Testimony of Clarisse Bernardes Coble
FY26 Capital Budget, Amendments to FY25-30 CIP
February 6, 2025

Esteemed members of the County Council:

My name is Clarisse Bernardes Coble. My family immigrated to the United States, specifically to Montgomery County, in 1989 when I was a toddler. I have essentially lived here my entire life. I graduated from Walter Johnson High School, and my three children will graduate, hopefully, from there as well.

I am here to talk about Ashburton Elementary School. I have a second grader and a kindergartener who currently go there, and my youngest child will begin kindergarten at Ashburton in 2027.

Ashburton is the largest elementary school in the county with a whopping 878 students. It is overcrowded and this has been a known issue for years, but nothing has been done to address it.

We did get close once. In FY19, a capacity study for elementary schools in the Walter Johnson and Bethesda Chevy Chase clusters was approved[1]. The study projected that Ashburton would have 865 students and a 95 seat deficit in 2024[2]. They were pretty close. The report went on to recommend that a new school be built and after a series of community meetings and surveys, a site was selected[3]. However, a new school was not built; ironically, a new development was, and that is now zoned to Ashburton.

It is not necessarily my recommendation that a new school is built. My point is that the county began addressing this in 2019 and never finished the job. A Bethesda Magazine article from 2016 described that some students at Ashburton sat on trash cans because there were not enough chairs in the school. Fast forward to this year, we have had students in a class rotate sitting on the floor because the classroom, which is in a temporary modular structure, cannot fit additional desks.

Ashburton's overcrowding has resulted in safety and academic consequences to our children.

Last year, my son's first grade teacher had to evacuate his class a number of times when responding to a child's behavioral needs, which were unfortunately violent. As the only adult in the room, she had no other choice. This is continuing to happen. Another first grade class was evacuated just a couple of weeks ago for the same reason. If we were not overcrowded, other staff would have been available to help these teachers manage these crises. But unfortunately, Ashburton staff are stretched to their limits while running a school of 878 students.

[1]Superintendent Jack R. Smith Memo to Board of Education, May 14, 2019
[2]Bethesda Chevy Chase and Walter Johnson Clusters Capacity Study – Community Presentation, October 7, 2019
[3]Bethesda Chevy Chase and Walter Johnson Clusters Capacity Study – New School Site Selection Survey, February 2020
[4]Bethesda Magazine, MCPS Superintendent's Plan Won't Eliminate Overcrowding at Ashburton Elementary School, October 25, 2016

The impact on my kindergartner is worse. The overpopulation at Ashburton is hardest on the students that have the highest needs, and my son has a speech delay. He has classmates with much more severe disabilities. More often than not, the teacher is on her own managing the significant needs of these students, on top of the class's usual lessons and activities – because there are six kindergarten classes sharing only one paraeducator. My son's speech progress has halted. He routinely tells me he is not understood at school. Imagine what he is experiencing everyday as a 5-year-old with a speech delay attempting to communicate and learn amidst the chaos that is inherent in a school of 878 students.

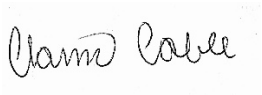
What's my point? Children at Ashburton are suffering due to the county's failure to address a known problem. I understand that some believe "overcrowded" is not the appropriate word to describe Ashburton. But, as Dr. Taylor shared at a listening session in November, what else are we supposed to call an elementary school with 878 students?

Dr. Taylor has inherited this problem, but I am confident he is up to the challenge. I support his amendments to the CIP, but I ask that additional funds are added to address Ashburton's overpopulation.

Respectfully Council, it is your responsibility to fund a long-term solution, and it needs to begin now. The assignment is late, your grade is suffering, and you cannot afford to fail.

Thank you for your attention to this serious matter. I sincerely appreciate your time and understand that there are many priorities competing for funding. I urge you to please hear the Ashburton community and consider that this matter may potentially be more critical than others that are being funded. This problem has existed for well over a decade, and the situation is only worsening as housing developments in our neighborhood continue at an unforgiving pace.

With sincere gratitude,



Clarisse Bernardes Coble

ACTION

Office of the Superintendent of Schools
MONTGOMERY COUNTY PUBLIC SCHOOLS
Rockville, Maryland

May 14, 2019

MEMORANDUM

To: Members of the Board of Education

From: Jack R. Smith, Superintendent of Schools

Subject: Architectural Appointment—Bethesda-Chevy Chase and Walter Johnson Clusters Elementary Schools Capacity Study Project

WHEREAS, It is necessary to appoint an architectural firm to provide professional and technical services for the Bethesda-Chevy Chase and Walter Johnson Clusters Elementary Schools Capacity Study project; and

WHEREAS, Funds for conducting the facility planning process were appropriated as part of the Montgomery County Public Schools Fiscal Year 2019 Capital Budget; and

WHEREAS, An Architect Selection Committee, in accordance with procedures adopted by the Board of Education on April 20, 2006, identified DLR Group of DC P.C., located in Washington, D.C., as the most qualified firm to provide the necessary professional architectural and engineering services; and

WHEREAS, Staff in the Department of Facilities Management has negotiated a fee for the necessary architectural services; now therefore be it

Resolved, That the Board of Education enter into a contractual agreement with the architectural firm of DLR Group of DC P.C. to provide services for the Bethesda-Chevy Chase and Walter Johnson Clusters Elementary Schools Capacity Study project for a fee of $435,000.

JRS:AMZ:JS:dlg

Bethesda Chevy Chase and Walter Johnson Clusters Capacity Study

Community Presentation

Montgomery County Public Schools

DLR Group
Architecture Engineering Planning Interiors

419 7th Street NW
2nd Floor
Washington , DC 20004
202/393-6445

listen.DESIGN.deliver

10.07.2019

Agenda

DLR Group

Capacity Analysis Scope Includes:

- Survey of 13 schools relative to current use and capacity
- Options for expansion as appropriate

Capacity Analysis Scope Does Not Include:

- Re-evaluation of projections
- Separating of paired schools
- Program schools

Evaluation of Potential New Sites:

- Will follow MCPS CIP Guidelines
- Factors for evaluation include:
  - Geographic location relative to student population
  - Acreage
  - Physical condition
  - Environmental characteristics
  - Utilities
  - Acquisition options
  - Cost evaluation

Schedule

June	Cluster Meeting School Surveys
July	School Analysis Site Surveys
August	Study Options
September	Report Draft
October	Report Final Recommendations

Purpose

This study is intended to do a simultaneous analysis of elementary schools in the Bethesda Chevy Chase and the Walter Johnson clusters in order to consolidate the review of capacity concerns in both clusters as well as evaluate potential solutions both within and, potentially, between the two clusters.

Bethesda Chevy Chase cluster elementary schools include 7 elementary schools that matriculate as follows:

Bethesda-Chevy Chase HS (9-12)

Silver Creek MS (6-8)

- Chevy Chase ES (3-5)
- North Chevy Chase ES (3-5)
- Rock Creek Forest ES (pre-K-5) (non-Immersion)
- Rosemary Hills ES (pre-K-2)

Westland MS (6-8)

- Bethesda ES (K-5)
- Rock Creek Forest ES (pre-K-5) (Spanish Immersion)
- Somerset ES (K-5)
- Westbrook ES (K-5)

Walter Johnson cluster elementary schools include 6 elementary schools that matriculate as follows:

Walter Johnson HS (9-12)

North Bethesda MS (6-8)

- Ashburton ES (K-5)
- Kensington Parkwood ES (K-5)
- Wyngate ES (K-5)

Tilden MS (6-8)

- Farmland ES (K-5)
- Garrett Park ES (K-5)
- Luxmanor ES (K-5)

Capacity Studies

This area of the county has been experiencing an increase in population that has resulted in an increase in school age children. This has resulted in overcrowding in many schools in the clusters. The trend in increased population is likely to continue and this study has been prepared as part of an overall study to explore ways to accommodate the projected student population.

The Board of Education has endorsed a study to investigate a number of options to increase the capacity of these schools and to balance the capacity of the schools with the projected enrollment of each school. Options to be explored will include:

- Construction of additions on existing elementary schools
- Construction of a new elementary school
- Combination of the above

This study investigates the feasibility of constructing additions to the schools, and the increase in capacity that those additions will add to the clusters.

In addition to evaluating the potential capacity at the school sites which have capacity shortages, this study is intended to evaluate each elementary school and site potential to reach a target enrollment of 740 students. This study provides the increased capacity if additions are constructed on elementary schools which have not already met the 740 target capacity and illustrates site plans and floor plans for each school.

Potential New Sites

In addition to studying the expansion potential of existing sites, this study evaluates 10 potential new sites. These sites fall into one of the following categories:

- Currently owned by MCPS
- Currently owned by local government
- Private site available for purchase

Process

The capacity study was conducted over a five month period. It began with cluster meetings to inform the community about the project and seek input. The meetings were followed by visits with principals at all school sites, and surveys of existing facilities and utilization. Preparation of base drawings of the existing sites and floor plans set the stage for the study of each individual school.

For each school the following data was collected and analyzed:

- Current core capacity
- Current program capacity
- Current and projected enrollment
- Specific issues and constraints
- Potential excess capacity after addition(s)
- Utilization and educational adequacy
- Proposed core capacity
- Projected program capacity with addition where feasible

Each school was evaluated based on existing conditions, then a space summary was prepared for a 740-student capacity school and a list of variances established the needs for specific modifications at each building. All of the schools in the WJ cluster are either already at capacity or will be once their respective construction projects are complete. For that reason, specific school expansions are not proposed in the WJ cluster.

Additional public meetings will be held with each cluster to review proposed design options. Design options were studied for each of the school sites where potential additions were feasible and are presented in Appendix A.

Potential New Sites

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

- Geographic location relative to student population
- Acreage
- Physical condition/ topography
- Environmental characteristics
- Major Utilities

The team selected a mixture of schools sites, park/ municipal sites and one privately owned site to further study options for placing a 740 student school and site amenities on these properties. The design options are included in Appendix B. For each site study, cost evaluations are also provided.

03. Bethesda Chevy Chase Cluster Elementary Schools

CIP Projected Enrollment

School		ACTUAL	PROJECTED					
		2018-19 Actual Enrollment	2019-20 Projected Enrollment	2020-21 Projected Enrollment	2021-22 Projected Enrollment	2022-23 Projected Enrollment	2023-24 Projected Enrollment	2024-25 Projected Enrollment
Bethesda ES								
	Program Capacity	560	560	560	560	560	560	560
	Enrollment	650	642	678	708	723	725	731
	Available Space	-90	-82	-118	-148	-163	-165	-171
Chevy Chase ES								
	Program Capacity	473	473	473	473	473	473	473
	Enrollment	452	470	434	419	411	411	420
	Available Space	21	3	39	54	62	62	53
North Chevy Chase ES								
	Program Capacity	358	358	358	358	358	358	358
	Enrollment	261	241	268	277	279	275	271
	Available Space	97	117	90	81	79	83	87
Rock Creek Forest ES								
	Program Capacity	709	709	709	709	709	709	709
	Enrollment	739	751	753	770	806	807	807
	Available Space	-30	-42	-44	-61	-97	-98	-98
Rosemary Hills								
	Program Capacity	628	628	628	628	628	628	628
	Enrollment	559	554	573	576	562	540	506
	Available Space	69	74	55	52	66	88	122
Somerset ES								
	Program Capacity	515	515	515	515	515	515	515
	Enrollment	587	583	619	623	636	650	656
	Available Space	-72	-68	-104	-108	-121	-135	-141
Westbrook ES								
	Program Capacity	547	547	547	547	547	547	547
	Enrollment	348	351	342	331	324	321	323
	Available Space	199	196	205	216	223	226	224
ES Utilization		95%	95%	97%	98%	99%	98%	98%
ES Capacity		3790	3790	3790	3790	3790	3790	3790
ES Enrollment		3596	3592	3667	3704	3741	3729	3714

Capacity and Projections

The chart on the left is based on the BCC enrollment projections for elementary schools included in the FY2020 Master Plan. As indicated, the following schools in the BCC cluster are currently experiencing capacity shortages which are expected to grow over the next six years:

- Bethesda Elementary School
- Rock Creek Forest Elementary School
- Somerset Elementary School

The following schools in the cluster have available capacity as projected over the next six years:

- Rosemary Hills Elementary School (Grades Pre-K-2)
- Chevy Chase Elementary School (Grades 3-5)
- North Chevy Chase Elementary School (Grades 3-5)
- Westbrook Elementary School

The combined capacity across all elementary schools results in an approximately 98% utilization for the cluster in 2024.

03. Bethesda Chevy Chase Cluster Elementary Schools

Capacity Data

Study Area	1	PreK_HS	K	2-5	PEP	State Rated Capacity	2019-20 MCPS Capacity	Delta to 740	2019-20 Enrollment	2024 Projected Enrollment	2024 Capacity Delta
School Name	Cluster										
Bethesda ES	BCC	2	2	21		568	560	180	660	731	-171
Chevy Chase ES	BCC			18		470	473	267	456	420	53
North Chevy Chase ES	BCC			20		355	358	382	387	271	87
Rock Creek Forest ES	BCC	2	6	27	1	768	709	31	764	807	-98
Rosemary Hills	BCC	1	9	23		625	628	112	550	506	122
Somerset ES	BCC		4	17		512	515	225	600	656	-141
Westbrook ES	BCC		3	15		544	547	193	358	323	224
CLUSTER Capacity 2024											76

Site Data

Study Area	1	SF	Site Area	2019-20 MCPS Capacity	Students per Acre	Year Facility Opened	Year Reopened/ Modernized	# Buses	# Lunch	# Staff	Parking Capacity OK?
School Name	Cluster										
Bethesda ES	BCC	75,257	8.42	560	67	1952	1999	10	6	90	Y
Chevy Chase ES	BCC	70,976	3.78	473	125	1936	2000	9	4	60	N
North Chevy Chase ES	BCC	65,982	7.94	358	45	1953	1995				
Rock Creek Forest ES	BCC	98,140	7.95	709	89	1950	2015	26	6	110	Y
Rosemary Hills	BCC	86,548	6.1	628	103	1956	1988	18	3	100	N
Somerset ES	BCC	80,122	3.71	515	139	1949	2005	5	3	67	N
Westbrook ES	BCC	91,359	12.46	740	59	1939	1990	6	3	60	N

Enrollments and Capacity

Schools with the greatest space shortage are:

- Bethesda ES is currently designed for a core capacity of 560 students. Approximately 180 seats would need to be added along with some core spaces to reach the 740-student capacity.
- Somerset ES is currently designed with a core capacity of 515 students. 225 additional seats would be needed to reach 740-student capacity.
- Rock Creek Forest ES has a core capacity of 709. Given that a maximum of a two-classroom addition would be needed to get to 740 (which would not be an efficient project) and that this site was completed in 2015, it was determined to leave this school as is.

While other schools in the BCC cluster are projected to maintain some excess capacity through the 2024 projections, each site potential was studied as a possible means to improve capacity in the cluster overall.

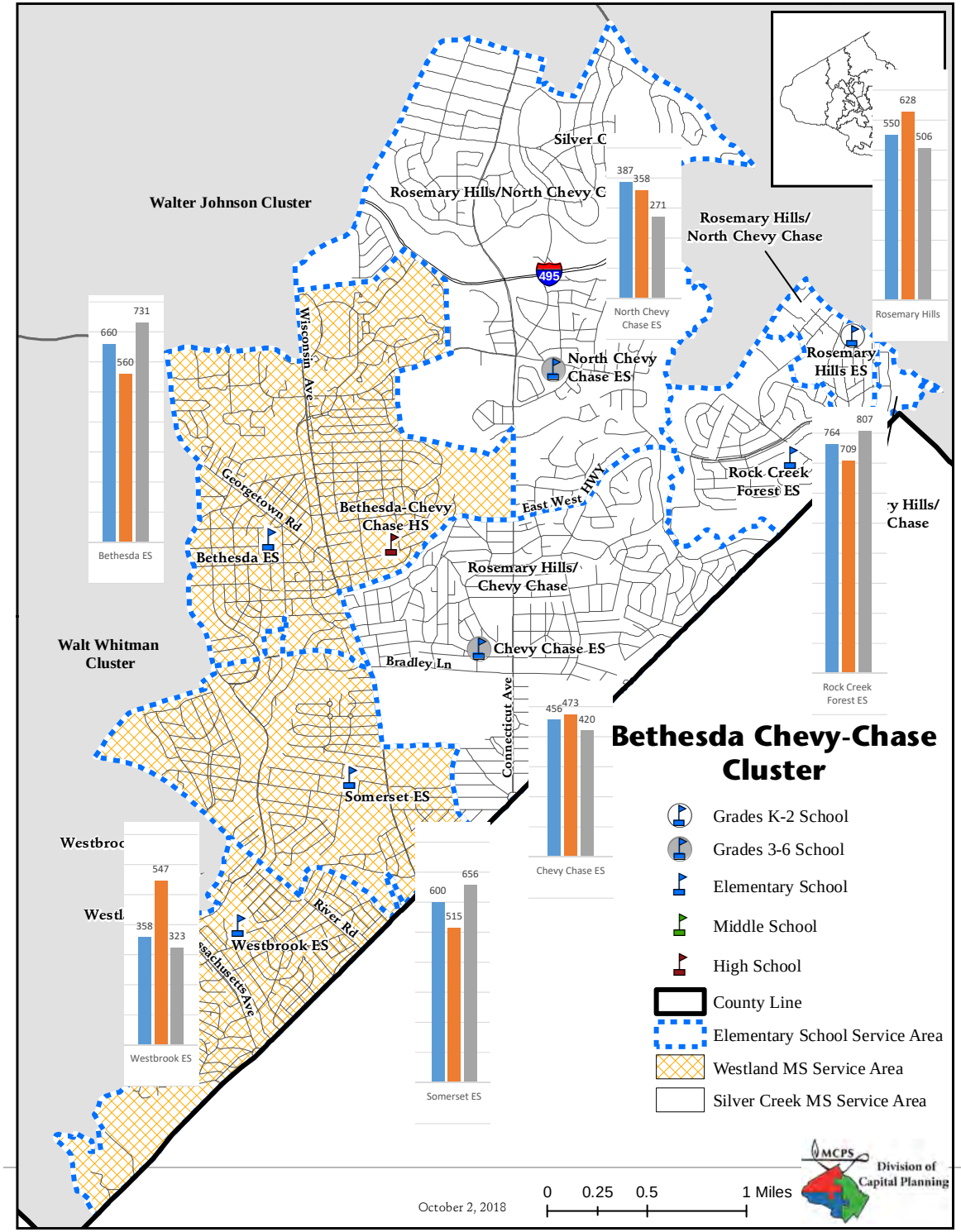
- Rosemary Hills ES is a Pre-K - Grade 2 school with a capacity of 628. It would require 112 additional seats to get to 740.
- Chevy Chase ES and North Chevy Chase ES are Grades 3-5 schools that pair with Rosemary Hills ES. They would require an additional 267 and 382 seats respectively to reach 740 students each. Since these schools share the students coming from Rosemary Hills ES, they would be able to accommodate that population without additional capacity.
- Westbrook ES has a current capacity of 547 and would need an additional 193 seats to reach the 740-student Ed Spec.

