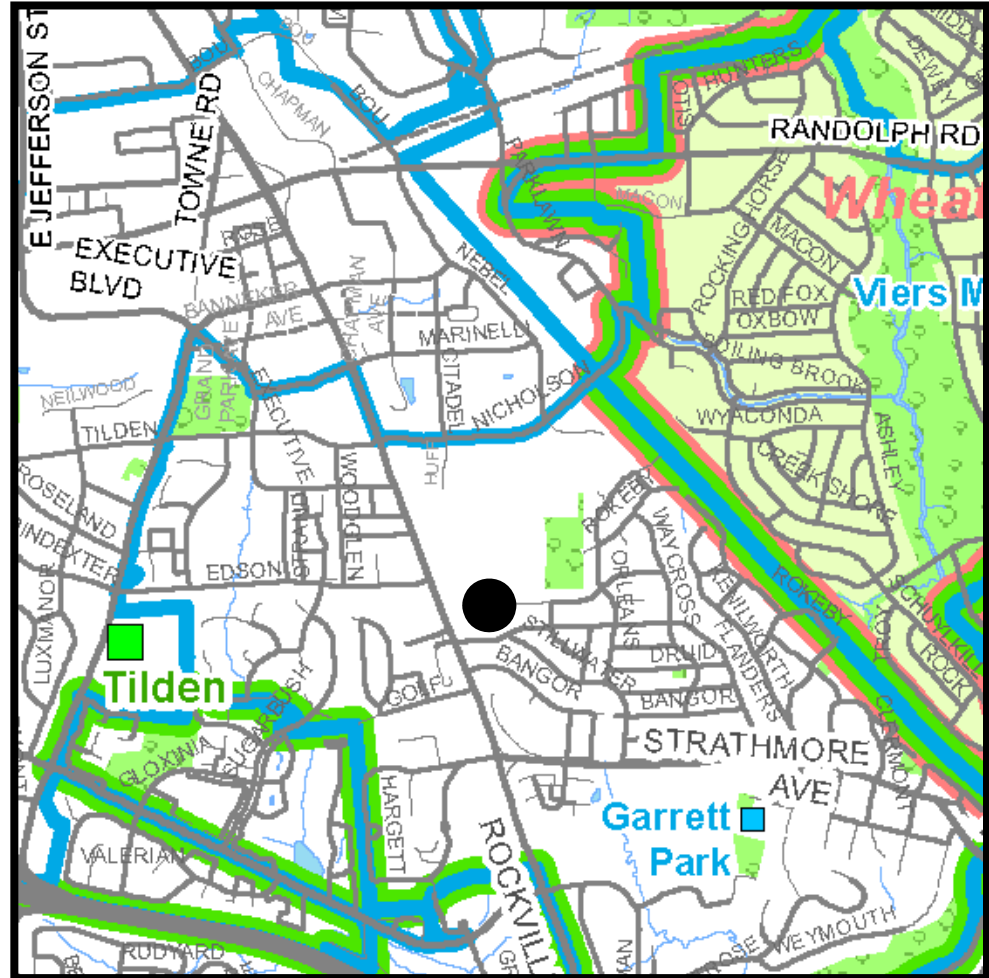
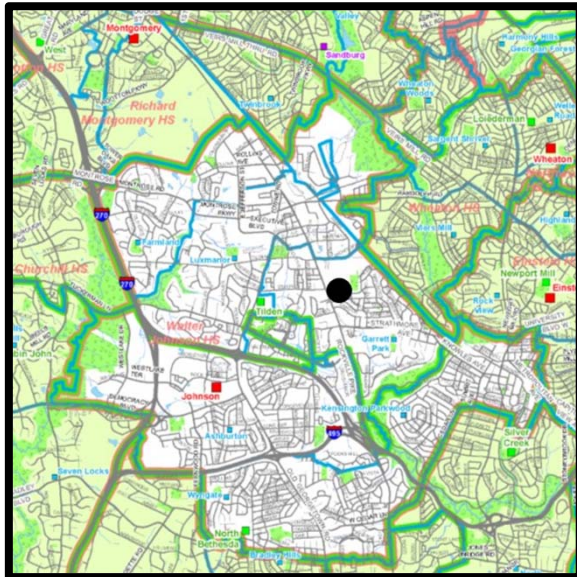