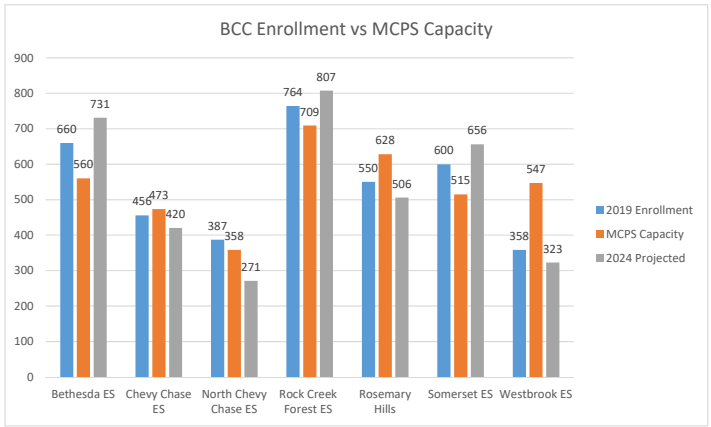
Geographic Distribution

Six of the seven schools in the BCC cluster have been identified as candidates for additions. One was recently replaced and therefore will remain as-is. While all sites have possibilities for building additions, some have significant restrictions and site compromises that would have an impact on outdoor learning opportunities.

When analyzing site usage, it can be informative to review the number of students per acre. Currently, those numbers range from 139 students/acre at Somerset ES, the most densely populated site, to 45 students/acre at North Chavy Chase which possibly offers the greatest potential for expansion within the cluster.

It is also meaningful to study the geographic distribution of available/potential seats as indicated on the adjacent map. The North Chevy Chase ES offers potential for growth and is located near the WJ cluster boundary. The Westbrook ES site, which has the largest currently available and potential seats, has a small catchment area and is adjacent to the District of Columbia line.





04. Walter Johnson Cluster Elementary Schools

Capacity Data

School		ACTUAL	PROJECTED					
		2018-19 Actual Enrollment	2019-20 Projected Enrollment	2020-21 Projected Enrollment	2021-22 Projected Enrollment	2022-23 Projected Enrollment	2023-24 Projected Enrollment	2024-25 Projected Enrollment
Ashburton ES								
	Program Capacity	770	770	770	770	770	770	770
	Enrollment	911	880	851	843	852	854	865
	Available Space		-110	-81	-73	-82	-84	-95
Farmland ES								
	Program Capacity	715	715	715	715	715	715	715
	Enrollment	841	853	851	868	879	885	898
	Available Space		-138	-136	-153	-164	-170	-183
Garrett Park ES								
	Program Capacity	776	776	776	776	776	776	776
	Enrollment	800	805	785	789	796	811	842
	Available Space		-29	-9	-13	-20	-35	-66
Kensington Parkwood ES								
	Program Capacity	746	746	746	746	746	746	746
	Enrollment	650	658	643	650	655	662	665
	Available Space		88	103	96	91	84	81
Luxmanor ES								
	Program Capacity	758	758	758	758	758	758	758
	Enrollment	620	593	641	663	670	665	654
	Available Space		165	117	95	88	93	104
Wyngate ES								
	Program Capacity		777	777	777	777	777	777
	Enrollment	730	724	709	706	715	721	736
	Available Space		53	68	71	62	56	41
ES Utilization		121%	99%	99%	99%	101%	101%	103%
ES Capacity		3765	4542	4542	4542	4542	4542	4542
ES Enrollment		4552	4513	4480	4519	4567	4598	4660

Capacity and Projections

The chart on the left is based on WJ cluster enrollment projections for the elementary schools included in the FY2020 Master Plan. As indicated, the following schools in the WJ cluster are currently experiencing capacity shortages which are expected to grow over the next six years:

- Ashburton Elementary School
- Farmland Elementary School
- Garrett Park Elementary School

The following schools in the cluster have available capacity as projected over the next six years:

- Kensington Parkwood Elelmentary School
- Luxmanor Elementary School (capacity will be avialble once current construction project is completed
- Wyngate Elementary School

The combined capacity across all elementary schools results in an approximately 103% utilization for the cluster in 2024.

04. Walter Johnson Cluster Elementary Schools

Capacity Data

Study Area	2	PreK_HS	K	2-5	PEP	State Rated Capacity	2019-20 MCPS Capacity	Delta to 740	2019-20 Enrollment	2024 Projected Enrollment	2024 Capacity Delta
School Name	Cluster										
Ashburton ES	WJ		4	26	4	668	770	-30	911	865	-95
Farmland ES	WJ	1	4	26		715	715	25	841	898	-183
Garrett Park ES	WJ		5	21		776	776	-36	800	842	-66
Kensington Parkwood ES	WJ		5	21		774	746	-6	650	665	81
Luxmanor ES	WJ		6	24	4	391	758	-18	620	654	104
Wyngate ES	WJ		6	25		777	777	-37	730	736	41
0											
CLUSTER Capacity 2024											-118

Site Data

Study Area	2	SF	Site Area	2019-20 MCPS Capacity	Students per Acre	Year Facility Opened	Year Reopened/ Modernized	# Buses	# Lunch	# Staff	Parking Capacity OK?
School Name	Cluster										
Ashburton ES	WJ	81,438	8.32	770	93	1957	1993	15	6	125	Y
Farmland ES	WJ	89,988	4.75	715	151	1963	2011	13	3	93	N
Garrett Park ES	WJ	96,348	4.37	776	178	1948	2012	11	6	85	N
Kensington Parkwood ES	WJ	77,136	9.86	746	76	1952	2006	7	4	67	Y
Luxmanor ES	WJ	61,694	6.49	758	117	1966	2020*	16	3	67	?
Wyngate ES	WJ	89,104	9.45	777	82	1952	1997	6	3	60	Y
0											
CLUSTER Capacity 2024											

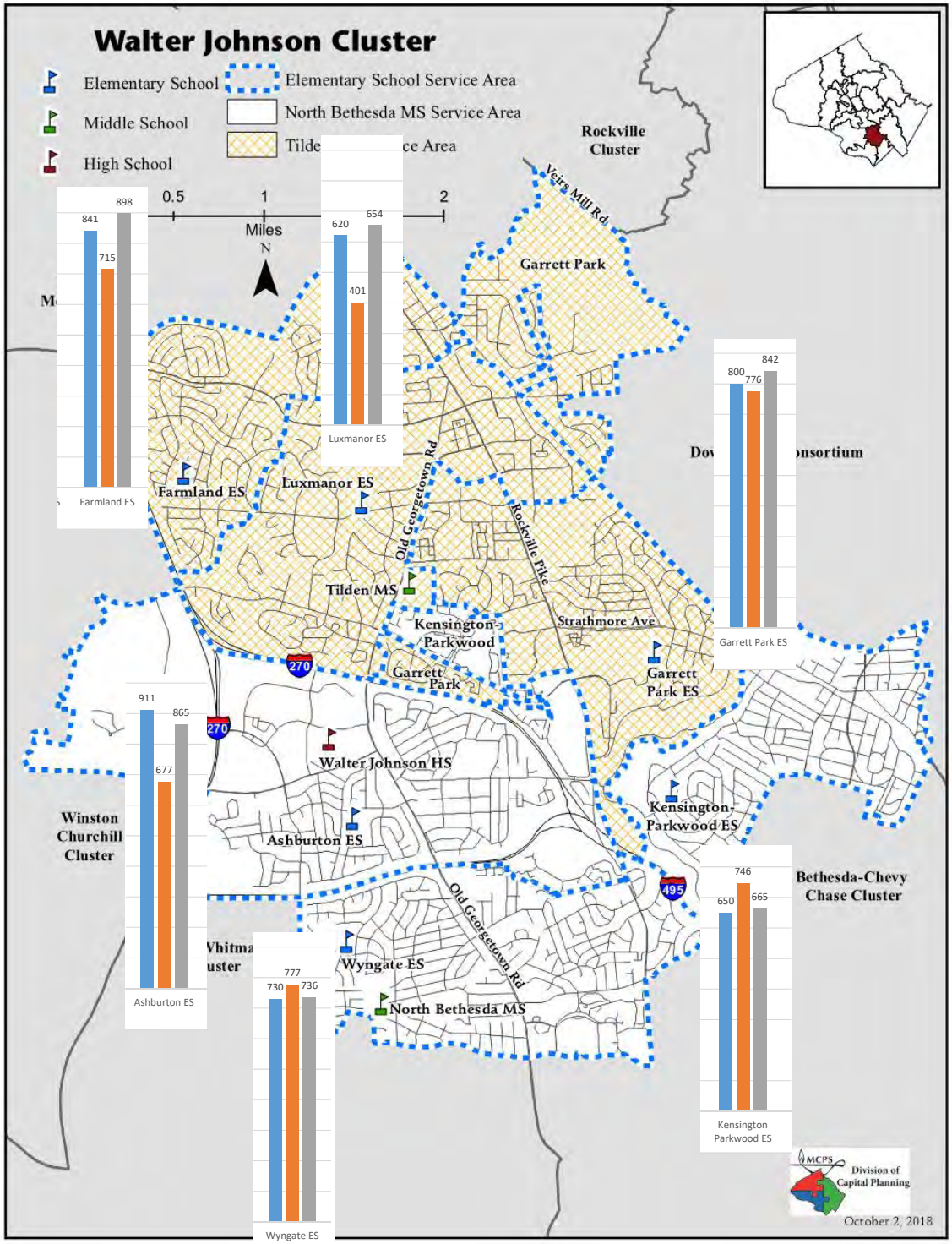
Enrollments and Capacity

While most schools in the WJ cluster are built at or above the 740-student capacity, some schools are experiencing more significant space shortages, including:

- Farmland ES, with a core capacity of 715 is projected to have the largest deficit in 2024; 183 students. A single-classroom addition would increase the capacity.
- Ashburton ES which is currently designed for a core capacity of 770 students, will experience a deficit of approximately 100 seats in 2024. In addition, the building has some significant challenges meeting the need for core capacity, especially in the width of the corridors.
- Garrett Park ES is projected to exceed it's current capacity of 776 by 66 students in 2024. With 178 students per acre, it is already a densely packed site and cannot accommodate any additions.

Three schools in the WJ cluster are projected to maintain some excess capacity through the 2024 projections; however, each site is at or over the 740-capacity school size so addition options were not studied at these sites. The projected capacities are shown below:

- Kensington Parkwood ES will have 81 open seats.
- Wyngate ES will have 41 open seats.
- Luxmanor ES, currently under construction, will have the largest number of seat available at 104 students.

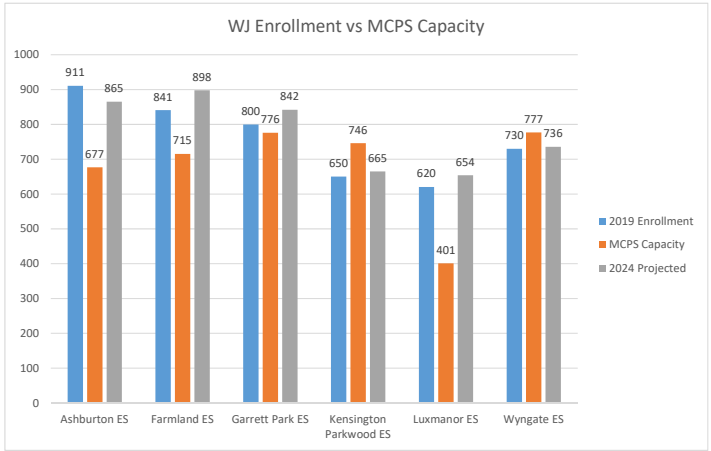


Geographic Distribution

All of the schools in the WJ cluster have been identified as sites where additions would take the capacity over the 740-student capacity, therefore none are candidates for additions. Also, many significant restrictions on their potential for additional growth and additions would require site compromises that would have an impact on outdoor learning opportunities.

When analyzing site usage, it can be informative to review the number of students per acre. Currently, those numbers range from 178 students/acre at Garrett Park, the most densely populated site in the cluster, to 82 students/acre at Wyngate. These sites are impacted by topography and wooded areas. These sites are not suitable for co-locating a second school

It is also meaningful to study the geographic distribution of available/potential seats as indicated on the adjacent map. The concentration of needed seats is located in the upper two-thirds of the cluster with an emphasis towards the western boundary. While additions are not feasible at the current school sites, this analysis helps inform the process of analyzing potential new school sites as discussed in the next section.



05. Potential New School Sites

Summary

The search for potential sites for a new school started with data retrieval of possible sites within the Bethesda Chevy Chase and Walter Johnson clusters. Specifically we considered school sites, park sites and municipal sites which were held under various ownership. A broad overview of site size, location and other site features was used to narrow down the list. The chart below shows the potential new sites where a full study of design options was completed.

School Sites Summary

Approximately 30 schools are located in the combined BCC & WJ clusters, of which approximately 12 are closed or currently used as holding schools. The team reviewed the twelve sites and selected four school sites to consider in greater detail.

Park Sites Summary

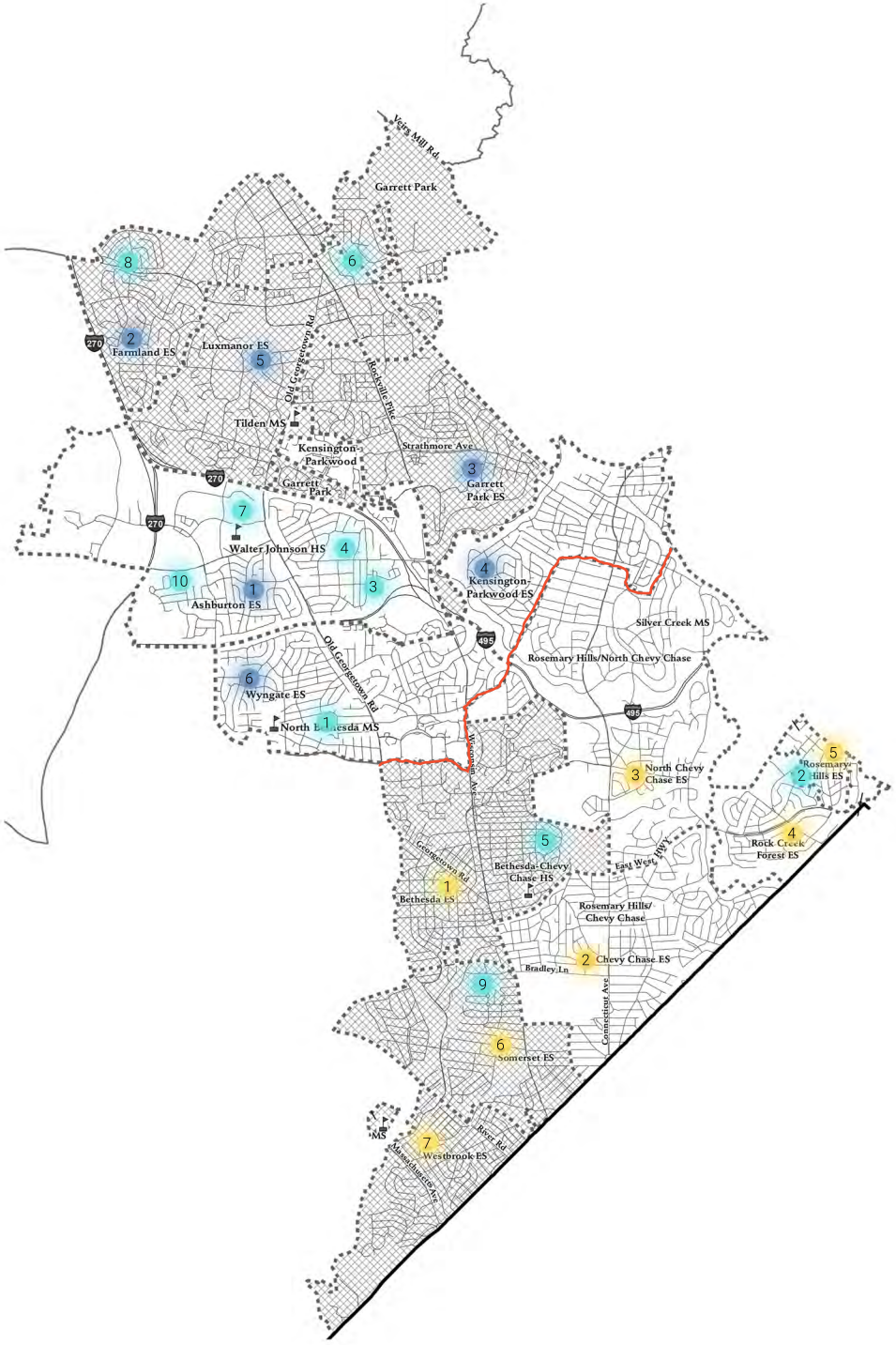
The BCC and WJ clusters combined contain about 60 designated public park sites including local parks, urban parks and regional parks. Of those sites approximately 10 are over the four acre threshold which was used as a minimum potential school site size. After eliminating all of the smaller sites, the team considered location, existing park amenities, site size and topographic features to determine which sites were to be considered for further study. The larger available sites allowed for the accommodation of a new school while maintaining field space that could continue to be used as a neighborhood amenity. Four specific park sites were evaluated in detail as a part of this study. In addition, parks adjacent to other facilities were studied in combination to increase the available site area.

Municipal Sites Summary

A list of 18 municipal sites was provided to be considered as potential school sites. Most of these sites were well under the 4 acre threshold or contained other actively used municipal buildings, such as fire stations, libraries, etc, and did not have enough space to add a school to these sites. Out of the municipal sites, two were given further consideration; both of those being designated recreation centers. Also, this grouping of sites contains the only privately owned site that was reviewed in greater detail. Implications for privately owned sites can be complex and will be discussed in association with that specific site.

Name	TYPE	Owner	ADDRESS	ZIP	Appx Acres
Montrose Center	Closed School	BOE Owned	12301 Academy Way	20852	7
Lynnbrook Center	Closed School	BOE Owned	8001 Lynnbrook Dr	20014	10
Grosvenor Center	Holding Facility	BOEOwned	5701 Grosvenor La	20014	21
Ayrlawn Elementary & Local Park	Closed School	BOE Owned	5650 Oakmont Ave	20034	15
North Bethesda Community Center	Recreation Center	Private	6400 Rock Forest Dr	20817	30
G.E. Coffield Rec Center_Rosemary Hills-Lyttonsville Local Park	Recreation Center	MNCPPC	2450 Lyttonsville Rd	20910	17
Fleming Local Park	Park	MNCPPC	9929 Fleming Avenue	20814	13
North Farm Park	Park	Council of Rockville	920 Farm Haven Dr	20852	5
Stratton Local Park	Park	MNCPPC	9925 Harrogate Rd	20817	11
Norwood Local Park	Park	MNCPPC	4700 Norwood Dr	20815	17

05. Potential New School Sites



Geographic Distribution

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

BCC Cluster:

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

WJ Cluster:

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

New Sites:

1. Arylawn Elementary & Local Park
2. G.E. Coffield Rec. Center
3. Fleming Local Park
4. Grosvenor Elementary
5. Lynnbrook Center
6. Montrose Center
7. North Bethesda Community Center
8. North Farm Park
9. Norwood Local Park
10. Stratton Local Park

06. Findings

BCC Summary

It was determined that there is a potential design approach to the addition of space to all schools in the BCC cluster; however, some sites, such as Chevy Chase and Somerset elementary schools will be significantly compromised by building additions. These sites do not have the capacity to add parking or accommodate enough buses or service vehicles. In addition, the outdoor program spaces such as play fields are already limited at these sites so further additions would not improve those conditions. We have, however, studied all possible addition options to ensure a thorough exploration of the challenges inherent in each site.