candidate site #8 PUBLICLY-OWNED  
**Stratton Local Park**



candidate site #9 MASTER PLANNED

# White Flint Site

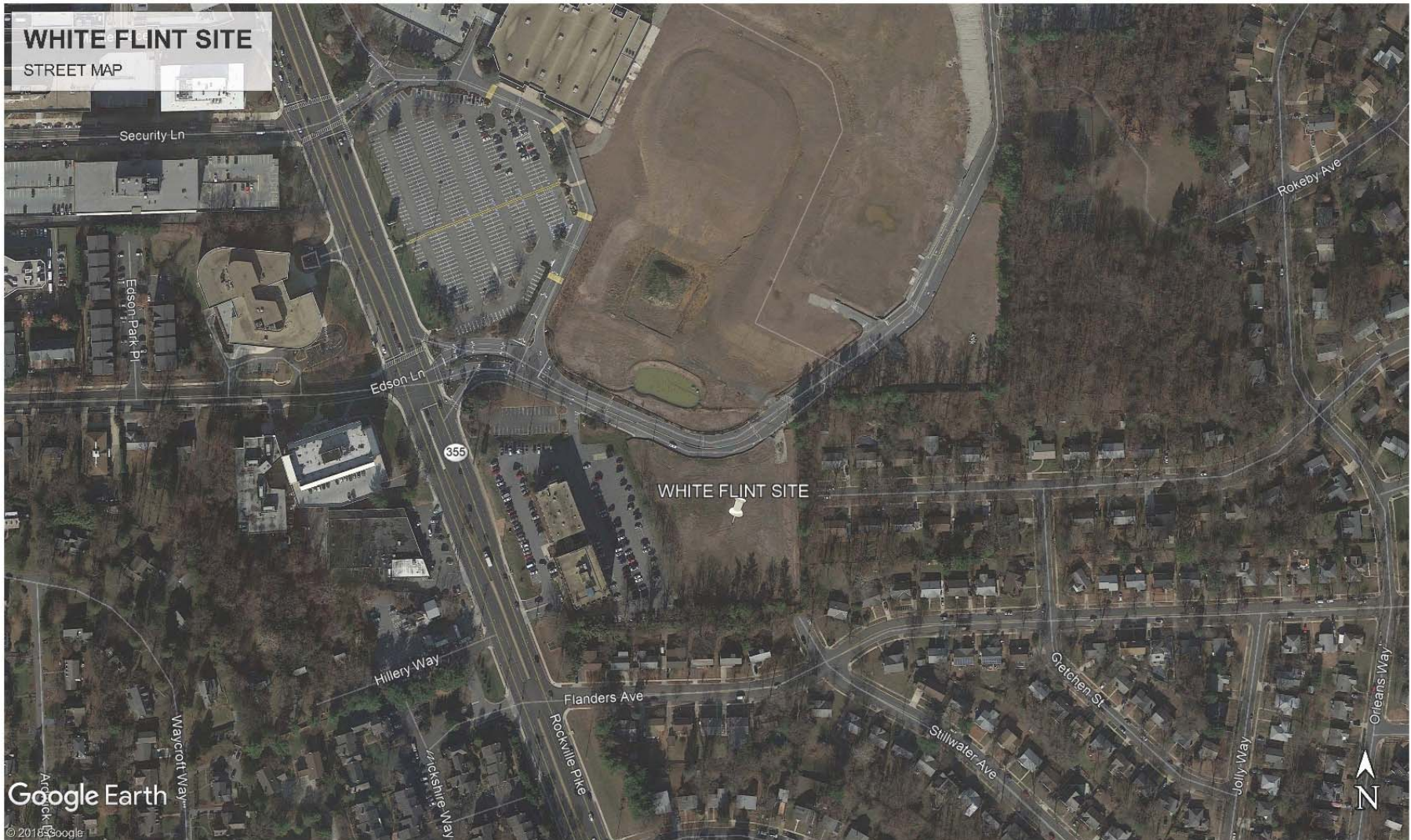


candidate site #9 MASTER PLANNED

# White Flint Site



candidate site #9 MASTER PLANNED  
**White Flint Site**



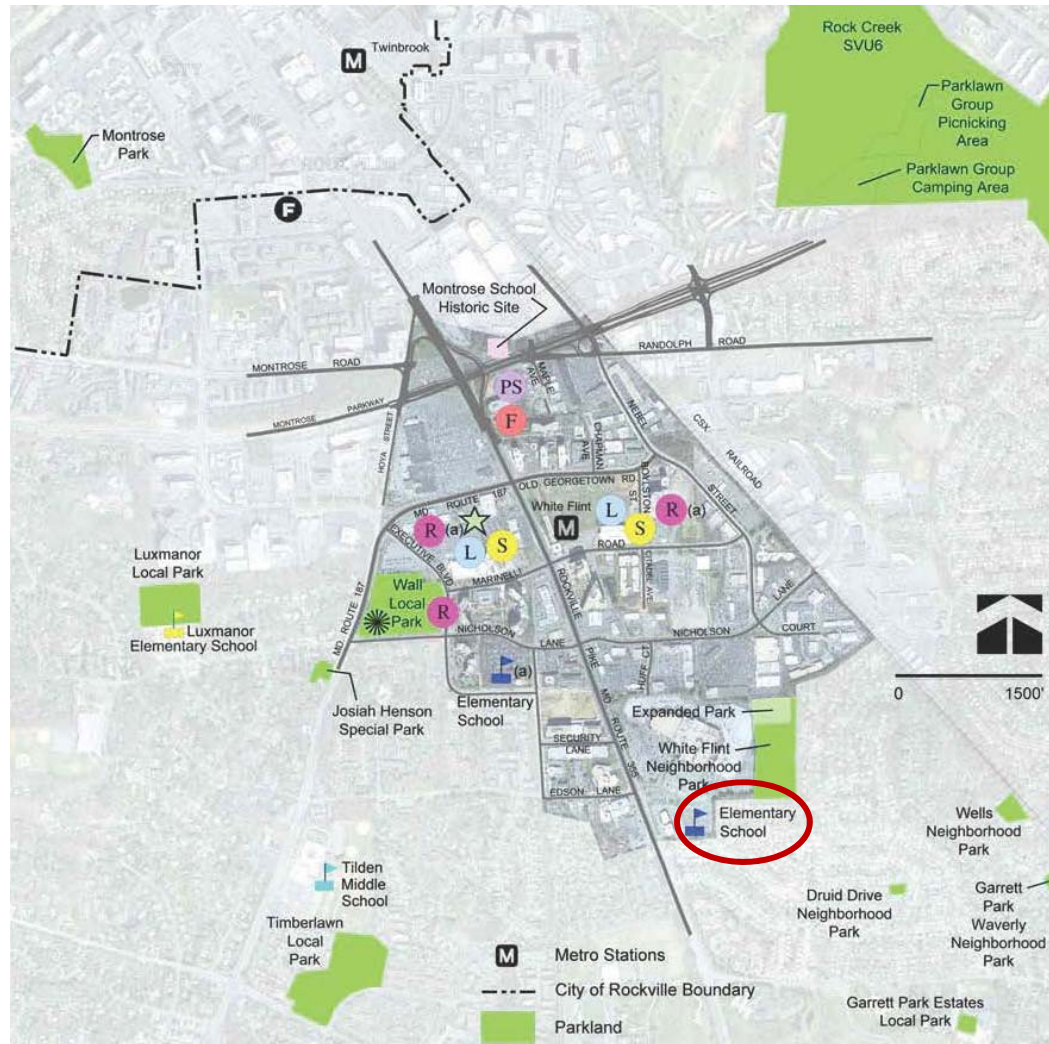
candidate site #9 MASTER PLANNED

# White Flint Site

- Owner: White Flint Associates, LLC
- Location: 11301 Rockville Pike, Kensington
- Size: 4.00 acres (to be sold to Montgomery County Board of Education)
- Zoning: CR-1.5, C-0.25, R-1.5, H-50
- Access: Edson Lane and Flanders Avenue
- Topography: The site is flat.
- Current Use: Vacant
- Comments: The site is located in the northeastern portion of the cluster and is identified as a future elementary school site in the White Flint Sector Plan (approved and adopted April 2010). The site was previously used as a parking area for White Flint Mall. Sidewalks are currently available from Flanders Avenue. Public transportation is located in close proximity to the site.



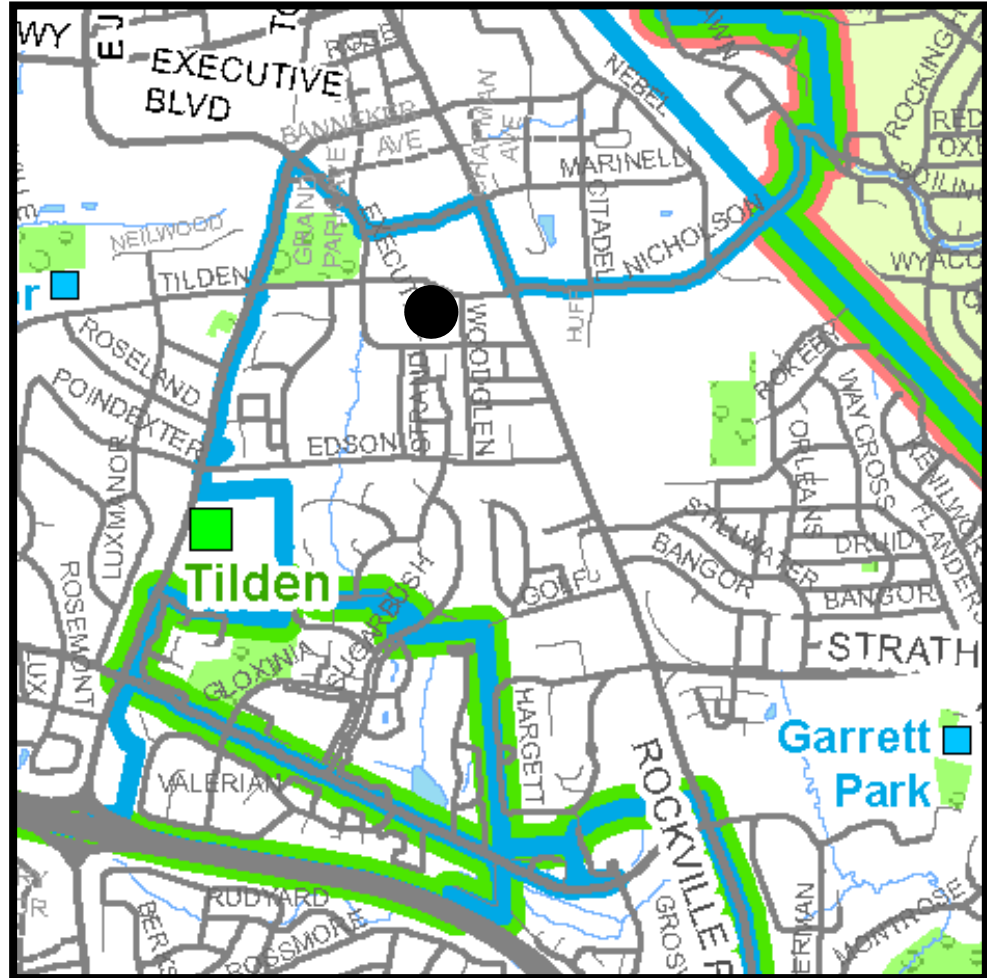
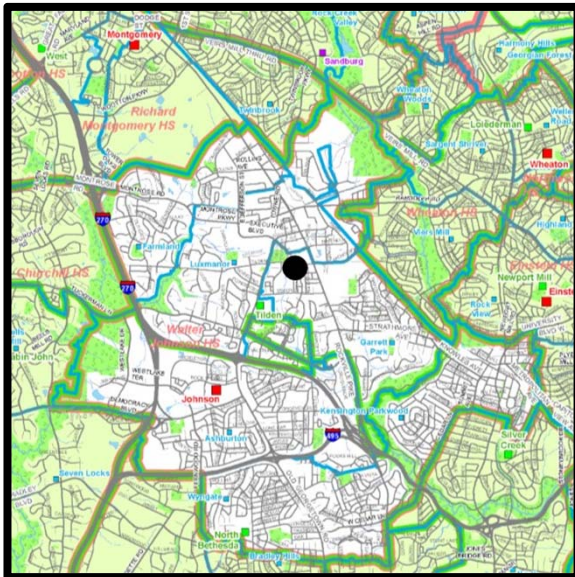
candidate site #9 MASTER PLANNED  
**White Flint Site**



from the  
**White Flint Sector Plan**  
*Approved and Adopted April 2010*

candidate site #10 MASTER PLANNED

# White Flint Alternate Site



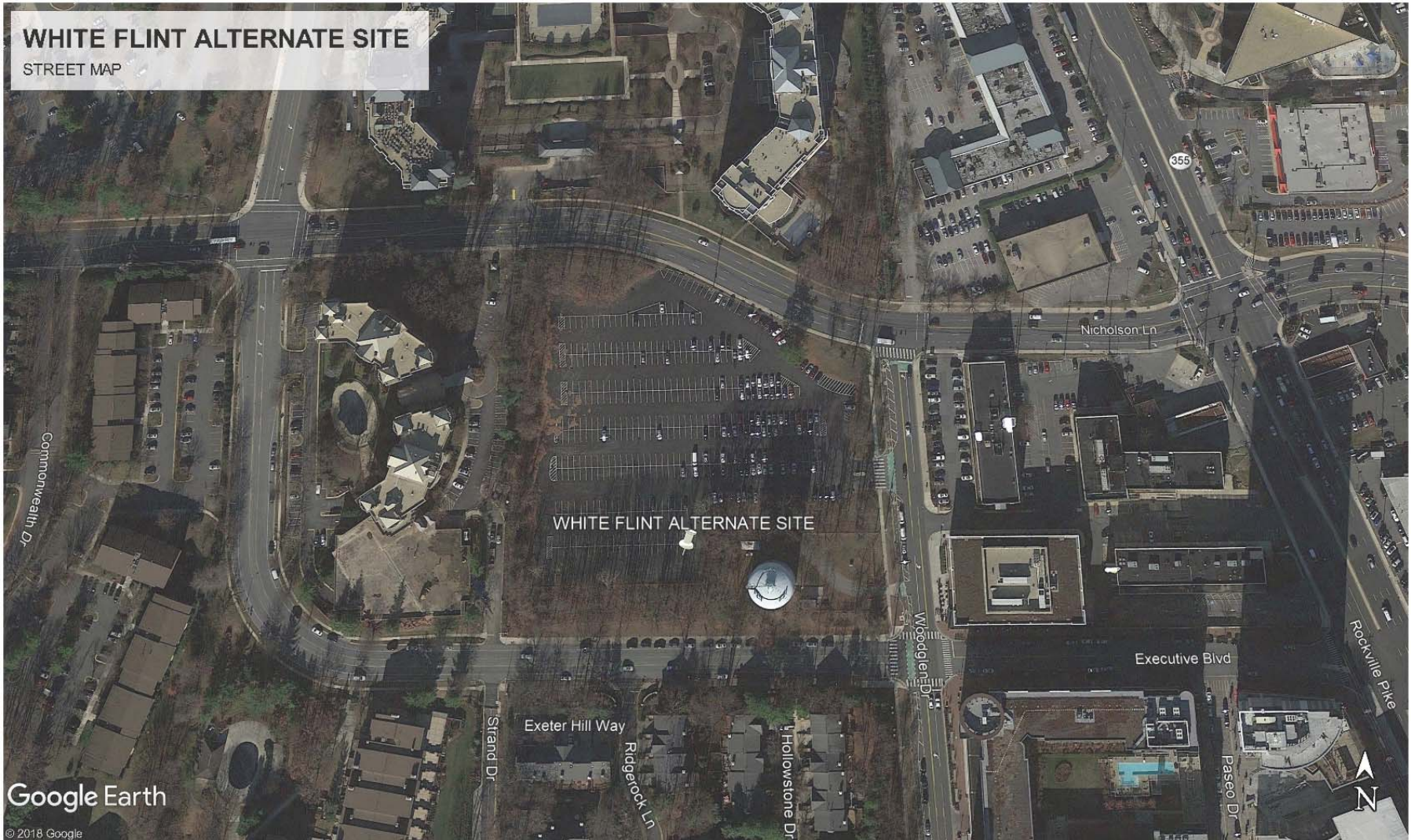
candidate site #10 MASTER PLANNED

# White Flint Alternate Site



candidate site #10 MASTER PLANNED

# White Flint Alternate Site



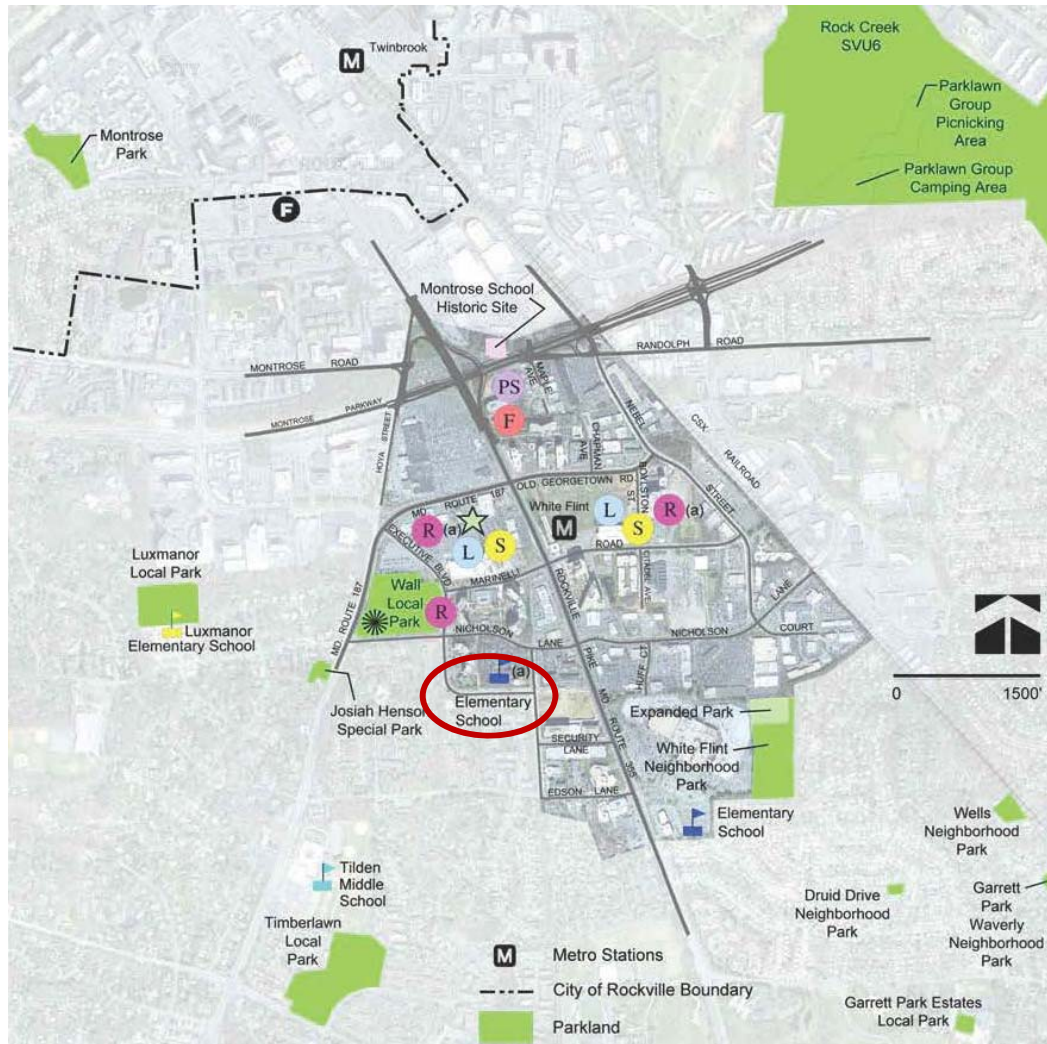
candidate site #10 MASTER PLANNED

# White Flint Alternate Site

- Owner: Wall Lane, LLC
- Location: 11410 Woodglen Drive, Rockville
- Size: 5.30 acres
- Zoning: CR-3.0, C-1.5, R-2.5, H-200, H-100
- Access: Woodglen Drive, Nicholson Lane, and Executive Boulevard
- Topography: The site is flat.
- Current Use: Parking lot