Assuming additions were constructed to their maximum potential at the remaining five school sites, there would be a surplus of 943 seats in the cluster. In short, this analysis shows that projected capacity needs of the BCC cluster could potentially be resolved within the cluster.

Following is a chart illustrating the potential excess capacity, assuming projects were to move forward as stated above: See Appendix A for detailed information regarding all BCC cluster school design options.

WJ Summary

Given that all of the schools in the WJ cluster are at or above the 740-student capacity, building additions are not recommended within this cluster. The proposed resolution to capacity issues in the WJ cluster are to build a new elementary school either dedicated to the WJ cluster or shared between the two clusters.

Potential New School Sites

As indicated in the previous section, ten sites have been identified as potential new school site options. Of those sites, the Ayrlawn ES & Local Park and the Lynnbrook Center fall closest to the boundary between the the two clusters. Both of these sites are currently owned by the Board of Education and both have adjacent park land that significantly enhances the available site amenities. Therefore, if a shared solution is desired, these might be two sites to evaluate in full detail.

If addressing the needs of the growing WJ cluster within that cluster is preferred, the Stratton Local Park and the North Bethesda Community Center both offer large sites with beneficial site access, location and potential for development.

Potential New Sites Near

Cluster Boundary:

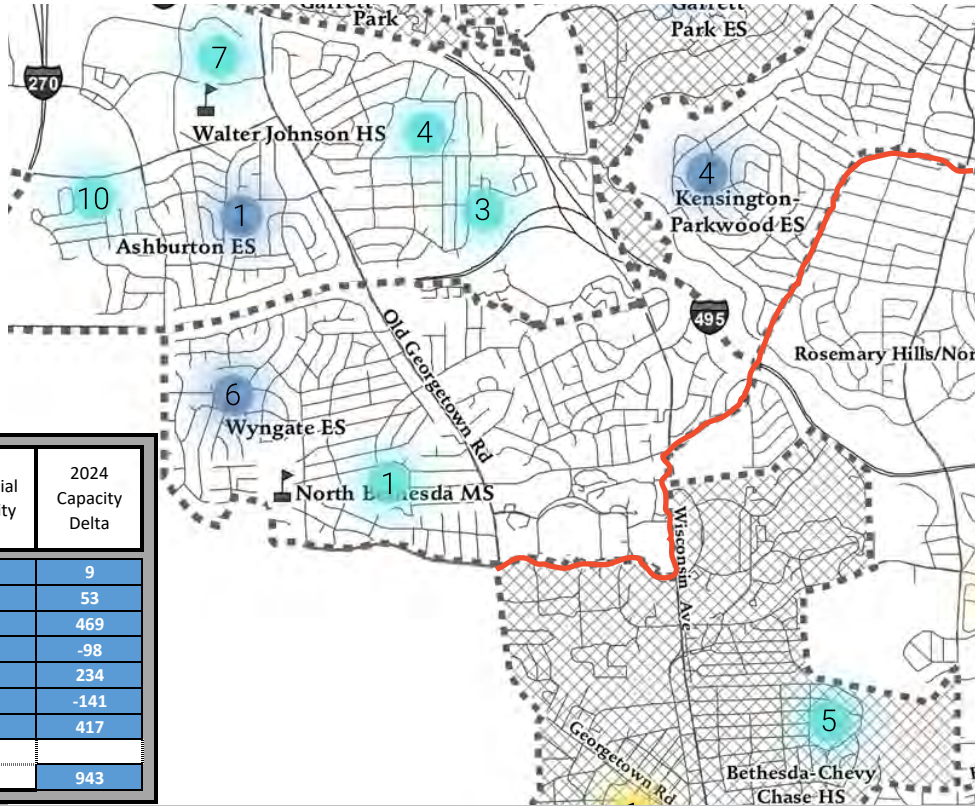
1 Arylawn Elementary & Local Park

4 Grosvenor ES

5 Lynnbrook Center

7 North Bethesda Comunity Center

10 Stratton Local Park



Study Area	1	State Rated Capacity	2019-20 MCPS Capacity	Delta to 740	2019-20 Enrollment	2024 Projected Enrollment	Potential Capacity	2024 Capacity Delta
School Name	Cluster							
Bethesda ES	BCC	568	560	180	660	731	740	9
Chevy Chase ES	BCC	470	473	267	456	420	473	53
North Chevy Chase ES	BCC	355	358	382	387	271	740	469
Rock Creek Forest ES	BCC	768	709	31	764	807	709	-98
Rosemary Hills	BCC	625	628	112	550	506	740	234
Somerset ES	BCC	512	515	225	600	656	515	-141
Westbrook ES	BCC	544	547	193	358	323	740	417
CLUSTER Capacity 2024								943

07. Conclusions and Recommendations

Summary

The purpose of this study is to evaluate how best to alleviate the overcrowding in the BCC and WJ cluster elementary schools. As stated earlier, three approaches are being considered:

• Construction of additions at existing elementary schools

• Construction of a new elementary school

• A combination of the above

This study has illustrated that the construction of additions at several of the schools in the BCC cluster will provide sufficient program capacity to accommodate the projected enrollment. Also, the study illustrates that additions are not feasible at any of the elementary school sites in the WJ cluster.

A new school site that is shared between the two clusters could alleviate the total capacity needs in both clusters. Many possible combined scenarios with additions at some schools and one new school can also work to address capacity needs between the two clusters.

This report seeks to provide a study of maximum potential of each elementary school site within the Bethesda Chevy Chase and Walter Johnson clusters. Each site was evaluated based on a 740-student capacity school and a design to get each school to that goal. As indicated in the analysis of capacity versus projected enrollment, clearly ***all*** schools will not need to accommodate 740 students. With each of these proposed design options and cost estimate in hand, a strategy can be developed to create a balance between construction for capacity taking into account the geographic need for seats.

Appendix A

Expansion Options and Cost for BCC Cluster and Existing Conditions Analysis for WJ Cluster

Bethesda Elementary School

Chevy Chase Elementary

North Chevy Chase Elementary

Rock Creek Forest Elementary

Rosemary Hills Elementary

Somerset Elementary

Westbrook Elementary

Ashburton Elementary School

Farmland Elementary

Garrett Park Elementary

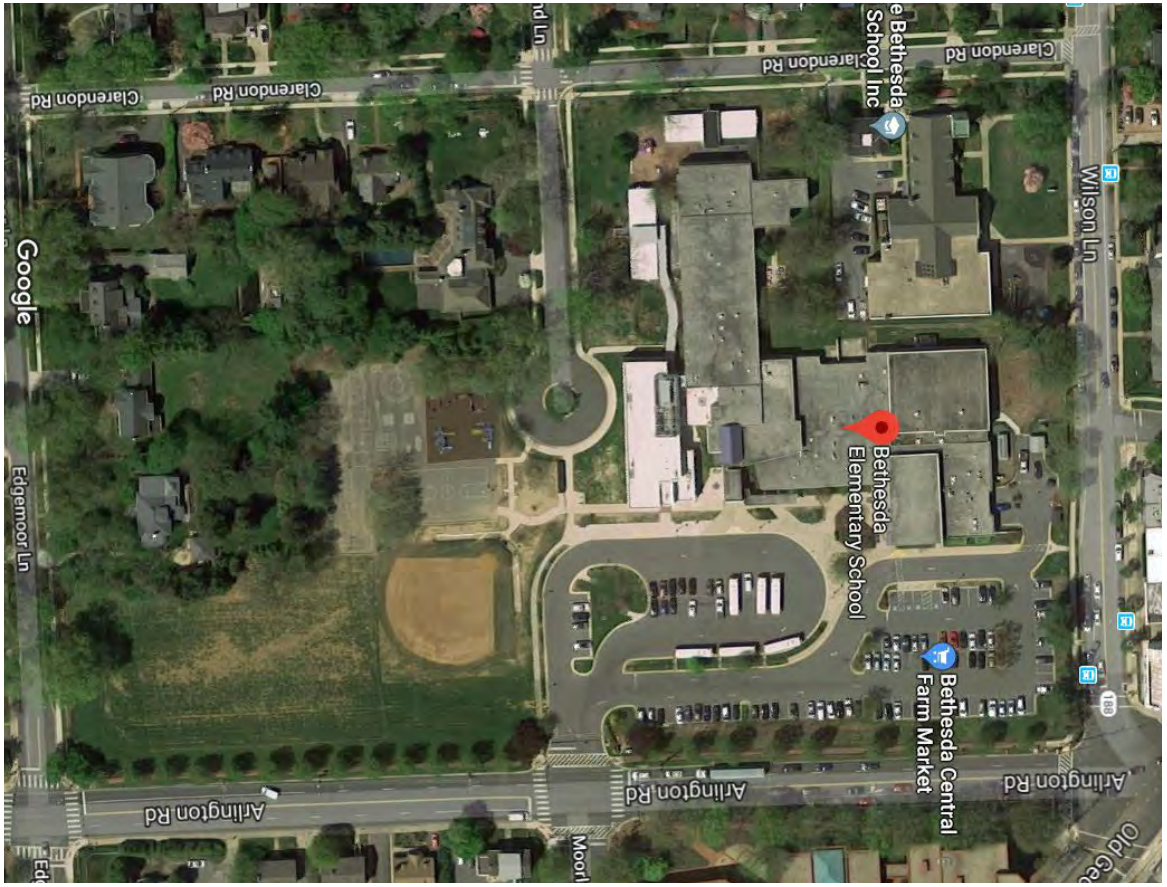
Kensington Parkwood Elementary

Luxmanor Elementary

Wyngate Elementary

Bethesda Elementary 7600 Arlington Road I Bethesda, MD

Existing Conditions



Bethesda Elementary School is located near the western edge of the BCC cluster. The site includes the parcel at the corner of Arlington Road and Wilson Lane as well as a residential parcel to the south on Edgemore Lane. This additional parcel creates some opportunities and challenges for the site, so two options are being presented that take different approaches to this parcel.

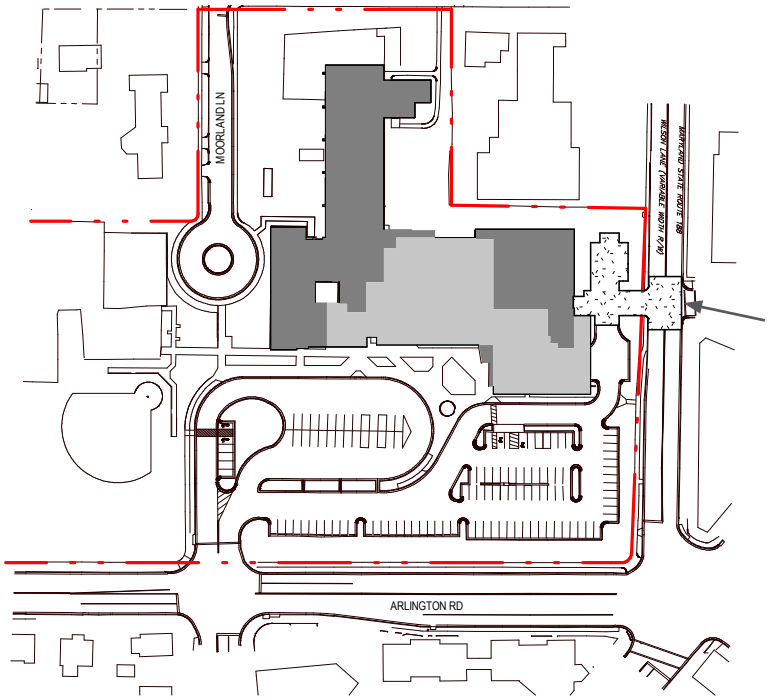
In addition to overall capacity issues, the primary concerns within the Bethesda ES building are narrow circulation and bottlenecks along the main corridor, undersized core spaces such as the multipurpose room and a lack of some specialty and administrative rooms within the building.

The main site challenge is the single point of vehicular entry/ exit which causes problems with drop off and pick up. As a result, parents utilize the fire department access circle which is not an approved drop off zone. The location of the fields is inconvenient to the multipurpose room. Fields are accessed through a narrow portion of the lot that is squeezed between two vehicular zones, making play area and field access less convenient and more remote than is ideal.

BACKGROUND INFORMATION
Current Capacity: 560
Current Enrollment: 642
Projected 2024 Enrollment: 731
Projected Capacity with Addition: 740
Year(s) built: 1952 / 1999
Site Area: 8.42 acres
Parking Spaces (approx): 118

Bethesda Elementary 7600 Arlington Road I Bethesda, MD

Proposed Addition - Option 1



Additional site service access/ exit to Wilson Lane

BETHESDA ES - SITE - OPTION 1

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	SPECIAL EDUCATION	900	495
CLASSROOMS	SPECIAL EDUCATION	900	481
CLASSROOMS	INSTRUMENTAL MUSIC	450	450
CLASSROOMS	DUAL PURPOSE ROOM	1000	1000
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED CONF	250	250
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	817
ADMINSTRATION	WORKROOM	350	350
ADMINSTRATION	ASSISTANT PRINCIPAL OFFICE	140	140
COUNSELING SUITE	INTINERANT STAFF OFFICE	140	140
STAFF DEVELOPMENT	STAFF DEVELOPMENT OFFICE	100	100
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100
STAFF DEVELOPMENT	TRAINING/ CONF ROOM	400	400

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 23,200 sf
Projected Area of Addition/ New Construction: 19,755 sf
Site Area: 8.42 acres

Pros:

•The proposed second floor addition provides an opportunity to simplify the massing of the overall school and alleviate overcrowding in the first floor main hall.

•Preserves the recent south classroom addition.

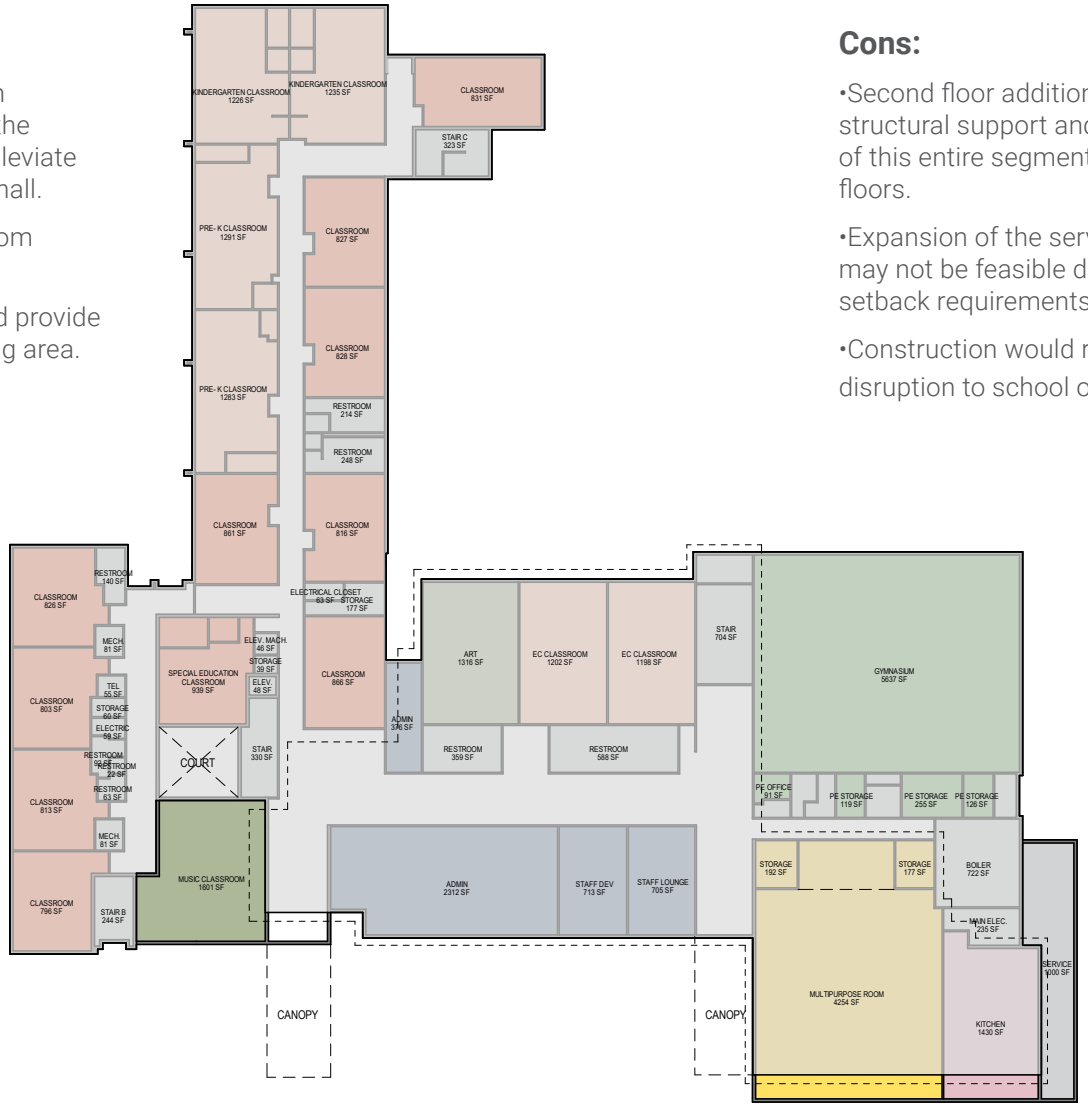
•New curb cut on Wilson Lane would provide a second exit/entrance to the parking area.

Cons:

•Second floor addition may require additional structural support and/ or the replacement of this entire segment of the building on both floors.

•Expansion of the service area to the north may not be feasible depending on zoning setback requirements.

•Construction would require substantial disruption to school operations.