- Comments: The site is located in the northeastern portion of the cluster and is identified as the alternate future elementary school site in the White Flint Sector Plan (approved and adopted April 2010). This alternate school site is larger than the primary master planned site which makes it easier to construct a school, meeting the program requirements. It is surrounded by multi-family housing and commercial uses. Both Nicholson Land and Executive Boulevard are busy roads, making it unsafe for elementary school children to walk to school. Public transportation is available to the site.

candidate site #10 MASTER PLANNED

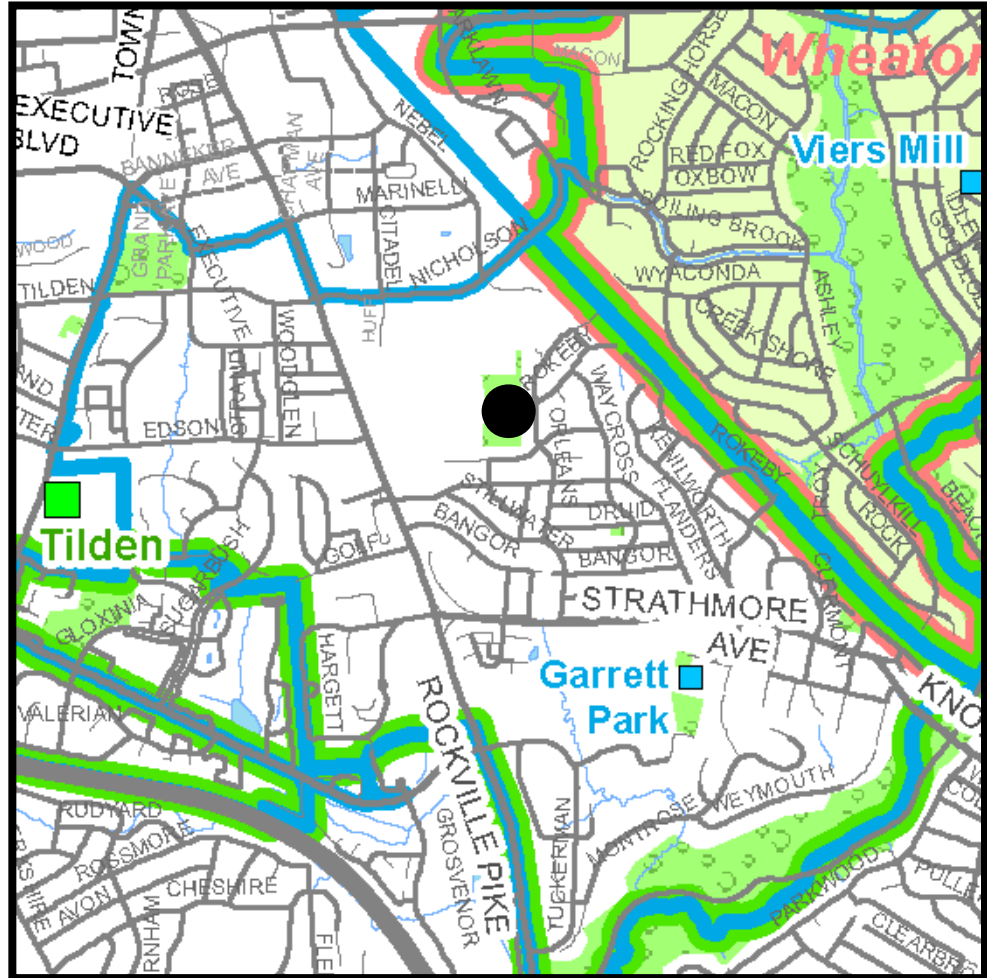
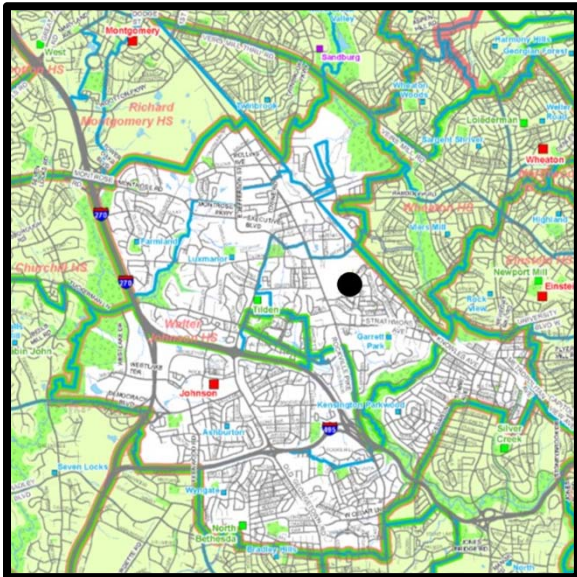
# White Flint Alternate Site