BETHESDA ES - LEVEL ONE - OPTION 1

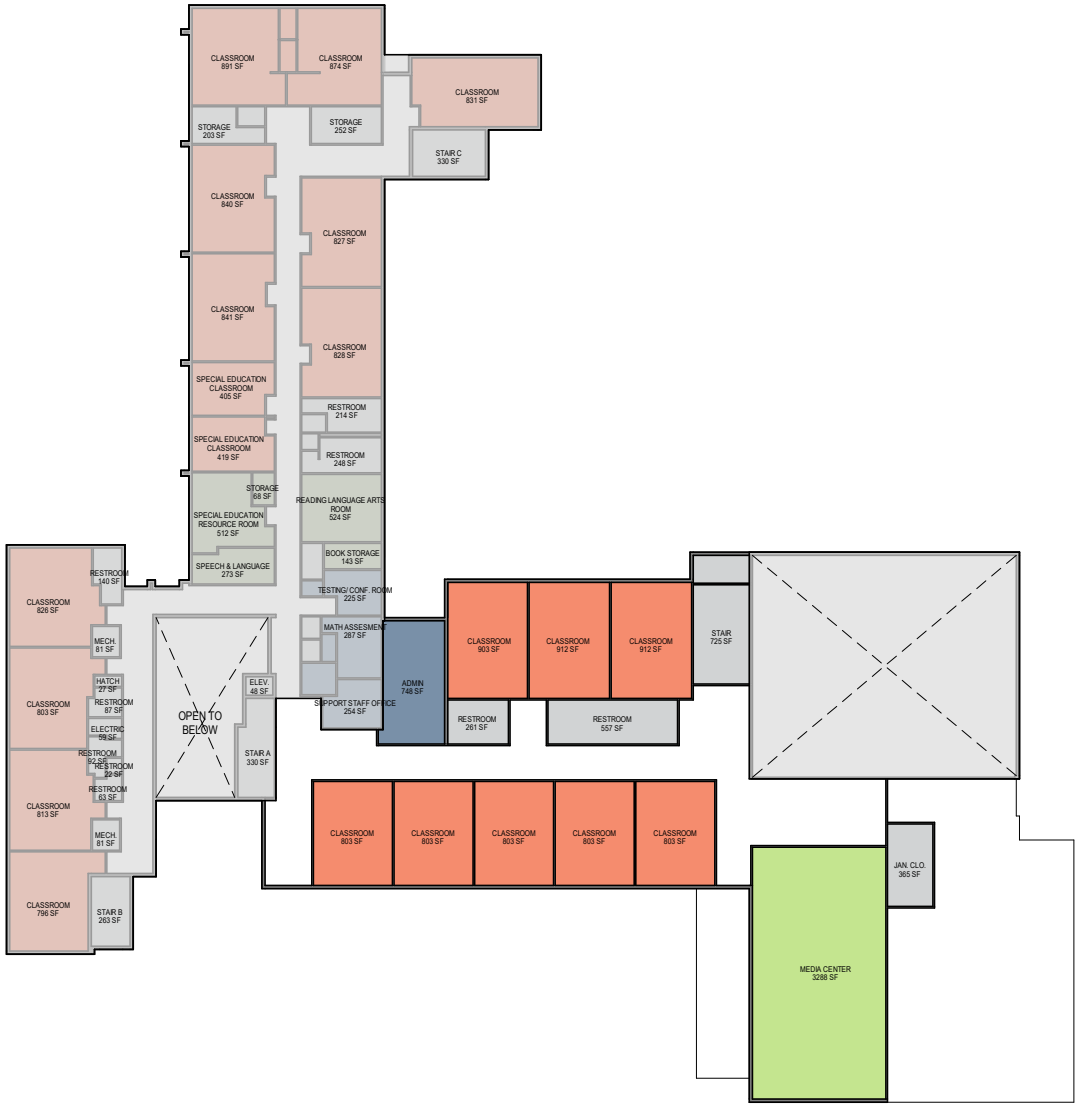
0 25 50 100

SCALE: 1" = 60'

Department Legend

- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- KITCHEN
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

RENOVATED AREA



BETHESDA ES - LEVEL TWO - OPTION 1

0 25 50 100

SCALE: 1" = 60'

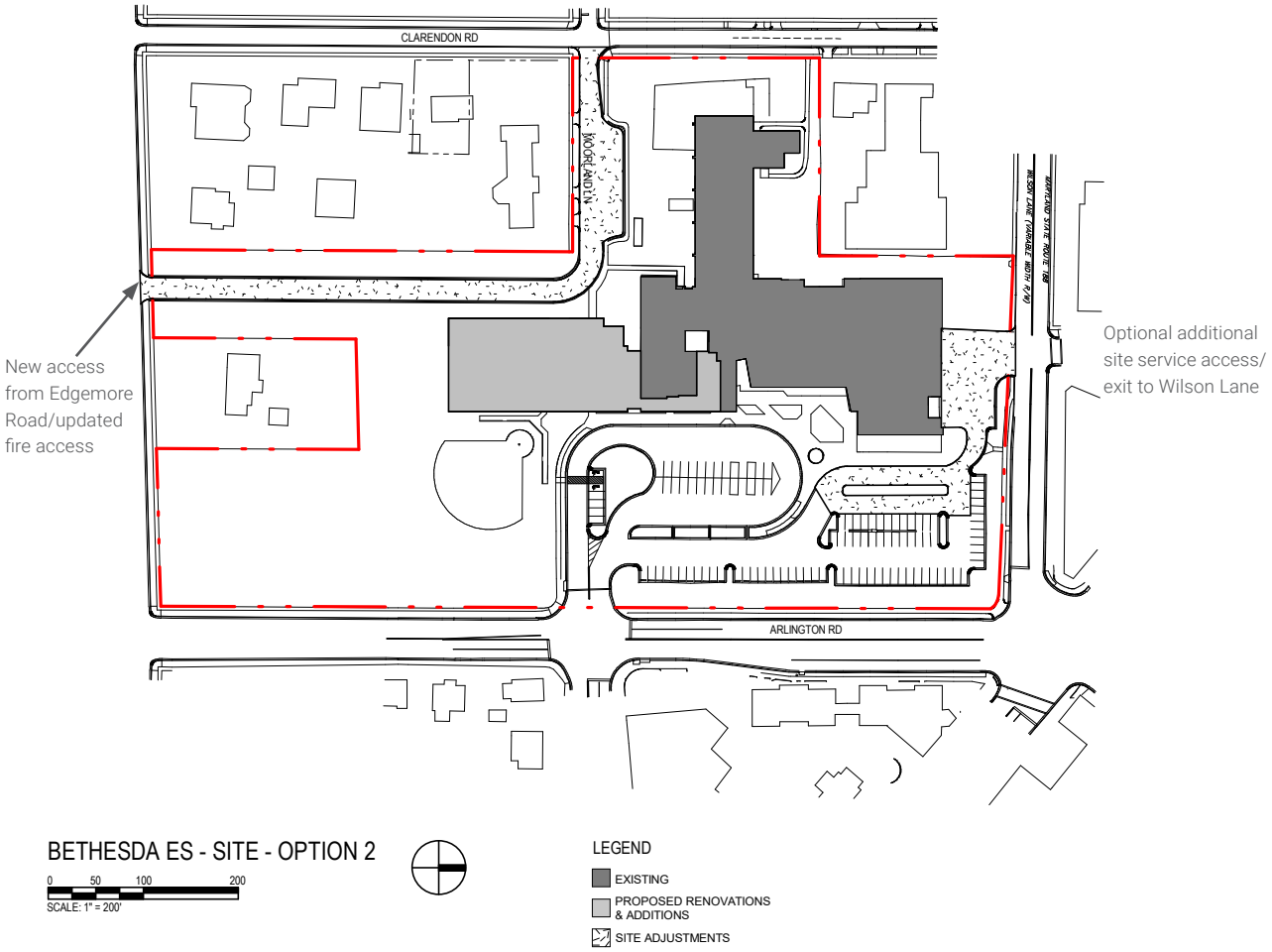
Department Legend

- ADMINISTRATION
- CLASSROOMS
- LIBRARY MEDIA CENTER
- SPECIALTY
- SERVICE

RENOVATED AREA

Bethesda Elementary 7600 Arlington Road I Bethesda, MD

Proposed Addition - Option 2



Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	SPECIAL EDUCATION	900	495
CLASSROOMS	SPECIAL EDUCATION	900	481
CLASSROOMS	INSTRUMENTAL MUSIC	450	450
CLASSROOMS	DUAL PURPOSE ROOM	1000	1000
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED CONF	250	250
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	817
ADMINSTRATION	WORKROOM	350	350
ADMINSTRATION	ASSISTANT PRINCIPAL OFFICE	140	140
COUNSELING SUITE	INTINERANT STAFF OFFICE	140	140
STAFF DEVELOPMENT	STAFF DEVELOPMENT OFFICE	100	100
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100
STAFF DEVELOPMENT	TRAINING/ CONF ROOM	400	400

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 13,309 sf
Projected Area of Addition/ New Construction: 33,398 sf
Site Area: 8.42 acres

Pros:

•The existing building is left intact with some modifications of the existing multipurpose room to accommodate enlarged arts spaces.

•New two-story addition could potentially be constructed while school remains in operation.

•New multipurpose room has good access to play areas.

•Optional new curb cut on Wilson Lane would provide a second exit to improve drop off circulation and congestion at main entrance area.

•New roadway from Edgemore Road could be constructed to provide for angled parking to create additional event parking spaces.

Cons:

•Extensive coordination will be required with county agencies due to significant modifications to roads and fire access.

•Proposed roadways may need to be public/ county roads rather than MCPS property and therefore may be expensive to build.

•Changes to site boundary/ lot consolidation could imply longer design timeliness.

BETHESDA ES - LEVEL ONE - OPTION 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY
- RENOVATED AREA

BETHESDA ES - LEVEL TWO - OPTION 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- SERVICE
- SPECIALTY

RENOVATED AREA

Chevy Chase Elementary 4015 Rosemary Street I Chevy Chase, MD

Existing Conditions

Chevy Chase Elementary School is situated on the second smallest site in the BCC cluster. This historic school building is organized around a courtyard and has had one major addition over the years. Given the site size, the school utilizes the public street for bus loading/ unloading as well as parent pick up and drop off. The school has established a procedure that works and has largely balanced the relationship with the surrounding community; however, the road capacity is stressed and added vehicular load would only make this situation more complicated.

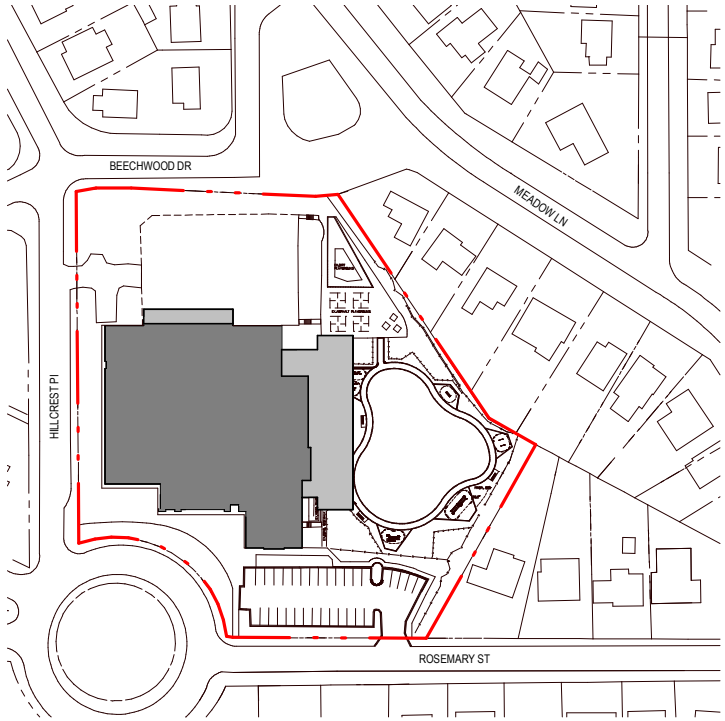
Recent installation of a small turf field and exercise course as well as the utilization of the adjacent triangle of park area and play equipment to the north makes the site adequate for the current school population. Additional capacity of students would stress the site's ability to provide sufficient play space.

To accommodate a 740-student capacity school would require the addition of approximately 12 classrooms and additional support spaces. The scheme shown demonstrates how this could be achieved on the site; however, significant compromise of the available play space would be realized should this approach move forward. In addition, buses and parking to support the capacity could not fit on site. As this school is paired with North Chevy chase, expansion here is not recommended.

BACKGROUND INFORMATION
Current Capacity: 473
Current Enrollment: 456
Projected 2024 Enrollment: 420
Projected Capacity with Addition: 740
Year(s) built: 1936 / 2000
Site Area: 3.78 acres
Parking Spaces (approx): 33

Chevy Chase Elementary 4015 Rosemary Street I Chevy Chase, MD

Proposed Addition



CHEVY CHASE ES - SITE

0 50 100 200
SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	SPECIAL EDUCATION	900	900
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	140
STAFF DEVELOPMENT	STAFF DEVELOPMENT OFFICE	100	100
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 0 sf
Projected Area of Addition/ New Construction: 20,060 sf
Site Area: 3.78 acres

PROS

•Both the classroom addition and multipurpose expansion are add-ons to the exterior of the building, meaning that the disruption to the school's operations should be minimized.

•Access and staging space for construction are available.

•The roof of the multipurpose expansion can be designed to be utilized as an outdoor teaching terrace accessible from 4 classrooms on Level 3.

•The classroom addition provides an opportunity to create interior windows with views into the gymnasium from the new corridor at both the second and third level.

•The classroom addition could be an opportunity to improve on the east elevation of the building, which is currently dominated by the blank gymnasium facade.

CHEVY CHASE ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

ADMINISTRATION
CLASSROOMS
SERVICE
ALL PURPOSE
KITCHEN
SPECIALTY

CONS

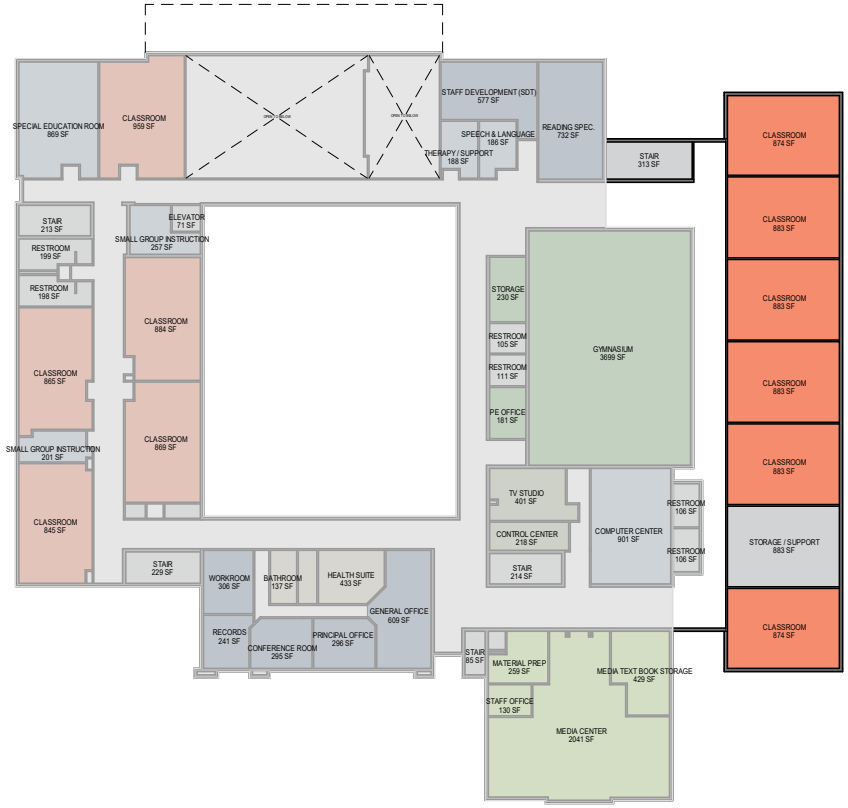
•The existing northeast stair would have to be demolished and rebuilt to gain access to the new addition.

•The classroom addition complicates exiting from the existing gymnasium since direct exiting to the exterior east of the gym would no longer be available. The following steps would be required to achieve exiting: Storage Room 128 would become a stair accessed from the gym and lead to a new corridor to the exterior. The existing southeast exit to an exterior stair would be revised to lead to a new stair down to the existing area way outside Mechanical Room 131, which would be extended as a new exit corridor below the second floor of the addition

•No bus loop or parent drop off can be achieved.

•Parking lot is currently undersized and cannot be expanded.

•Play space will be reduced. Recent investment in field and exercise course will be compromised.



CHEVY CHASE ES - LEVEL TWO

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- CLASSROOMS
- HEALTH
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

CHEVY CHASE ES - LEVEL THREE

0 25 50 100

SCALE: 1" = 60'

Department Legend

ACADEMIC SUPPORT
SERVICE
CLASSROOMS

North Chevy Chase 3700 Jones Bridge Road I Chevy Chase, MD

Existing Conditions

North Chevy Chase Elementary School is located in the northern portion of the BCC cluster. This school is paired with Chevy Chase Elementary as the Grades 3-5 sites that receive students from Rosemary Hills Elementary School. On a level plateau above Jones Bridge Road, and held close to the street edge, the existing building placement has created a generous rear yard area. Given the efficient nature of the current layout, this site lends itself well to future expansion.

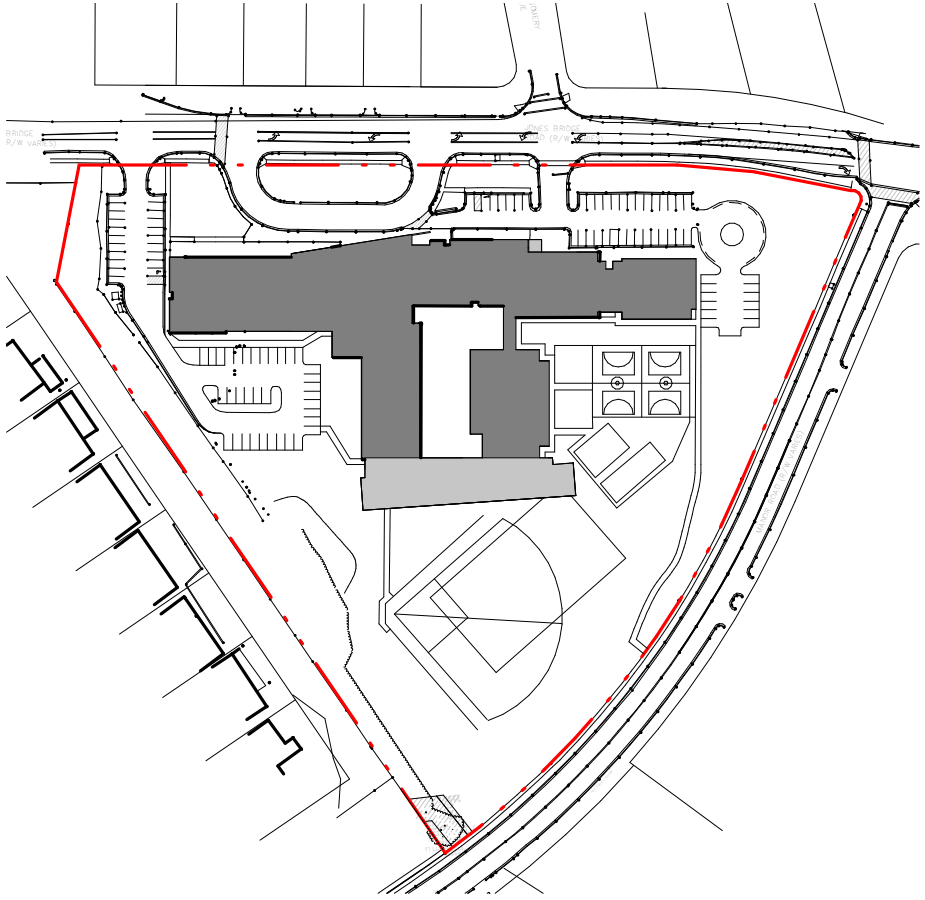
Assuming the current school pairings remain as-is, this building would not need to reach the full 740-student capacity; however, we have shown this at the maximum capacity to demonstrate the potential.