from the  
White Flint Sector Plan  
*Approved and Adopted April 2010*

candidate site #11 PUBLICLY-OWNED

# White Flint Neighborhood Park



candidate site #11 PUBLICLY-OWNED

# White Flint Neighborhood Park





candidate site #11 PUBLICLY-OWNED

# White Flint Neighborhood Park



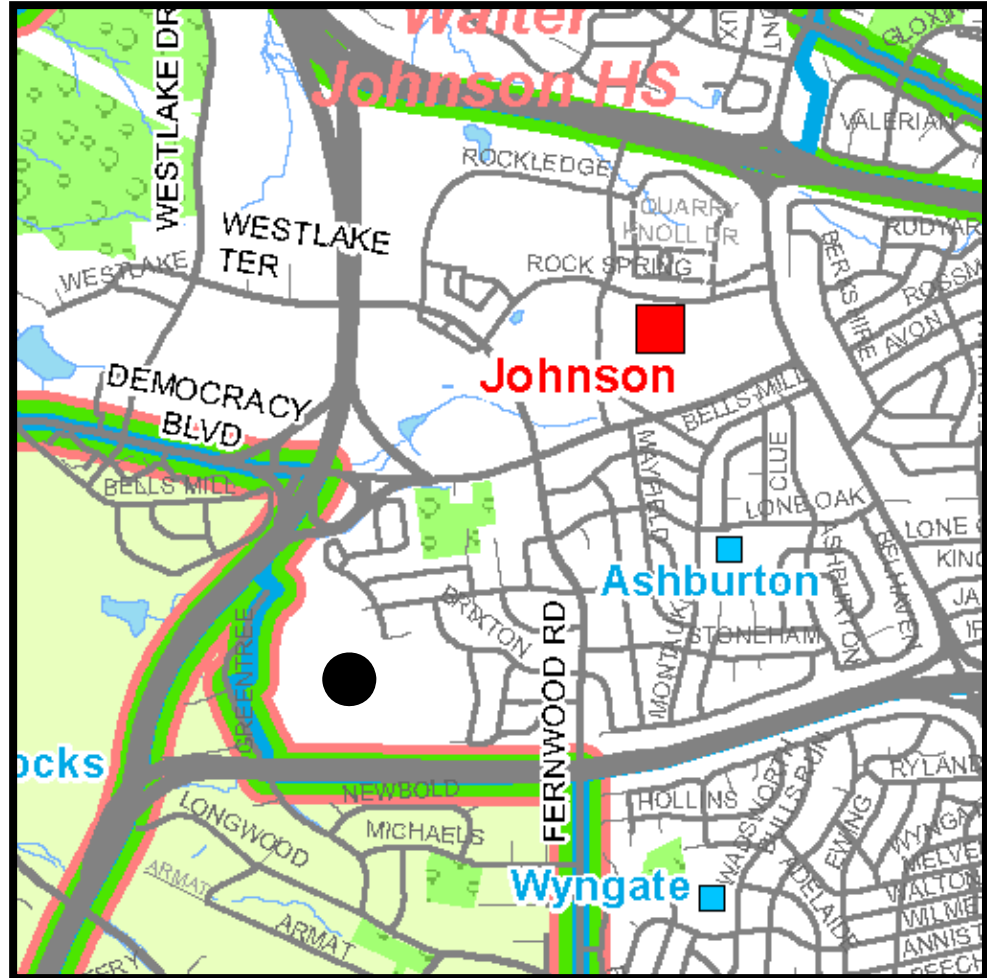
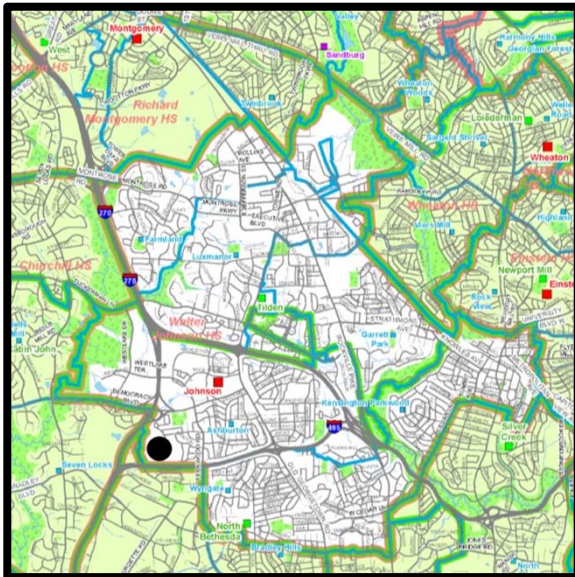
candidate site #11 PUBLICLY-OWNED

# White Flint Neighborhood Park

- Owner: Maryland National Capital Park and Planning Commission (M-NCPPC)
- Location: 11605 Rokeby Avenue, Garrett Park
- Size: 8.54 acres
- Zoning: R-90
- Access: Rokeby Avenue and Executive Boulevard (extended)
- Topography: The site has steep slopes, trees, and open spaces.
- Current Use: White Flint Neighborhood Park and parking area
- Comments: The site is located in the northeastern portion of the cluster. It is currently used as White Flint Neighborhood Park and contains tennis courts, a multi-use field, and playground equipment. It abuts a single-family residential neighborhood on the east and will abut a new, fairly dense residential and commercial development. There are sidewalks within the existing neighborhood and public transportation is available in the area. The site was proposed several years ago, but did not move forward.