The proposed addition shows a two-story, 15 room addition which connects the two north/south wings making a loop circulation.

BACKGROUND INFORMATION
Current Capacity: 358
Current Enrollment: 387
Projected 2024 Enrollment: 271
Projected Capacity with Addition: 740
Year(s) built: 1953 / 1995
Site Area: 7.94 acres
Parking Spaces (approx): 102

North Chevy Chase 3700 Jones Bridge Road I Chevy Chase, MD

Proposed Addition



NORTH CHEVY CHASE ES - SITE

0 50 100 200
SCALE: 1" = 200'

LEGEND
- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	SPECIAL EDUCATION	900	900
CLASSROOMS	SPECIAL EDUCATION	900	900
CLASSROOMS	ART	1100	1100
CLASSROOMS	MUSIC	1050	1050
CLASSROOMS	INSTRUMENTAL MUSIC	450	450
LIBRARY MEDIA	SUPPORT_STORAGE	250	250
LIBRARY MEDIA	TEXTBOOK STORAGE	200	200
LIBRARY MEDIA	TELECOM MAIN	150	150
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	1176
MULTIPURPOSE	CHAIR STORAGE	200	200
MULTIPURPOSE	TABLE STORAGE	200	200

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 2,380 sf
Projected Area of Addition/ New Construction: 22,305 sf
Site Area: 7.94 acres

PROS

•The addition/internal expansion is a relatively straight forward (or simple) solution that could be built with minimal disturbance to school operations, including playgrounds.

•Access and staging for construction are readily available.

•The addition would connect the two existing classroom wings, creating a loop circulation that would help tie the elements of the school together and add accessible second floor rooms.

•Expanding the multipurpose room and media center in their current locations would minimize cost and retain the layout of the school that users are familiar with.

NORTH CHEVY CHASE ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY
- RENOVATED AREA

CONS

- The addition would require a new stair.
- The addition would not be within the ideal alignment range for optimal solar orientation.
- Some adjustment to fields would be required to accommodate addition.

NORTH CHEVY CHASE ES - LEVEL TWO

0 25 50 100

SCALE: 1" = 60'

Department Legend

- CLASSROOMS
- SERVICE
- SPECIALTY

RENOVATED AREA

Rock Creek Forest Elementary 8330 Grubb Road I Chevy Chase, MD

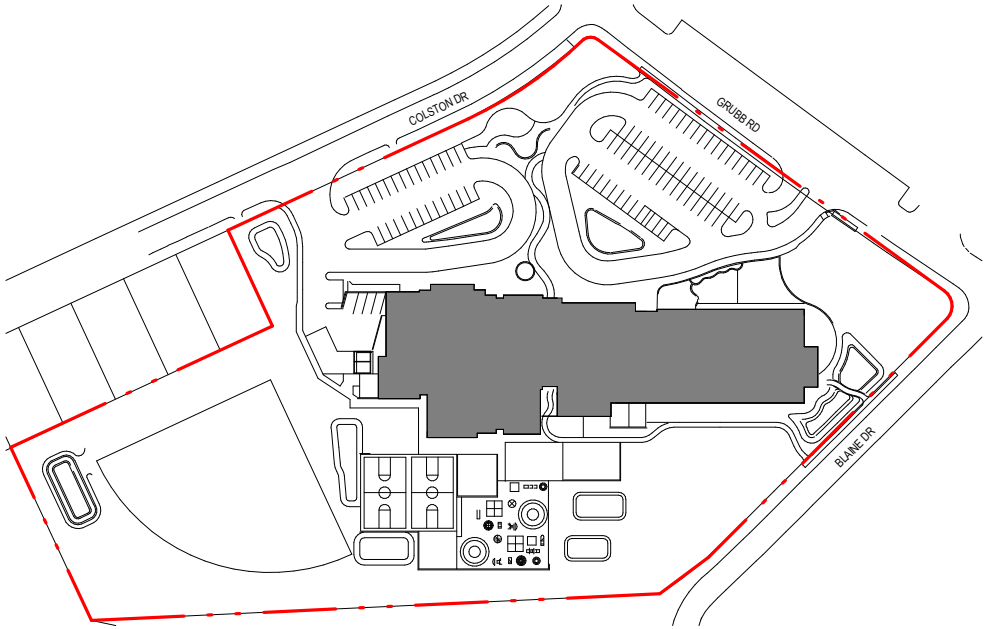
Existing Conditions

Rock Creek Forest Elementary School was replaced with a new building in 2015 and is the newest school in the BCC cluster. It is the only one built to approximately a 740 student capacity. Given that, and the inefficiency of constructing a single-classroom addition, no expansion was considered at this site.

BACKGROUND INFORMATION
Current Capacity: 709
Current Enrollment: 764
Projected 2024 Enrollment: 807
Year(s) built: 1950 / 2015 (Replacement School)
Site Area: 7.95 acres
Parking Spaces (approx): 96

Rock Creek Forest Elementary 8330 Grubb Road I Chevy Chase, MD

Existing Conditions



ROCK CREEK FOREST ES - SITE

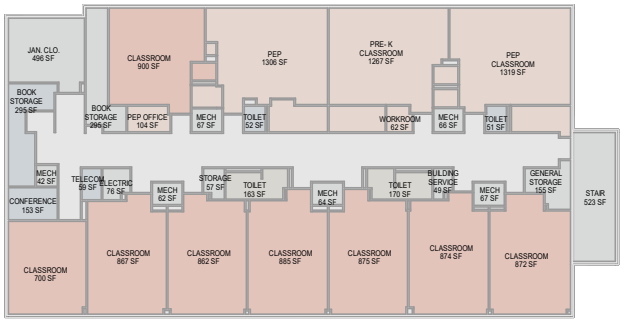
0 50 100 200
SCALE: 1" = 200'

LEGEND
- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
SUPPORT	LARGE INSTRUCTIONAL SUPPORT	600	600



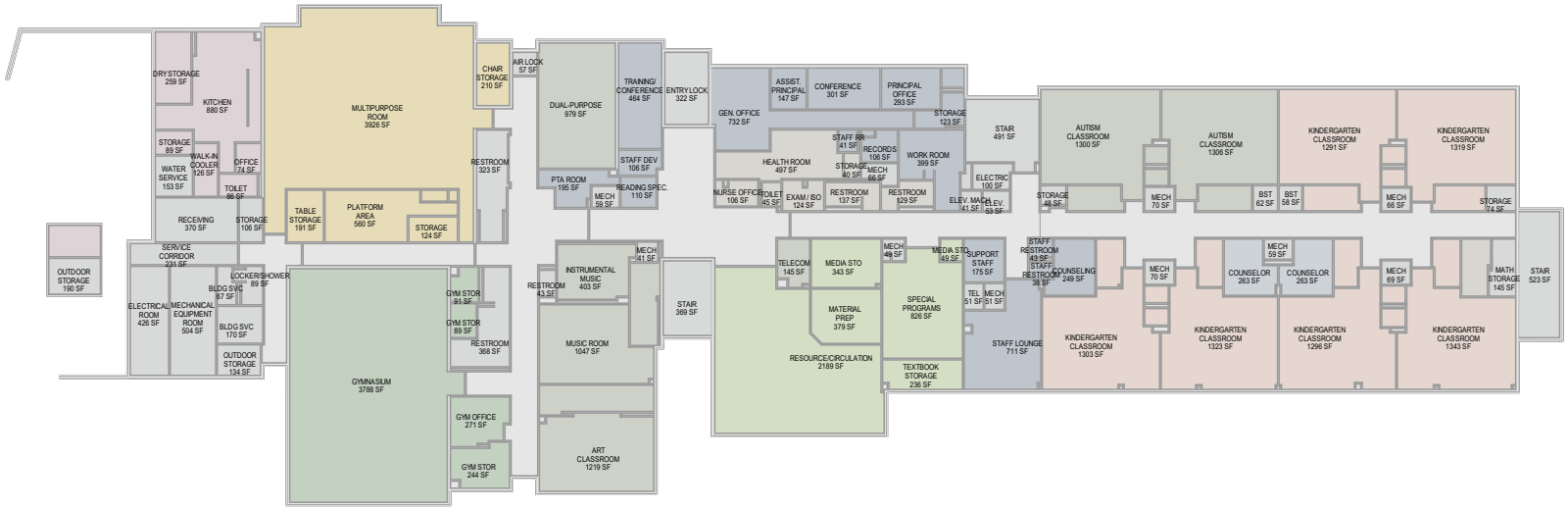
ROCK CREEK FOREST ES - BASEMENT

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- CLASSROOMS
- EC CLASSROOMS
- HEALTH
- SERVICE



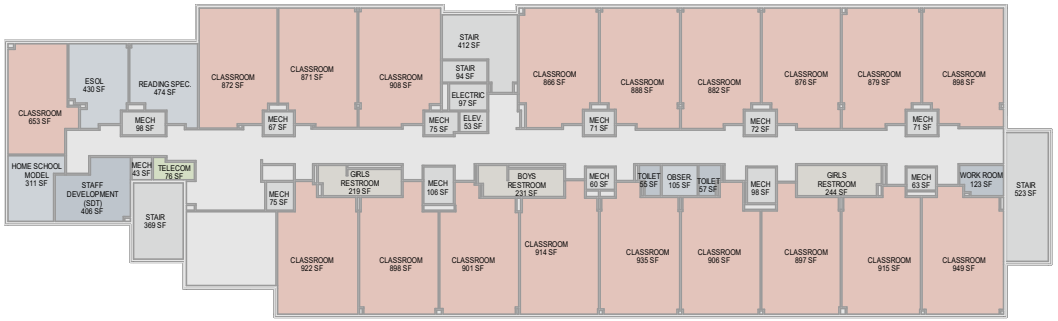
ROCK CREEK FOREST ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

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



ROCK CREEK FOREST ES - LEVEL TWO

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- CLASSROOMS
- HEALTH
- LIBRARY MEDIA CENTER
- SERVICE

Rosemary Hills Elementary 2111 Porter Road I Silver Spring, MD

Existing Conditions

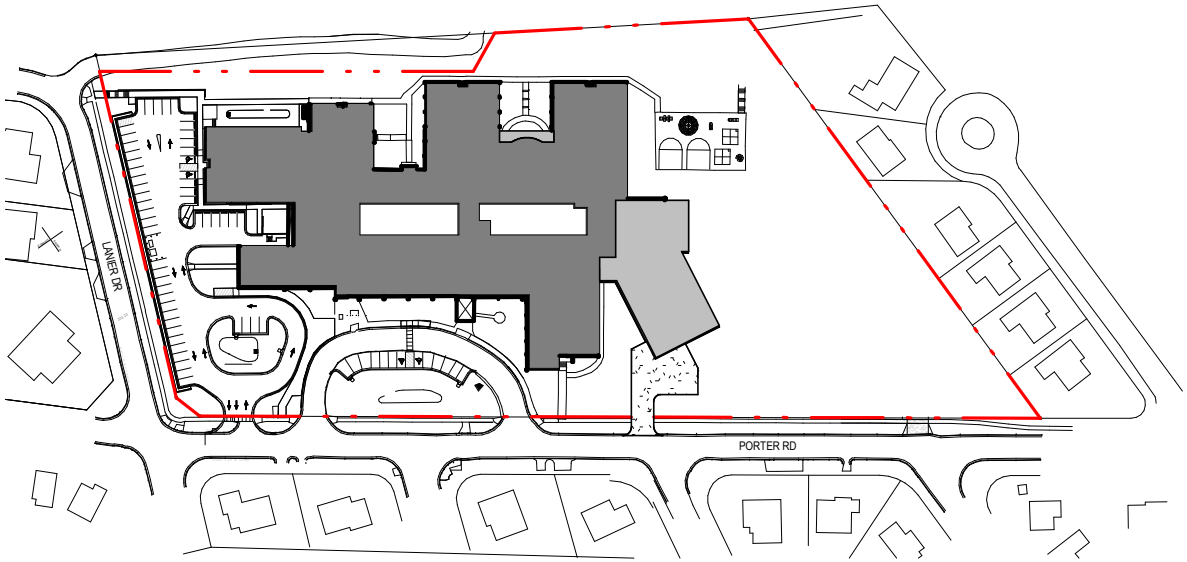
Rosemary Hills Elementary School is located near the eastern edge of the BCC cluster. The site borders the right-of-way for the Purple Line Metro which is now under construction. The most recent addition is the only two-story portion of the building. The remainder of the building is one story which, while ideal for this Grades Pre-K - 2 school, does put pressure on the relatively small parent drop-off loop. In addition, the kitchen service area shares this zone of the site thus complicating circulation.

The interior of the building is organized around courtyards with wings that pinwheel around the main administration area. To increase the capacity to 740 students and maintain all added rooms on the ground level, the proposal converts the existing multipurpose room into classroom space and then builds a new multipurpose room and gym addition with related service to the east. This location is convenient to the playing fields which will remain of adequate size with addition in place. Careful attention to the location of additional curb cuts will be required but options to handle this new site circulation are possible.

BACKGROUND INFORMATION
Current Capacity: 628
Current Enrollment: 550
Projected 2024 Enrollment: 506
Projected Capacity with Addition: 740
Year(s) built: 1956 / 1988
Site Area: 6.1 acres
Parking Spaces (approx): 60

Rosemary Hills Elementary 2111 Porter Road I Silver Spring, MD

Proposed Addition



ROSEMARY HILLS ES - SITE

0 50 100 200
SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	STANDARD	900	277
CLASSROOMS	INSTRUMENTAL MUSIC	450	450
CLASSROOMS	DUAL PURPOSE ROOM	1000	1000
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	140
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	627
LIBRARY MEDIA	WORK_PRODUCTION	500	93
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	1398
KITCHEN	SERVING AREA	300	300
KITCHEN	WALK-IN COOLER/FREEZER	155	155

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 6,795 sf
Projected Area of Addition/ New Construction: 12,670 sf
Site Area: 6.1 acres

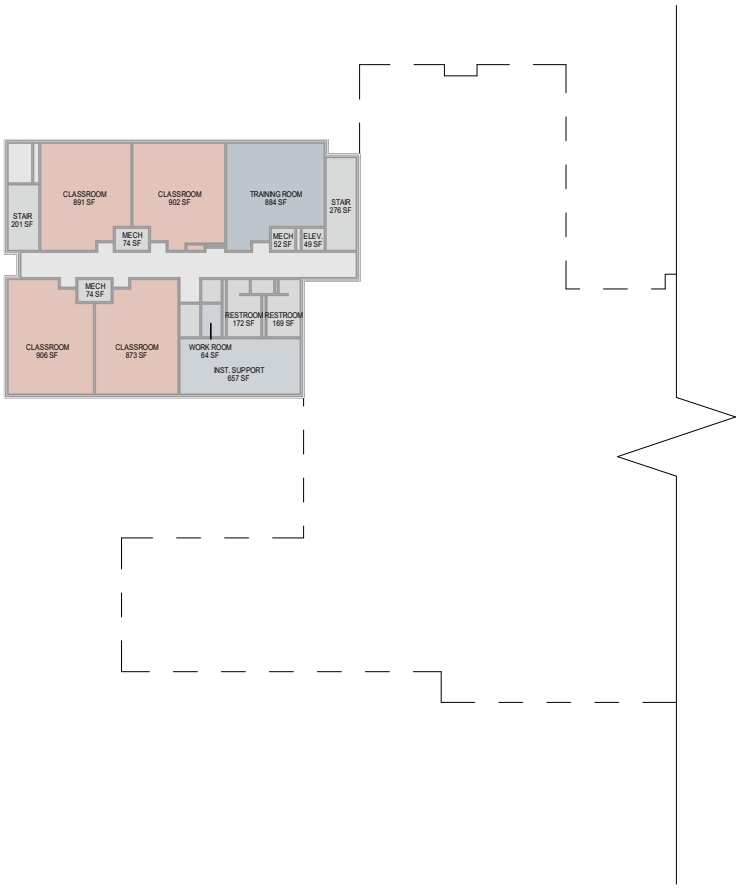
ROSEMARY HILLS ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

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



ROSEMARY HILLS ES - LEVEL TWO

0 25 50 100

SCALE: 1" = 60'

Department Legend

ACADEMIC SUPPORT
CLASSROOMS
ADMINISTRATION
SERVICE

PROS

•The required alterations can be made without modifying the existing front facade of the building.

•The location of the 5 new classrooms will complete the west end of the classroom loop and enhance the completeness of the academic zone. Removal of storage spaces will also widen this corridor.

•The new addition will satisfy the area requirements for the multipurpose/kitchen.

•The new addition will be comprised of the two spaces most used by the public, which can be accessed directly by the public while closed off from the remainder of the school.

•Both the addition and classroom relocation areas would be easily accessed by the contractor.

CONS

•The media center expansion will not be easy for the contractor to access.

•Service to the relocated kitchen will need to be screened from the public.

•The east addition will require regrading as grades to the east are higher. This will increase costs.

•The relocated classrooms would look out directly to the existing chiller. However, that could be relocated to the west of existing mechanical room (with added costs).

•Existing gym would need to be demolished to make way for addition.

Somerset Elementary 5811 Warwick Pl. I Chevy Chase, MD

Existing Conditions

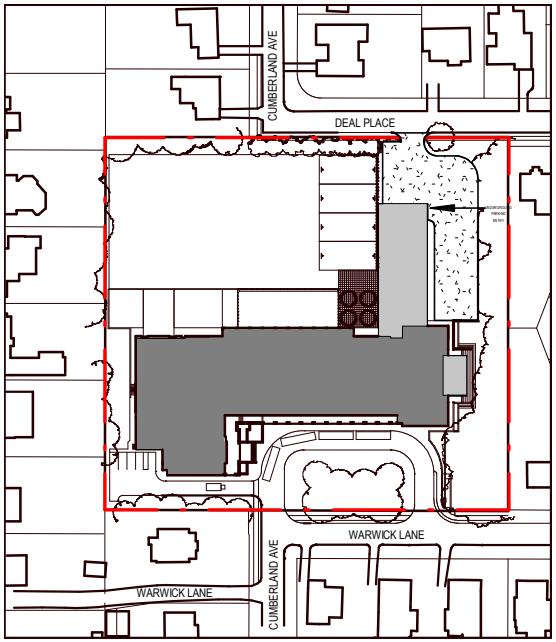
Somerset Elementary School is a replacement school constructed in the early 2000s. It is a four-story school located on the smallest site in the BCC cluster and is located towards the south eastern edge, near the District of Columbia line. A bus loop surrounds a small stand of old growth trees and can accommodate the five buses if parked compactly. Parent drop-off is located on the street at the rear of the site with some use of the parking lot drive aisles; however, it is very congested and can lead to parents trying to use the bus loop. The surrounding public streets are narrow and are limited to one-way during drop-off and pick-up times to help control congestions. Additional vehicular load in the neighborhood would complicate this situation.

To reach the desired 740-student capacity, additions would be needed to enlarge the multipurpose room and add classrooms. The proposed addition shows a targeted addition to the south of the multipurpose room as well as an elevated classroom wing which is raised up above the existing parking. This could allow the current parking quantity to remain, however, without below-grade, structured parking, the full parking requirements could not be met.

BACKGROUND INFORMATION
Current Capacity: 515
Current Enrollment: 600
Projected 2024 Enrollment: 656
Projected Capacity with Addition: 740
Year(s) built: 1949 / 2005 (Replacement School)
Site Area: 3.71 acres
Parking Spaces (approx): 43

Somerset Elementary 5811 Warwick Pl. I Chevy Chase, MD

Proposed Addition



SOMERSET ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These spaces would be provided or expanded as a part of the proposed addition project.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	PRE- K CLASSROOM	1300	1300
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	STANDARD	900	900
CLASSROOMS	DUAL PURPOSE ROOM	1000	1000
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED CONF	250	105
SUPPORT	SMALL INSTRUCTIONAL SUPPORT	450	450
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	422
LIBRARY MEDIA	WORK_PRODUCTION	500	204
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	1192
MULTIPURPOSE	CHAIR STORAGE	200	119

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 890 sf
Projected Area of Addition/ New Construction: 16,330 sf
Site Area: 3.71 acres

PROS

•The addition is elevated above the existing parking lot with only a small area connecting to the existing school, meaning that the impact on parking and the building would be minimal in the long run.

•Play areas would not be impacted or reduced.

•The addition would act to enclose the outdoor play areas and provide a sense of protection.

•The art room would be relocated to the addition, where it could have an elevated outdoor teaching terrace. The current art room would be replaced by the required kindergarten classroom, grouped with the other four existing kindergarten classrooms.

SOMERSET ES - BASEMENT

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- EC CLASSROOMS
- KITCHEN
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

RENOVATED AREA

CONS

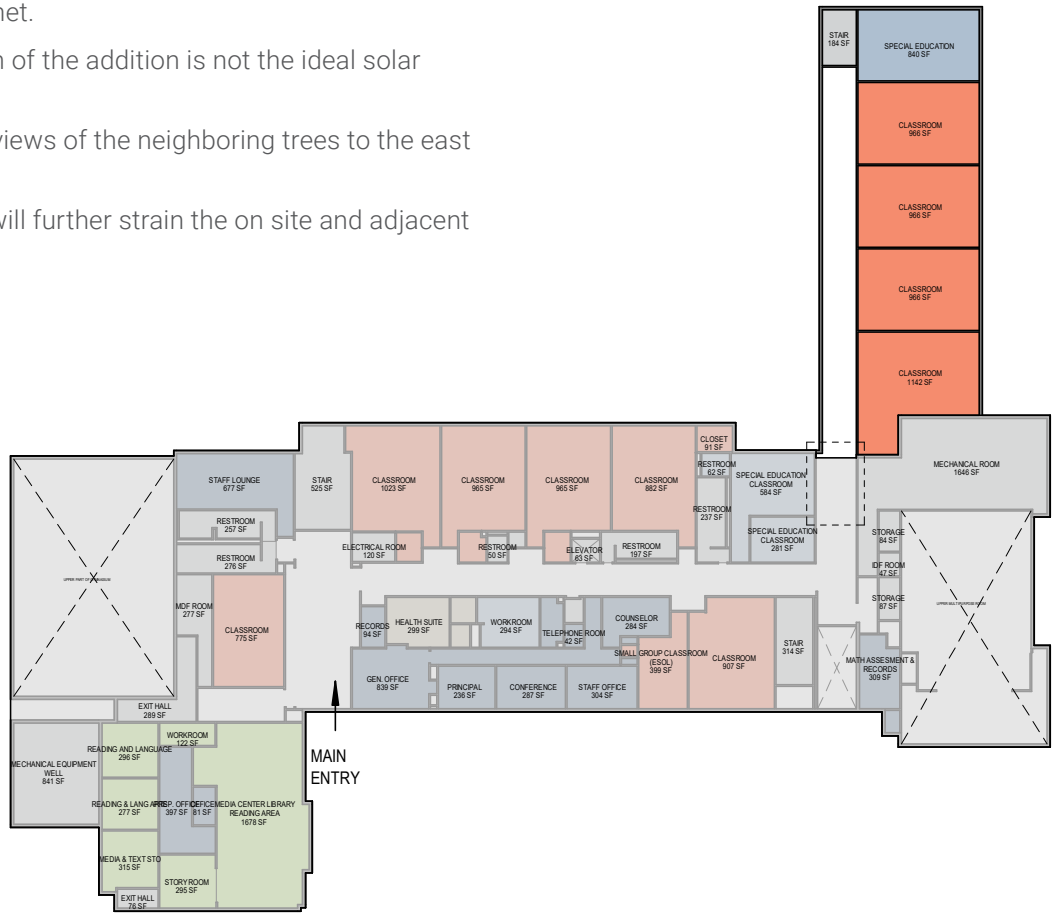
•During construction, parking would not be operational.

•Parking may be reduced by one or two spaces. Full parking requirements could not be met.

•The North-South orientation of the addition is not the ideal solar alignment.

•The addition would cut off views of the neighboring trees to the east from the play-fields.

•Additional vehicular traffic will further strain the on site and adjacent neighborhood circulation.



SOMERSET ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- CLASSROOMS
- HEALTH
- LIBRARY MEDIA CENTER
- SERVICE

RENOVATED AREA

SOMERSET ES - LEVEL TWO

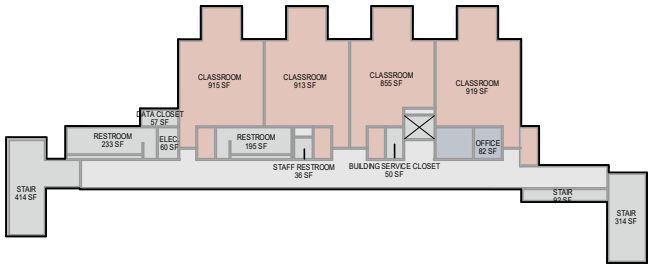
0 25 50 100

SCALE: 1" = 60'

Department Legend

ACADEMIC SUPPORT
CLASSROOMS
SPECIALTY
ADMINISTRATION
SERVICE

RENOVATED AREA



SOMERSET ES - LEVEL THREE

0 25 50 100

SCALE: 1" = 60'

Department Legend

ADMINISTRATION
SERVICE
CLASSROOMS

RENOVATED AREA

Westbrook Elementary 5110 Allan Terrace I Bethesda, MD

Existing Conditions

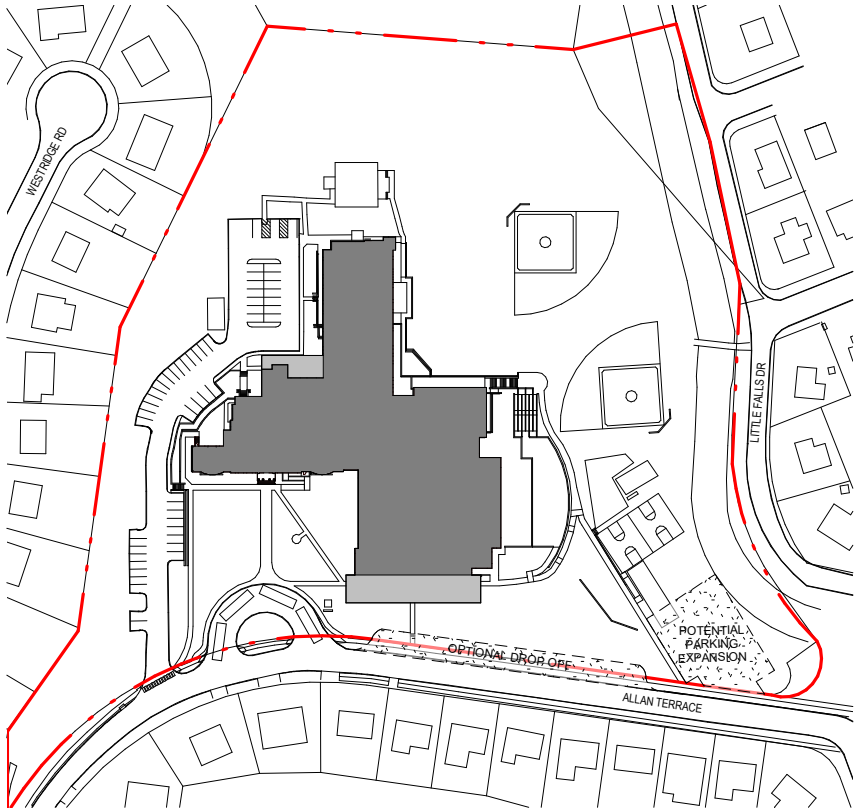
Westbrook Elementary School is located in the southwest portion of the BCC cluster, deep within a neighborhood with limits on site access. The current site circulation strategy includes limiting certain roads to one-way during pick-up and drop-off times; however, with a long street frontage on Allan Terrace, there is potential for a modified drop-off lane that could provide improvements to neighborhood/ site circulation. The site is shared with a daycare center which shares the parking and drop-off area so this complicates circulation. There may be the possibility to add a small parking lot near the southeast corner of the site; however, retaining walls would likely be required given the existing steep slopes.

The school currently has almost 200 available seats. Also, the existing school was constructed with an optional expansion space already built inside the building envelope. Considering that, it would be fairly simple to add required classrooms to reach a 740-student capacity. The proposed design option shows how the full capacity building could be located on site; however, the additional parking and buses would cause concern with the site circulation. Added investment in the site may be required if maximizing the building capacity is undertaken.

BACKGROUND INFORMATION
Current Capacity: 547
Current Enrollment: 348
Projected 2024 Enrollment: 323
Projected Capacity with Addition: 740
Year(s) built: 1939 / 1990
Site Area: 12.46 acres
Parking Spaces (approx): 56

Westbrook Elementary 5110 Allan Terrace I Bethesda, MD

Proposed Addition



WESTBROOK ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

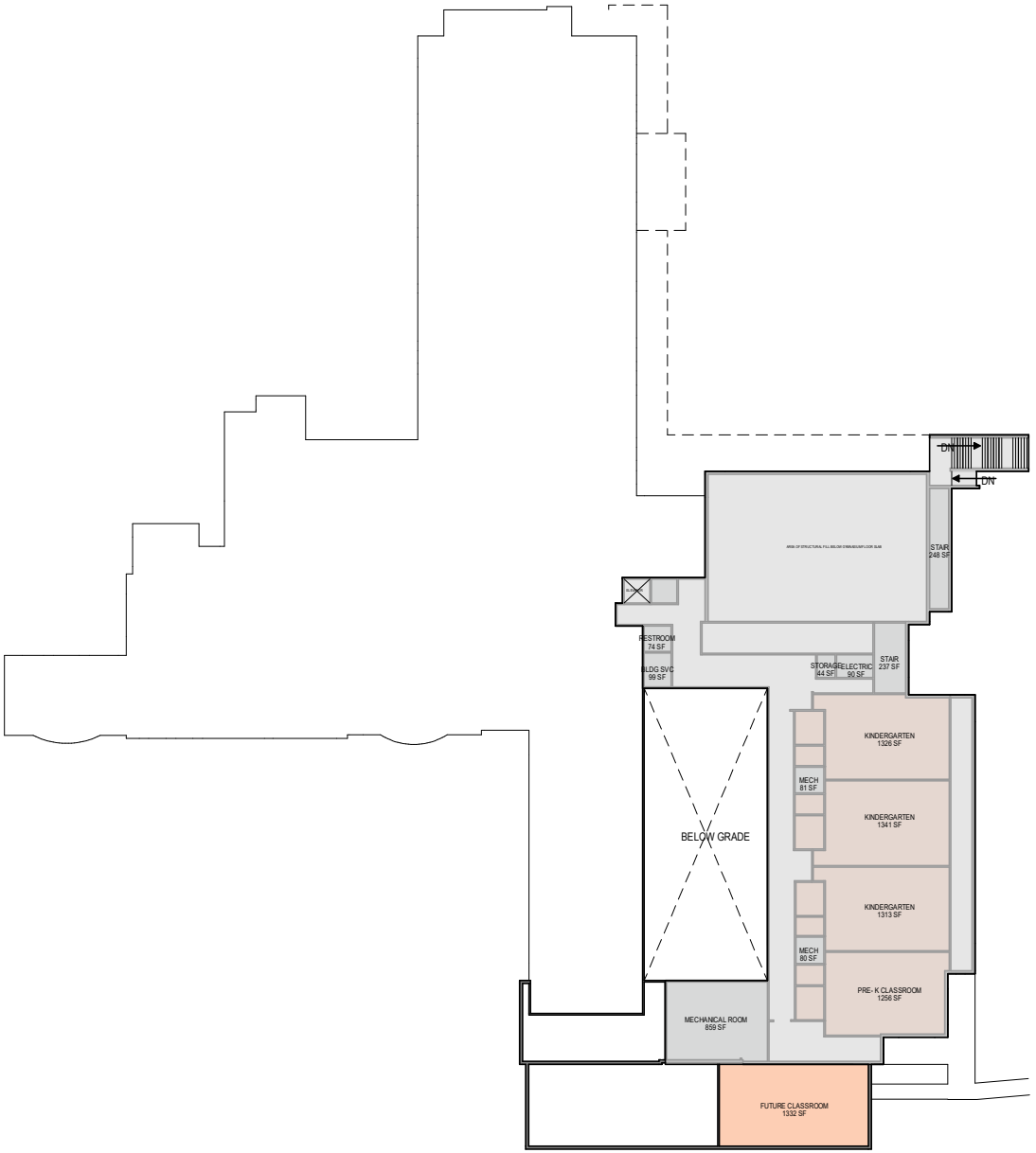
Program Summary

The program summary indicates areas where the current program is insufficient to meet the proposed capacity of 740 students. These rooms would be provided as a part of the proposed addition project. The 1990 addition at Westbrook ES created space for three future classrooms; those rooms are counted in the existing spaces for the school so are not shown in the space summary below.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	KINDERGARTEN	1300	1300
CLASSROOMS	SPECIAL EDUCATION	900	900
CLASSROOMS	SPECIAL EDUCATION	900	900
CLASSROOMS	DUAL PURPOSE ROOM	1000	1000
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100
STAFF DEVELOPMENT	TRAINING/ CONF ROOM	400	400

ADDITION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Modernization: 2,725
Projected Area of Addition/ New Construction: 7,655
Site Area: 12.46 acres



PROS

- The proposed three-story addition takes advantage of the existing single loaded corridor, making it an efficient use of space.
- The slope of the hillside will result in one additional classroom space beyond the capacity count at the lowest level. This is indicated as a 'future' classroom.
- Expansion of the media center to the north provides a design opportunity to organize and unify the north facade.
- The area of the proposed classroom addition allows for easy construction access.

WESTBROOK ES - BASEMENT

0 25 50 100

SCALE: 1" = 60'

Department Legend

EC CLASSROOMS

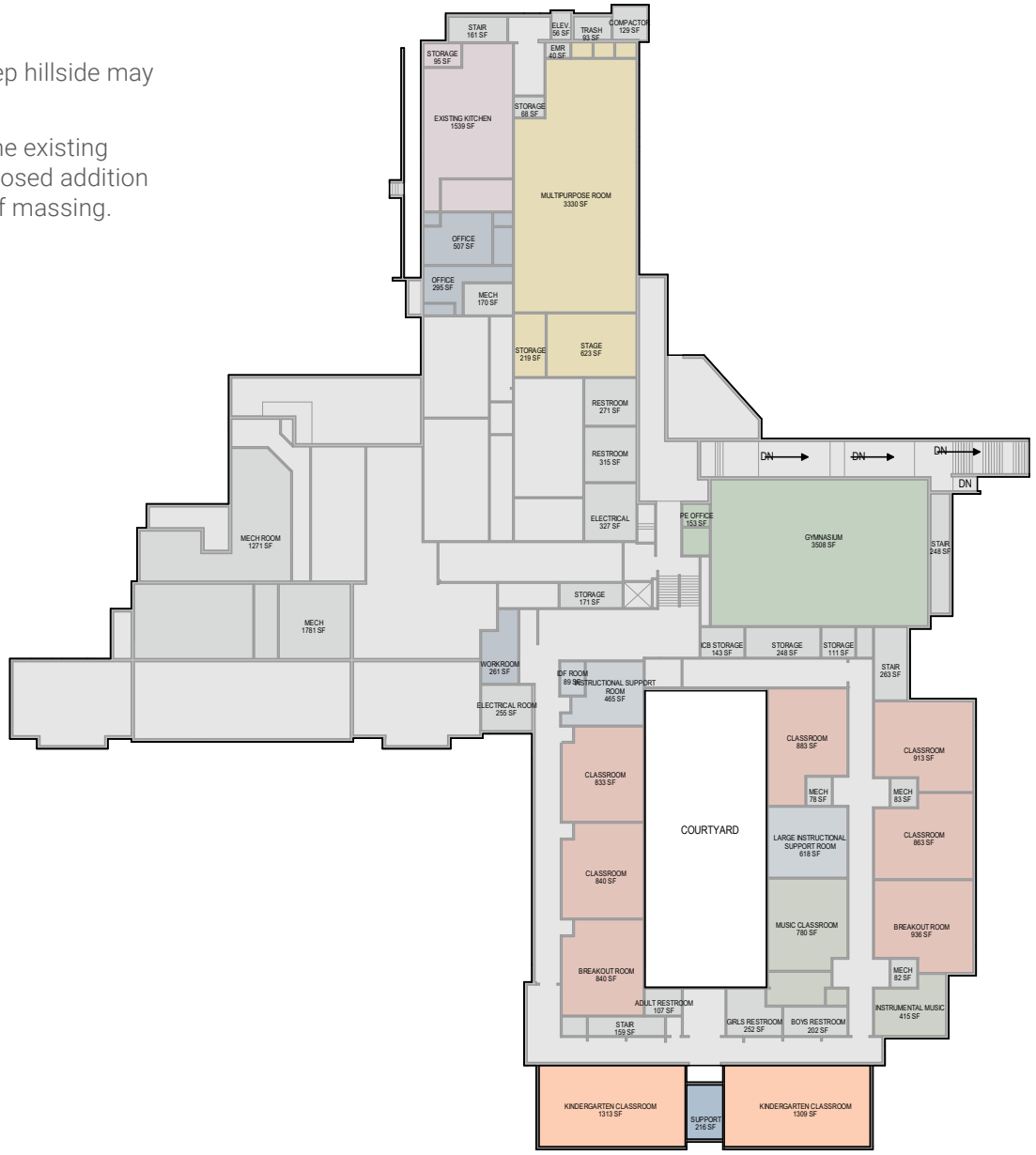
SERVICE

RENOVATED AREA

CONS

•Construction on a fairly steep hillside may incur additional costs.