candidate site #12 PLANNED DEDICATION

# WMAL Site

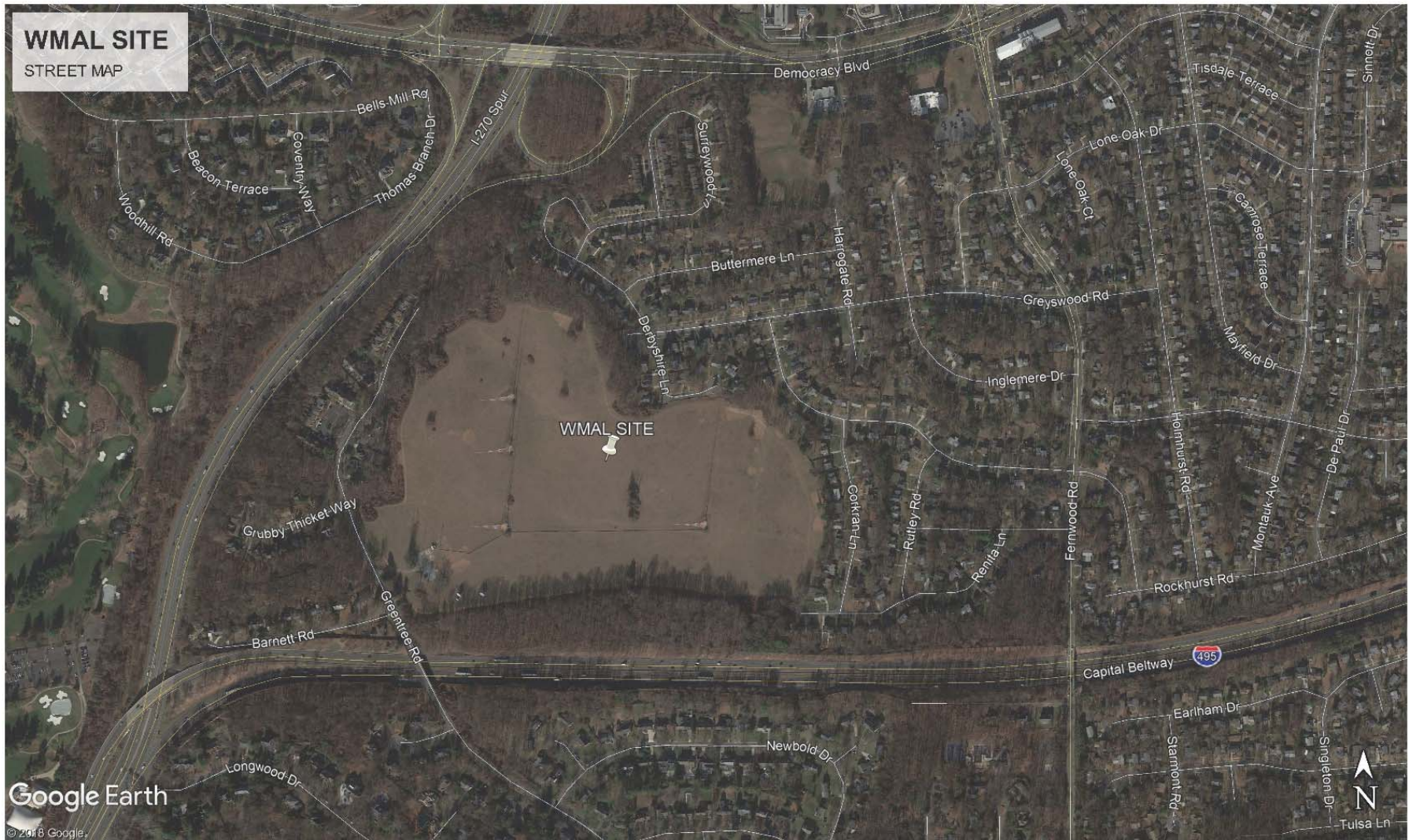


candidate site #12 PLANNED DEDICATION

# WMAL Site



candidate site #12 PLANNED DEDICATION  
**WMAL Site**

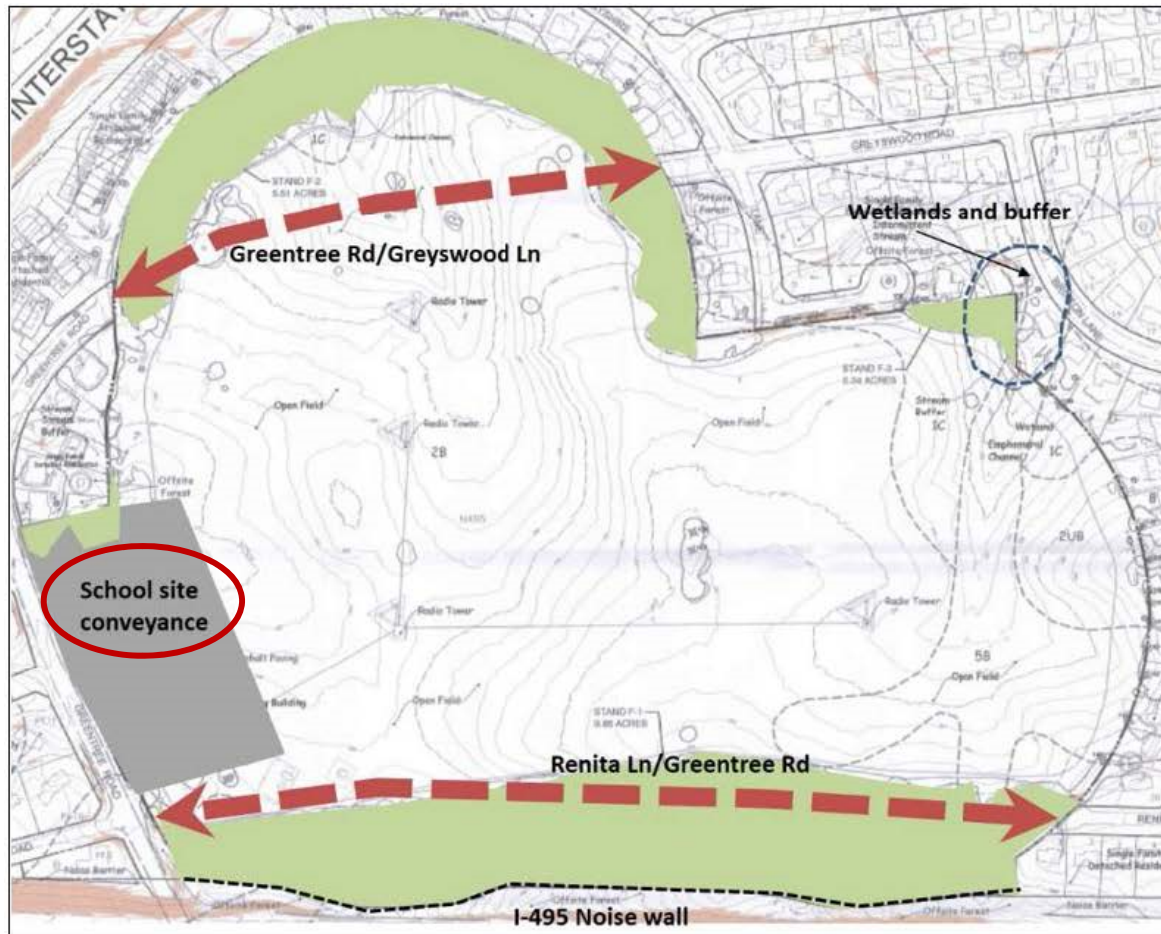


candidate site #12 PLANNED DEDICATION

# WMAL Site

- Owner: DC Radio Assets, LLC
- Location: 7115 Greentree Road, Bethesda
- Size: 4.30 acres
- Zoning: R-90
- Access: Greentree Road and new residential streets
- Topography: The site has gentle slopes and open areas.
- Current Use: Radio antennas
- Comments: The site is located in the western portion of the cluster, between Ashburton and Seven Locks Elementary Schools. In October 2017, Toll Brothers, Inc. submitted a development plan to the Montgomery Planning Board for the WMAL property. Included in the plan is a 4.30-acre school site. 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. While the site is smaller than the standard school site, the drop-off area along with road and topography of the site will allow for some flexibility to accommodate programs.

candidate site #12 PLANNED DEDICATION  
**WMAL Site**



from WMAL Bethesda Preliminary Plan No. 120160290  
*Submitted June 15, 2017*

candidate site #12 PLANNED DEDICATION

# WMAL Site





candidate site #12 PLANNED DEDICATION  
**WMAL Site**

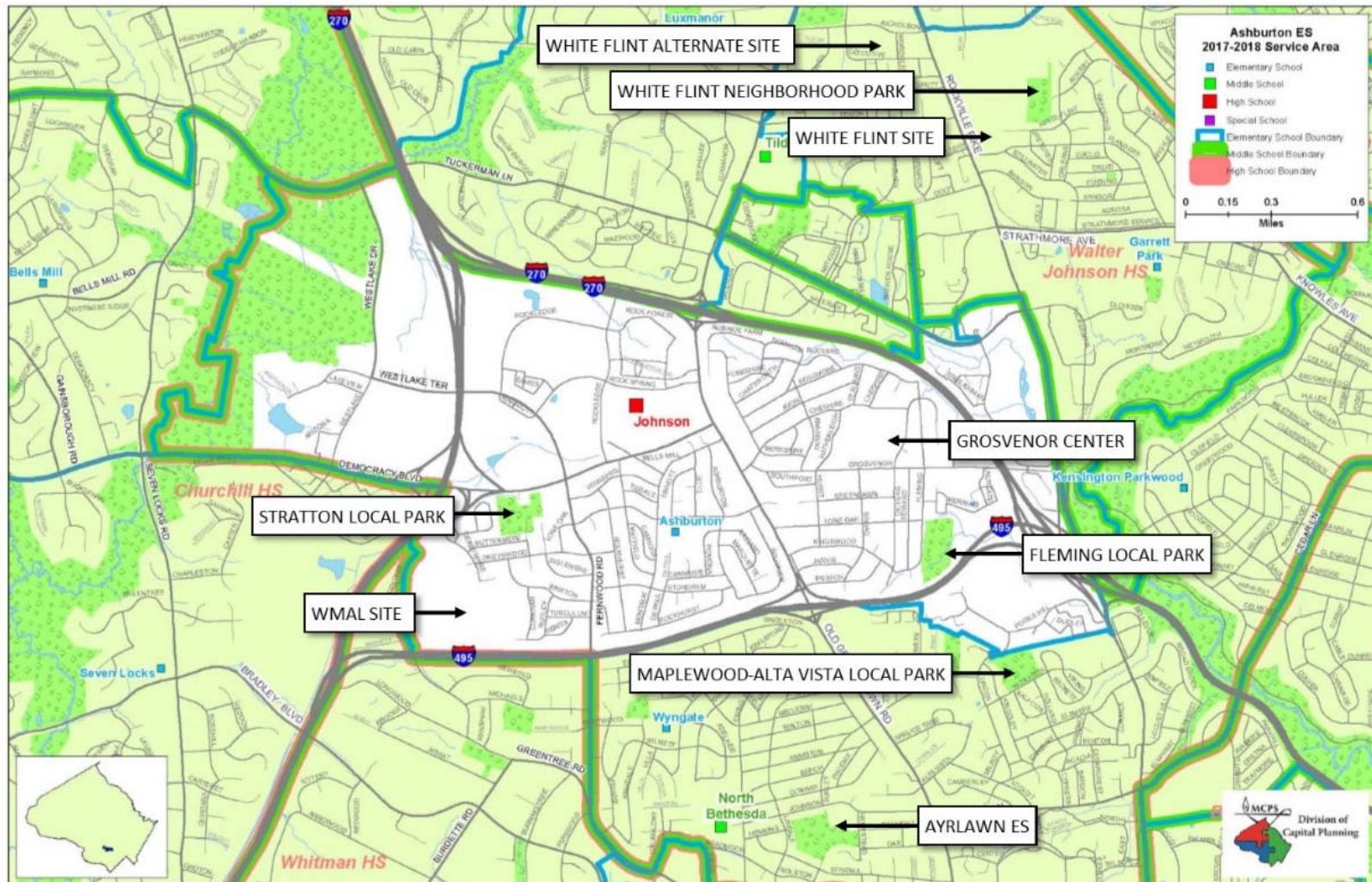


# Service Area Maps

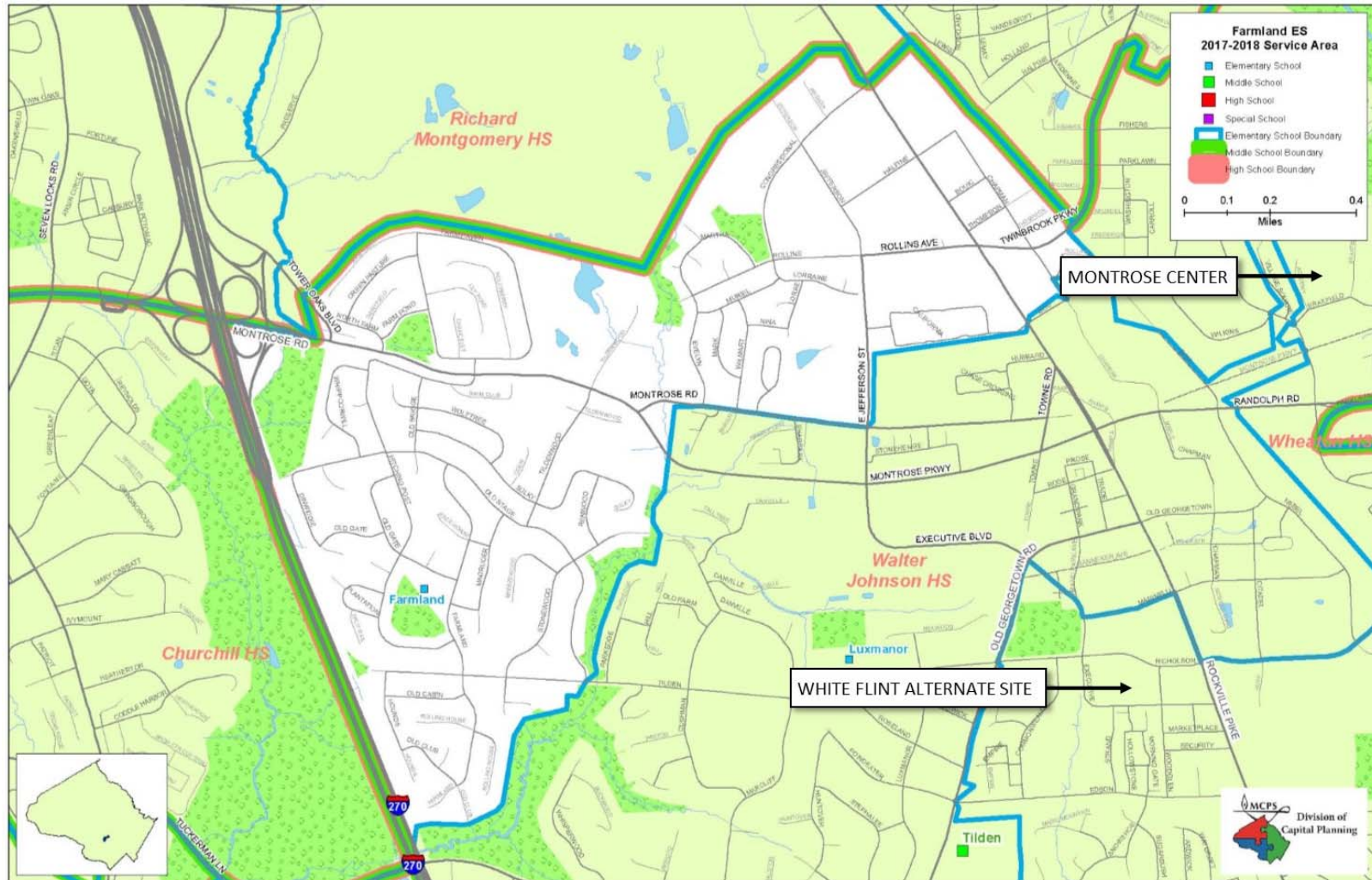
Walter Johnson Cluster Elementary Schools