•The steep sloped roofs of the existing building adjacent to the proposed addition could create challenging roof massing.



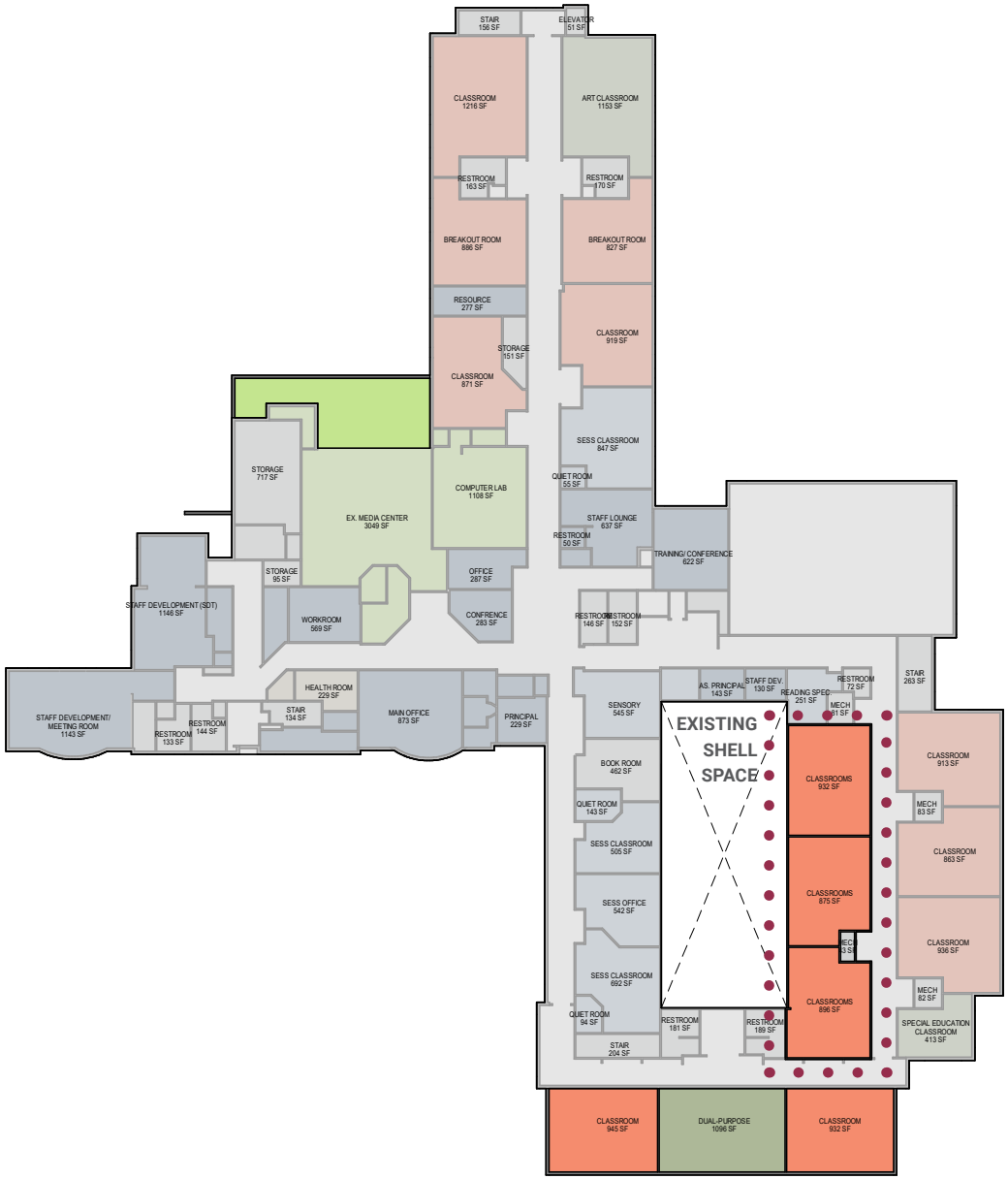
WESTBROOK ES - LEVEL ONE

0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- KITCHEN
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY
- RENOVATED AREA



WESTBROOK ES - LEVEL TWO

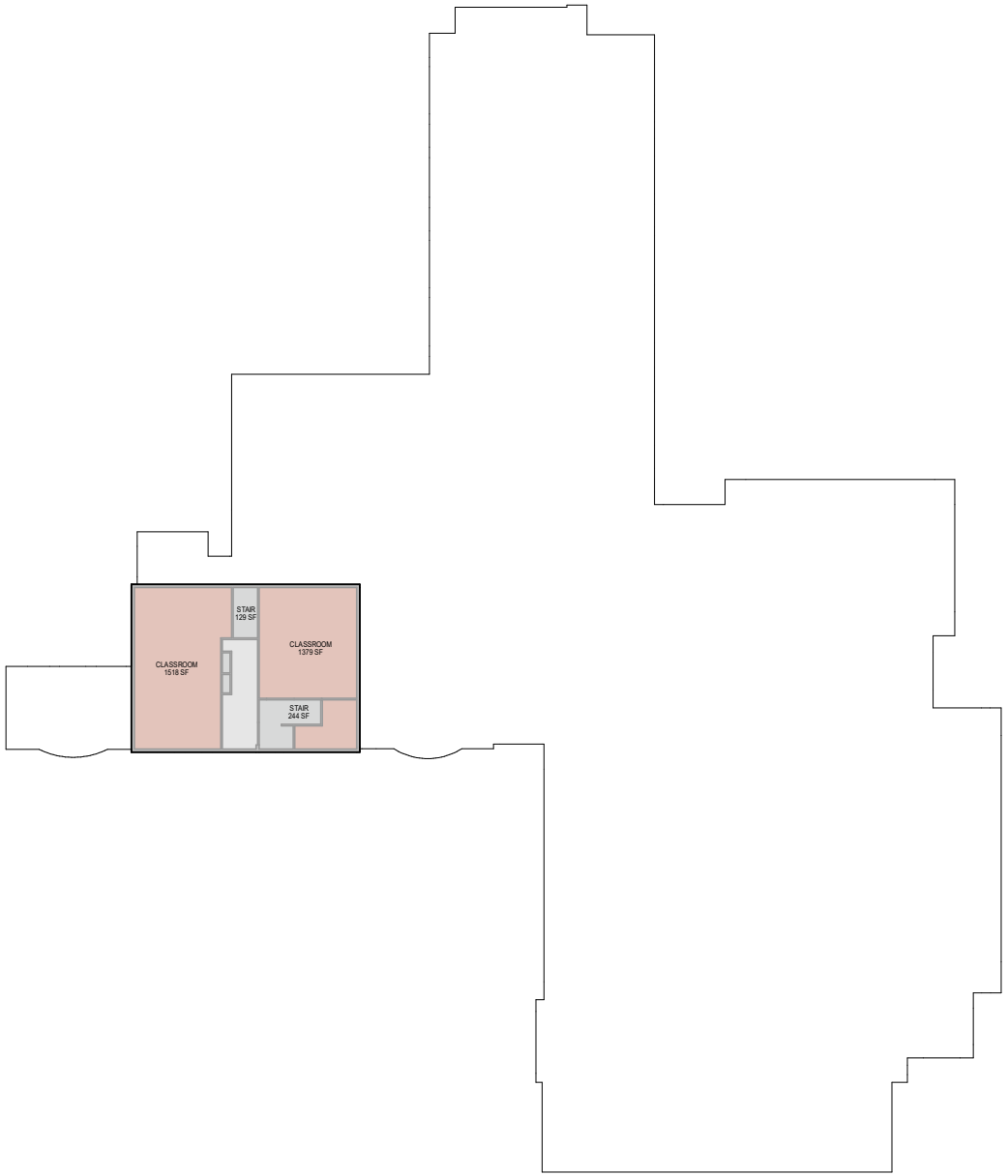
0 25 50 100

SCALE: 1" = 60'

Department Legend

- ACADEMIC SUPPORT
- ADMINISTRATION
- CLASSROOMS
- HEALTH
- LIBRARY MEDIA CENTER
- SERVICE
- SPECIALTY

RENOVATED AREA



WESTBROOK ES - LEVEL THREE

0 25 50 100

SCALE: 1" = 60'

Department Legend

CLASSROOMS

SERVICE

RENOVATED AREA

Ashburton Elementary

6314 Lone Oak Dr. I 20817

Existing Conditions

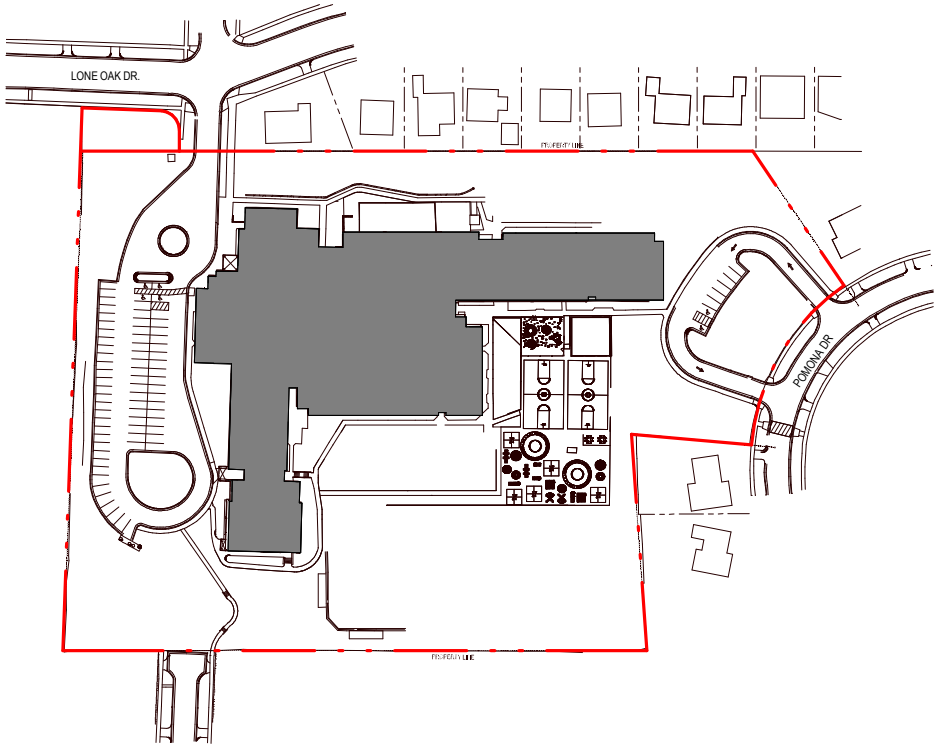
Ashburton Elementary School is one of the most overcrowded schools in the WJ cluster. Recently, a modular classroom building was located on part of the paved play area and a classroom addition was completed to increase the capacity of the school. While the site has two access points which can help alleviate some site circulation concerns, the site has reached capacity.

One of the biggest challenges for the school is the width of the existing corridors which requires students to circulate in one direction at critical points throughout the day; the corridor cannot handle a significant load with two-way circulation. While building additions have increased capacity, the narrow corridor widths have been retained and extended.

BACKGROUND INFORMATION
Current Capacity: 770
Current Enrollment: 911
Projected 2024 Enrollment: 865
Year(s) built: 1957 / 1993
Site Area: 8.32 acres
Parking Spaces (approx): 78

Ashburton Elementary

6314 Lone Oak Dr. I 20817



ASHBURTON ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The existing building program has been reviewed against the current program for a proposed capacity of 740 students. There are small discrepancies up and down but the overall program is on target.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	KINDERGARTEN	1300	272
CLASSROOMS	KINDERGARTEN	1300	211
CLASSROOMS			1075
CLASSROOMS			863
CLASSROOMS	STANDARD	900	135
CLASSROOMS	STANDARD	900	138
CLASSROOMS	STANDARD	900	178
CLASSROOMS	SPECIAL EDUCATION	900	428
CLASSROOMS	DUAL PURPOSE ROOM	1000	107
SUPPORT	SPEC ED CONF	250	250
SUPPORT	SPEECH_LANGUAGE ROOM	250	110
SUPPORT	SUPPORT STAFF	140	140
SUPPORT	SUPPORT STAFF	140	140
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	152
LIBRARY MEDIA	WORK_PRODUCTION	500	709
LIBRARY MEDIA	SUPPORT_STORAGE	250	245
LIBRARY MEDIA	TEXTBOOK STORAGE	200	490
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
PHYSICAL EDUCATION			143
PHYSICAL EDUCATION			284
KITCHEN	SERVING AREA	300	300
KITCHEN	WALK-IN COOLER/FREEZER	155	42
KITCHEN	DRY STORAGE	192	94
ADMINSTRATION	GENERAL OFFICE	500	159
ADMINSTRATION	PRINCIPAL OFFICE	250	86
ADMINSTRATION	SECOND FLR WORKROOM	75	86
ADMINSTRATION			347
ADMINSTRATION			99

Farmland Elementary 7000 Old Gate Rd I 20852

Existing Conditions

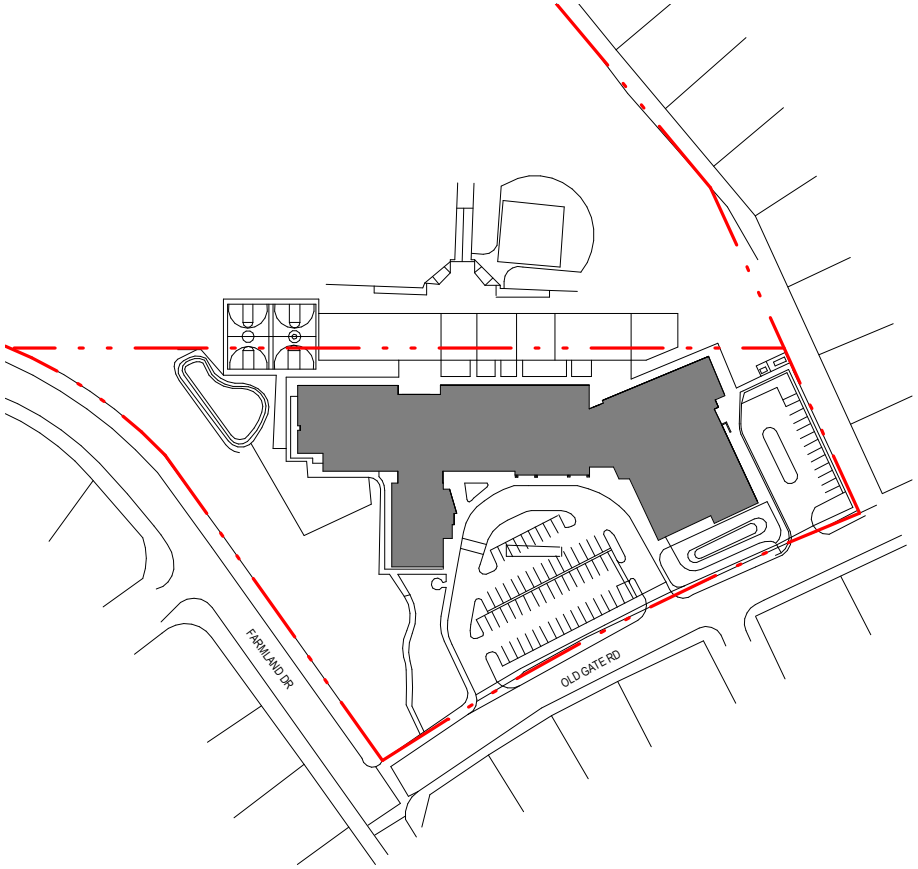
Farmland Elementary School is northwestern part of the WJ cluster and is on a small site which does not allow for building expansion. The school building and supporting site facilities are located on MCPS property. However, play fields on the adjacent site allow for a full site program as a shared use.

Farmland currently has relocatable classrooms to address capacity needs.

BACKGROUND INFORMATION
Current Capacity: 715
Current Enrollment: 841
Projected 2024 Enrollment: 898
Year(s) built: 1963 / 2011
Site Area: 4.75 acres
Parking Spaces (approx): 70

Farmland Elementary

7000 Old Gate Rd I 20852



FARMLAND ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The existing building program has been reviewed against the current program for a proposed capacity of 740 students. There are small discrepancies up and down but the overall program is on target.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	PRE- K CLASSROOM	1300	355
CLASSROOMS	DUAL PURPOSE ROOM	1000	192
SUPPORT	SPEC ED CONF	250	213
SUPPORT	LARGE INSTRUCTIONAL SUPPORT	600	101
SUPPORT	OT/PT THERAPY	250	115
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	305
LIBRARY MEDIA	WORK_PRODUCTION	500	143
LIBRARY MEDIA	SUPPORT_STORAGE	250	117
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
PHYSICAL EDUCATION			126
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	606
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100
HEALTH SERVICES	WAITING AREA	100	305
HEALTH SERVICES	TREATMENT AREA	120	120
HEALTH SERVICES	STAFF LOUNGE	700	122

Wyngate Elementary 9300 Wadsworth Dr I 20817

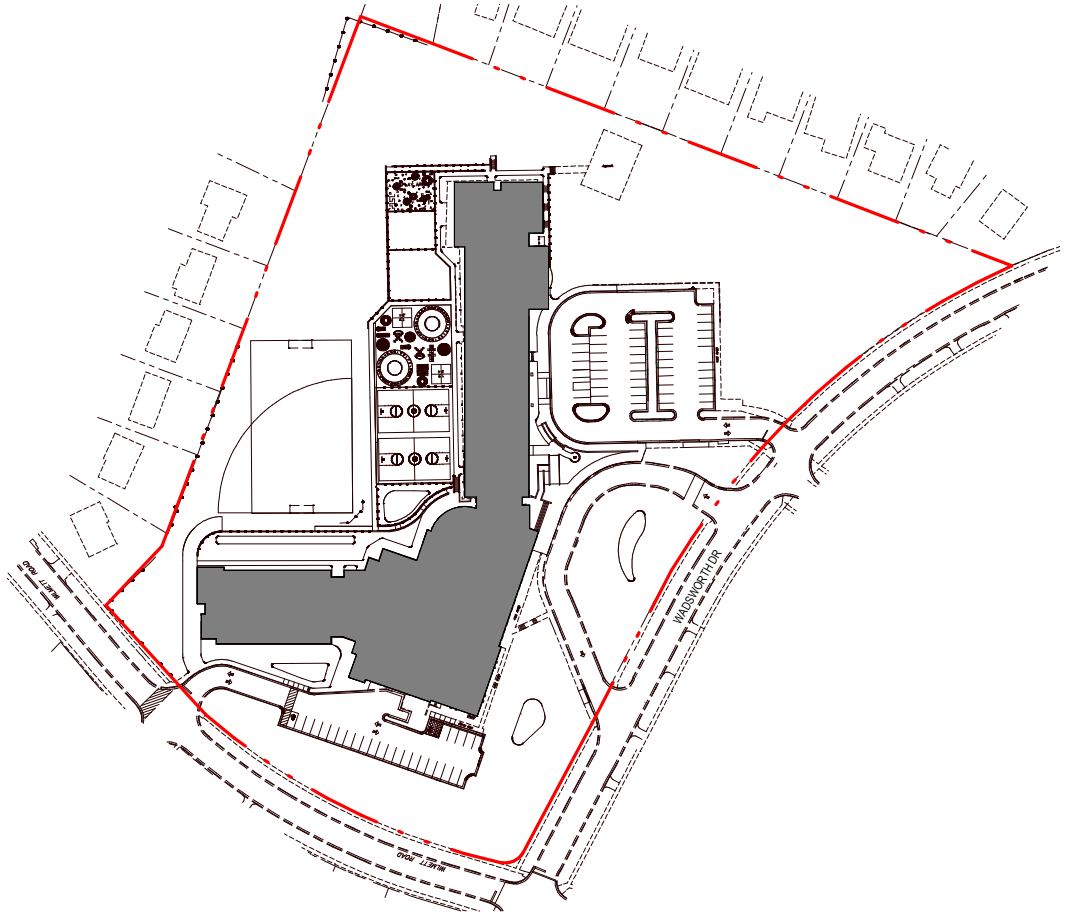
Existing Conditions

Wyngate Elementary School has maximized the use of this steeply sloped 9 acre site. There is a clear separation of bus loop and parent drop-off as well as overflow parking in the service area. Paved and mulched play areas are held close to the building. While it may appear that some opportunities exist to expand capacity on this site, the topography and wooded areas prohibit building additions or major site modifications.