with Publicly-owned, Master Planned and Planned Dedication  
Candidate Sites

# Ashburton Elementary School Service Area Map with Candidate Sites

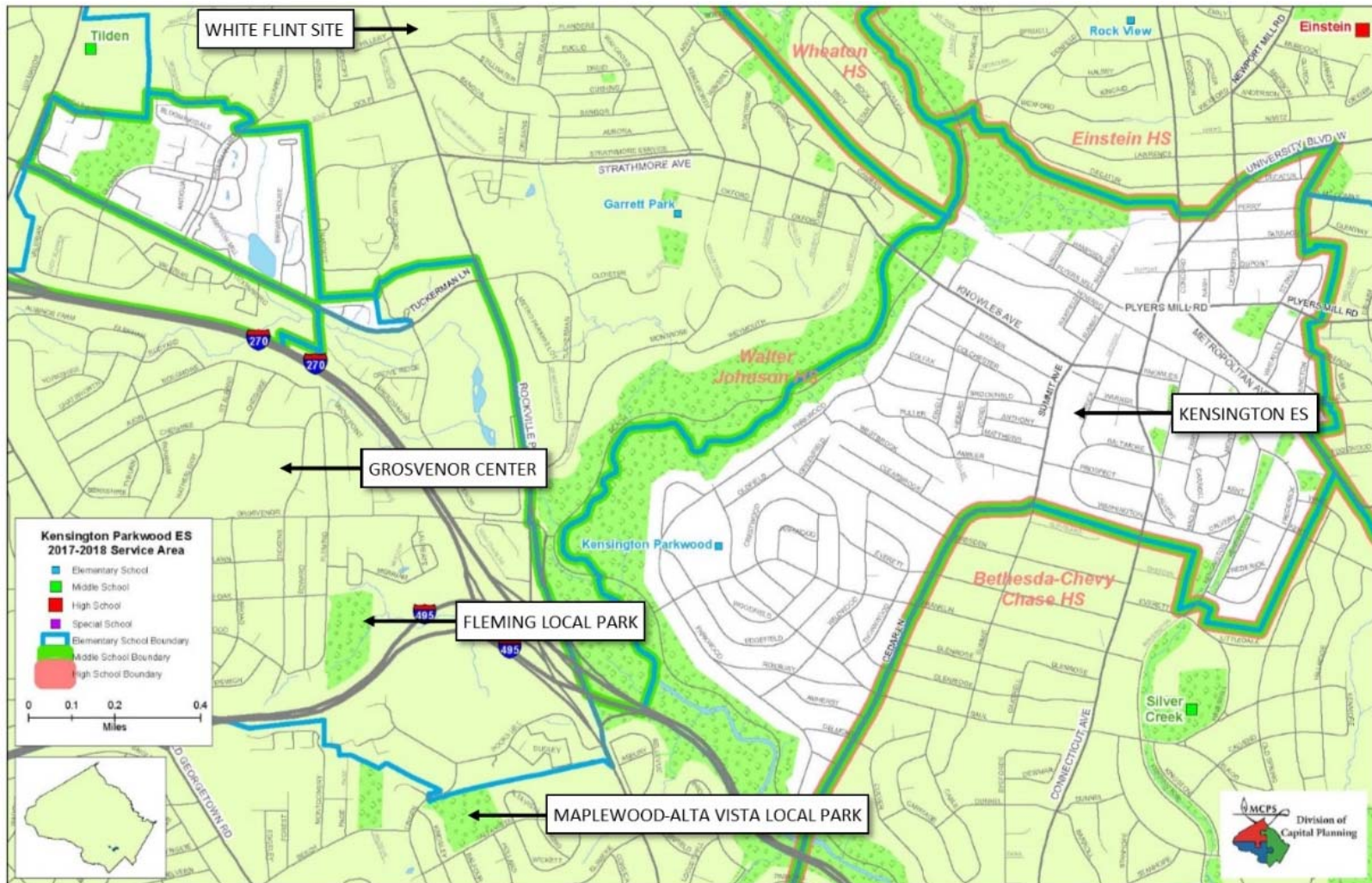


# Farmland Elementary School Service Area Map with Candidate Sites

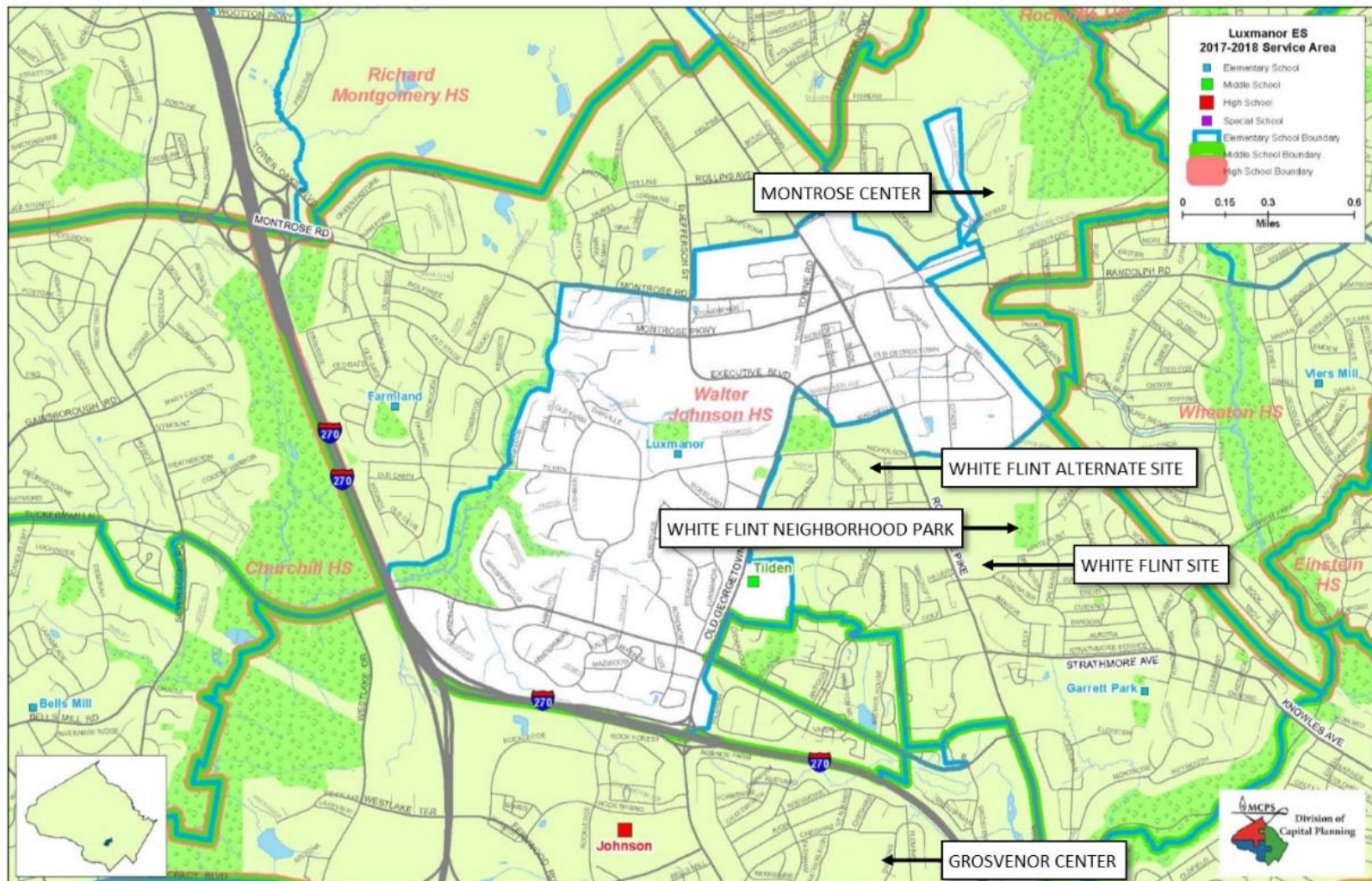




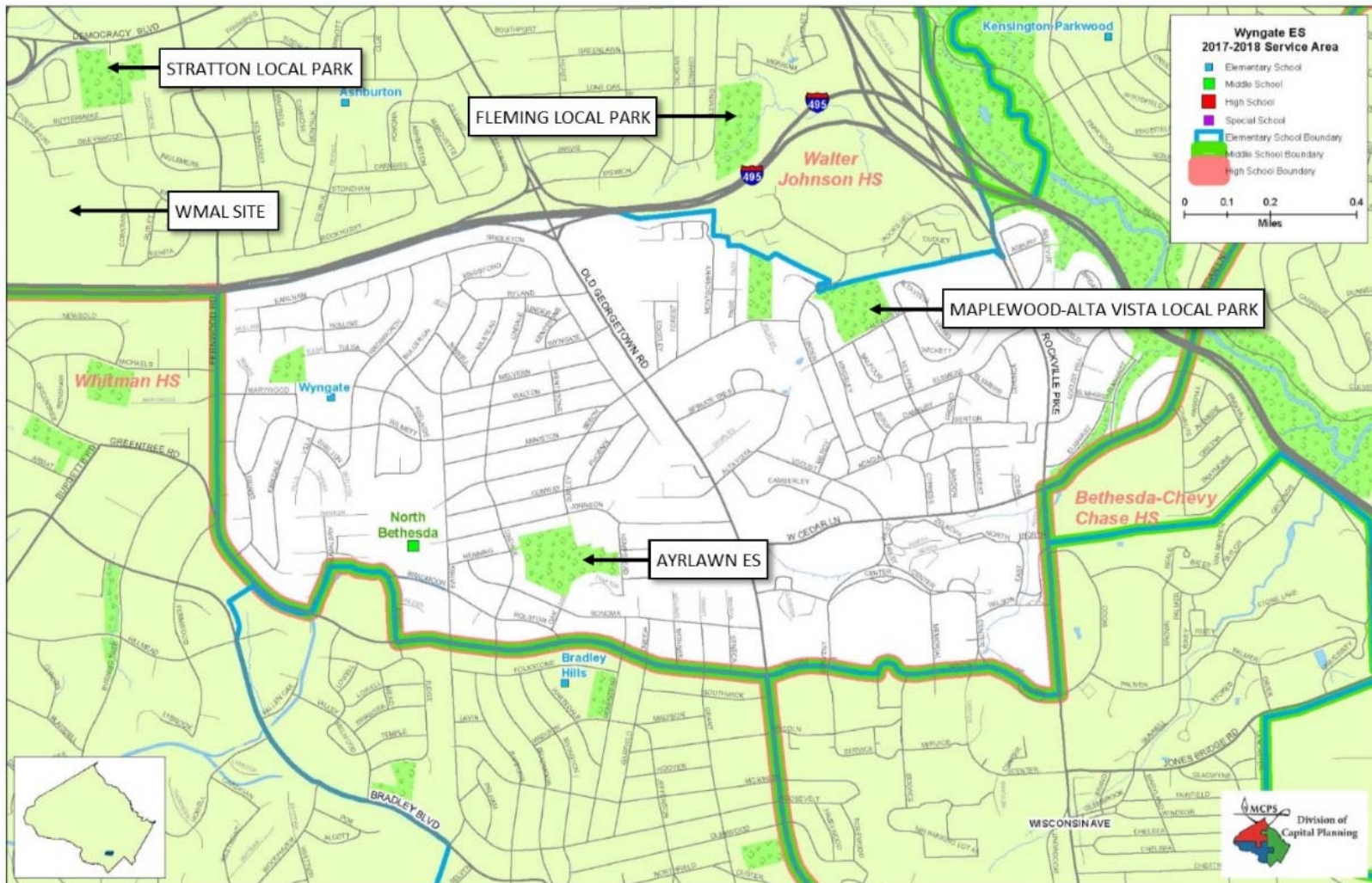
# Kensington Parkwood Elementary School Service Area Map with Candidate Sites



# Luxmanor Elementary School Service Area Map with Candidate Sites



# Wyngate Elementary School Service Area Map with Candidate Sites





# Discussion