BACKGROUND INFORMATION
Current Capacity: 777
Current Enrollment: 730
Projected 2024 Enrollment: 736
Year(s) built: 1952 / 1997
Site Area: 9.45 acres
Parking Spaces (approx): 78

Wyngate Elementary

9300 Wadsworth Dr I 20817



WYNGATE ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The existing building program has been reviewed against the current program for a proposed capacity of 740 students. There are small discrepancies up and down but the overall program is on target.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	KINDERGARTEN	1300	200
CLASSROOMS	KINDERGARTEN	1300	229
CLASSROOMS	KINDERGARTEN	1300	94
CLASSROOMS	ART	1100	108
CLASSROOMS	MUSIC	1050	170
CLASSROOMS			860
SUPPORT	ACCOMMODATION ROOM	450	76
SUPPORT	SPEC ED CONF	250	250
SUPPORT	LARGE INSTRUCTIONAL SUPPORT	600	150
SUPPORT	SMALL INSTRUCTIONAL SUPPORT	450	85
SUPPORT	SMALL INSTRUCTIONAL SUPPORT	450	78
SUPPORT	SPEECH_LANGUAGE ROOM	250	250
SUPPORT	OT/PT THERAPY	250	250
SUPPORT	SUPPORT STAFF	140	140
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	332
LIBRARY MEDIA	WORK_PRODUCTION	500	177
LIBRARY MEDIA	TEXTBOOK STORAGE	200	447
PHYSICAL EDUCATION	OUTSIDE STORAGE	150	150
KITCHEN	WALK-IN COOLER/FREEZER	155	91
KITCHEN	DRY STORAGE	192	80
KITCHEN	OFFICE	100	55
ADMINSTRATION	GENERAL OFFICE	500	384
ADMINSTRATION	TELEPHONE BOOTH	50	50
ADMINSTRATION	TOILET	50	50
ADMINSTRATION	SECOND FLR WORKROOM	75	75
COUNSELING SUITE	INTINERANT STAFF OFFICE	140	140
STAFF DEVELOPMENT	STAFF DEVELOPMENT OFFICE	100	100

Garrett Park Elementary 4810 Oxford St I 20896

Existing Conditions

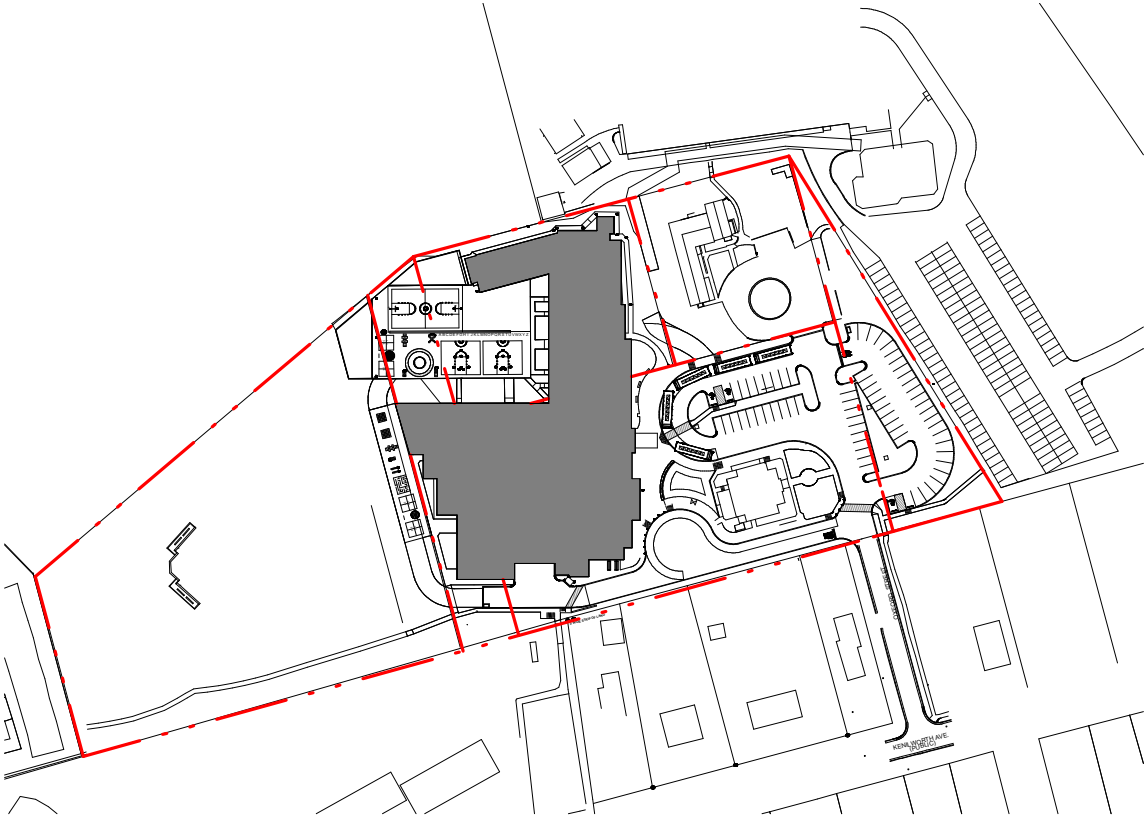
Garrett Park Elementary School is located on a tight site composed of several parcels of land. An existing historic school building is freestanding and is used for before and after care programs. The school occupies the majority of another parcel with site circulation overlapping adjacent parcels and playing fields filling out the site to the back. In addition, one parcel contains a day care facility which shares the entrance drive.

This site which does not allow for building expansion.

BACKGROUND INFORMATION
Current Capacity: 776
Current Enrollment: 800
Projected 2024 Enrollment: 842
Year(s) built: 1948 / 2012
Site Area: 4.37 acres
Parking Spaces (approx): 58

Garrett Park Elementary

4810 Oxford St I 20896



GARRETT PARK ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The existing building program has been reviewed against the current program for a proposed capacity of 740 students. There are small discrepancies up and down but the overall program is on target.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	PRE- K CLASSROOM	1300	495
CLASSROOMS	KINDERGARTEN	1300	178
CLASSROOMS	SPECIAL EDUCATION	900	241
CLASSROOMS	SPECIAL EDUCATION	900	528
CLASSROOMS	DUAL PURPOSE ROOM	1000	142
SUPPORT	SPEC ED OFFICE	140	140
SUPPORT	SPEC ED OFFICE	140	101
SUPPORT	LARGE INSTRUCTIONAL SUPPORT	600	121
SUPPORT	TESTING/ CONF RM	140	85
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	147
LIBRARY MEDIA	WORK_PRODUCTION	500	518
LIBRARY MEDIA	SUPPORT_STORAGE	250	175
LIBRARY MEDIA	TELECOM CLOSET	50	315
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
PHYSICAL EDUCATION			135
PHYSICAL EDUCATION			115
MULTIPURPOSE	MULTIPURPOSE ROOM	3700	110
MULTIPURPOSE	CHAIR STORAGE	200	67
MULTIPURPOSE	TABLE STORAGE	200	58
MULTIPURPOSE	PLATFORM	450	335
MULTIPURPOSE	BEFORE/AFTERCARE STORAGE	100	100
ADMINSTRATION	GENERAL OFFICE	500	153
COUNSELING SUITE	COUNSELOR OFFICE	250	242
COUNSELING SUITE	INTINERANT STAFF OFFICE	140	109

Kensington-Parkwood Elementary

4710 Saul Rd, Kensington I 20895

Existing Conditions

Kensington-Parkwood Elementary School is centrally located in the WJ cluster and currently has avaiable capacity in the school. Building expansion was not considered since the school is at the 740-student capacity. However, given the layout, if there was a need to expand beyond that capacity, locations for a potential classroom addition and parking expansion are shown on the site plan as a dotted line.

BACKGROUND INFORMATION
Current Capacity: 746
Current Enrollment: 650
Projected 2024 Enrollment: 665
Year(s) built: 1952 / 2006
Site Area: 9.86 acres
Parking Spaces (approx): 65

Kensington Parkwood Elementary

4710 Saul Rd, Kensington I 20895

KENSINGTON PARKWOOD ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Program Summary

The existing building program has been reviewed against the current program for a proposed capacity of 740 students. There are small discrepancies up and down but the overall program is on target.

ED SPEC			
Type	Room Name	SF	DELTA
CLASSROOMS	STANDARD	900	289
CLASSROOMS	STANDARD	900	132
CLASSROOMS	ART	1100	227
CLASSROOMS	MUSIC	1050	129
SUPPORT	ACCOMMODATION ROOM	450	140
LIBRARY MEDIA	LEARNING ENVIRONMENT	2100	260
LIBRARY MEDIA	TEXTBOOK STORAGE	200	200
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
LIBRARY MEDIA	TELECOM CLOSET	50	50
KITCHEN	SERVING AREA	300	300
COUNSELING SUITE	COUNSELOR OFFICE	250	165
COUNSELING SUITE	INTINERANT STAFF OFFICE	140	140
STAFF DEVELOPMENT	STAFF DEVELOPMENT OFFICE	100	173
STAFF DEVELOPMENT	READING SPECIALIST OFFICE	100	100
STAFF DEVELOPMENT	TRAINING/ CONF ROOM	400	400
STAFF DEVELOPMENT			
HEALTH SERVICES	TREATMENT AREA	120	120
HEALTH SERVICES	ASSESSMENT/ ISOLATION	100	100
HEALTH SERVICES			539

Luxmanor Elementary

6201 Tilden Ln I 20852

Existing Conditions

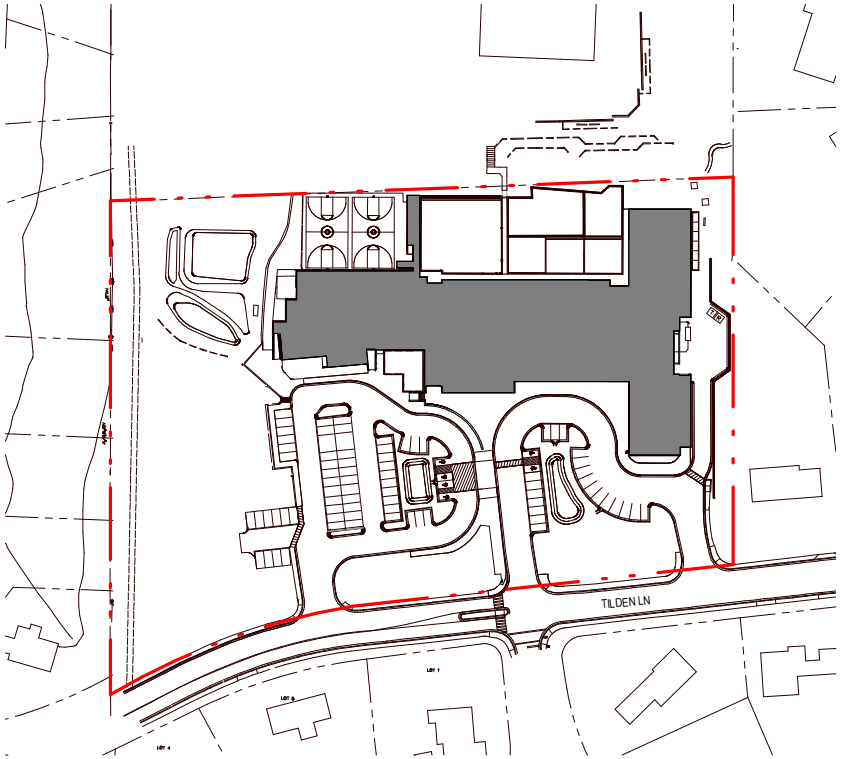
NOTE: Aerial image is prior to current construction project.

Luxmanor Elementary School is the most recent major construction project in the WJ cluster. The building was expanded to a capacity of 758 students and the site was modified to meet current site design components. The school is expected to open in 2020. An expansion of this site was not considered.

BACKGROUND INFORMATION
Current Capacity: 758
Current Enrollment: 620
Projected 2024 Enrollment: 654
Year(s) built: 1966 / 2020
Site Area: 6.49 acres
Parking Spaces (approx): 83

Luxmanor Elementary

6201 Tilden Ln I 20852



LUXMANOR ES - SITE

0 50 100 200

SCALE: 1" = 200'

LEGEND

- EXISTING
- PROPOSED RENOVATIONS & ADDITIONS
- SITE ADJUSTMENTS

Appendix B

Potential New School Site Options

Ayrlawn Elementary & Local Park 5650 Oakmont Ave I 20034

DLR Group

Ayrlawn Elementary & Local Park 5650 Oakmont Ave I 20034

DLR Group

Department Legend

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

Ayrlawn Elementary School is located on a small parcel. Its adjacency to a local park and potential access through the neighborhood make it a good candidate for shared site usage. This option places a three-story school on the MCPS lot and utilizes the adjacent park for site circulation and parking. Potential new drives have been placed in existing easements that allow multiple points of vehicular access which could help alleviate neighborhood traffic congestion. The 3-level design is efficient. The upper floor parcel; however, can contain all required upper-grade classrooms. Early childhood classrooms and specials are placed on the first floor.

Pros:

•Adequate acreage for a 3-story school with the preferred E-W solar orientation.

•Good vehicular access with separation of bus loop and a majority of staff parking.

•Sufficient parking spaces with excellent parent drop off and bus loop close to main entrance.

•Service area is remote from public side of building.

•Minor topographic issues in areas proposed to be developed.

•Attractive site with a large forested hill that could be used for ecology studies.

•Utilizes two existing softball fields.

•A third vehicular access road is possible if desired.

Cons:

•Only space for 2 of the 3 80' x 100' paved play areas.

•Requires demolition of the existing YMCA facility.

•Play fields are on opposite side of school building from the playgrounds.

•New school would impact the residential neighbors to the north.

•The space between the school building and other amenities to the north and south (playgrounds to the north, parking and softball fields to the south) is minimal. This may result in the impression that the site is a tight fit.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 16.59 acres
Proposed Parking Spaces (approx): 96

Floor Plan Level 3

Floor Plan Level 2

Department Legend

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

G.E. Coffield Recreation Center 2450 Lyttonsville Rd. I 20910

DLR Group

G.E. Coffield Recreation Center 2450 Lyttonsville Rd. I 20910

DLR Group

One of the municipal sites considered was the G. E. Coffield Recreation Center site. Given the relatively large site size, there is sufficient space to propose a co-location of a new school with the existing recreation center. This could create a synergy for shared use of parking with the school's predominant use during the day and recreation center use in the evening. Potential new drives allow multiple points of vehicular access. A three-story school is place at the east side of the site and bends around the existing baseball field. The first floor is zoned well to separate assembly spaces from classrooms wings with early childhood classrooms making up the remainder of this floor. The second and third floors are efficient and can contain all required upper-grade classrooms. The bend is utilized to create a zone for specials and potential pull-out spaces.

Pros:

• Adequate acreage for a 3-story school with preferred E-W solar orientation.

• Good vehicular circulation and separation, utilizing the existing on-site parking and access roads as well as a new access from Spencer Road.

• 142 parking spaces, shared with the recreation center. Makes use of the existing 108 spaces.

• Utilizes the existing softball field, basketball courts, tennis courts and several playgrounds.

• Generally, the new facilities avoid areas of steep grade. Only the east end of the school building will require dealing with an existing hillside.

• The site is attractive, wooded at the perimeter and is in a residential neighborhood.

• The school building would have only minor impact on the residential neighbors.

• Co-locating with the recreation center may provide a synergistic relationship.

Cons:

• Would eliminate the existing multipurpose field.

• Parking and drop-off are remote from the main entrance.

• Regrading and possibly retaining walls would be required at the east end of the school and potentially at an enlarged turn-around required for fire department access.

• Connecting roads may create a cut-through problem.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 16.19 acres
Proposed Parking Spaces (approx): 108

G.E. Coffield Recreation Center 2450 Lyttonsville Rd. I 20910

DLR Group

Floor Plan Level 3

Floor Plan Level 2

0 25 50 100
SCALE: 1" = 60'

Department Legend

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

Fleming Local Park 9929 Fleming Ave. I 20814

DLR Group

Fleming Local Park 9929 Fleming Ave. I 20814

DLR Group

Department Legend

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

Fleming Local Park is well situated in the WJ cluster near the intersection of Rt. 270 and Rt 495 Washington Beltway which make it a site worthy on consideration. The site is significant in size; however, it contains steep slopes leading to a small stream. These factors significantly limit the usable area. The proposed scheme situates a three-story school on the existing ball field; the only existing level area on the site. The first floor is zoned well to separate assembly spaces from classrooms wings with early childhood classrooms and specials rooms making up the remainder of this floor. The second and third floors are efficient and can contain all required upper-grade classrooms. As shown here, there is not space for a playing field; however, if the bus loop could double as the paved play area, and some parking reductions are taken a field could fit in the northwest corner of the site.

Pros:

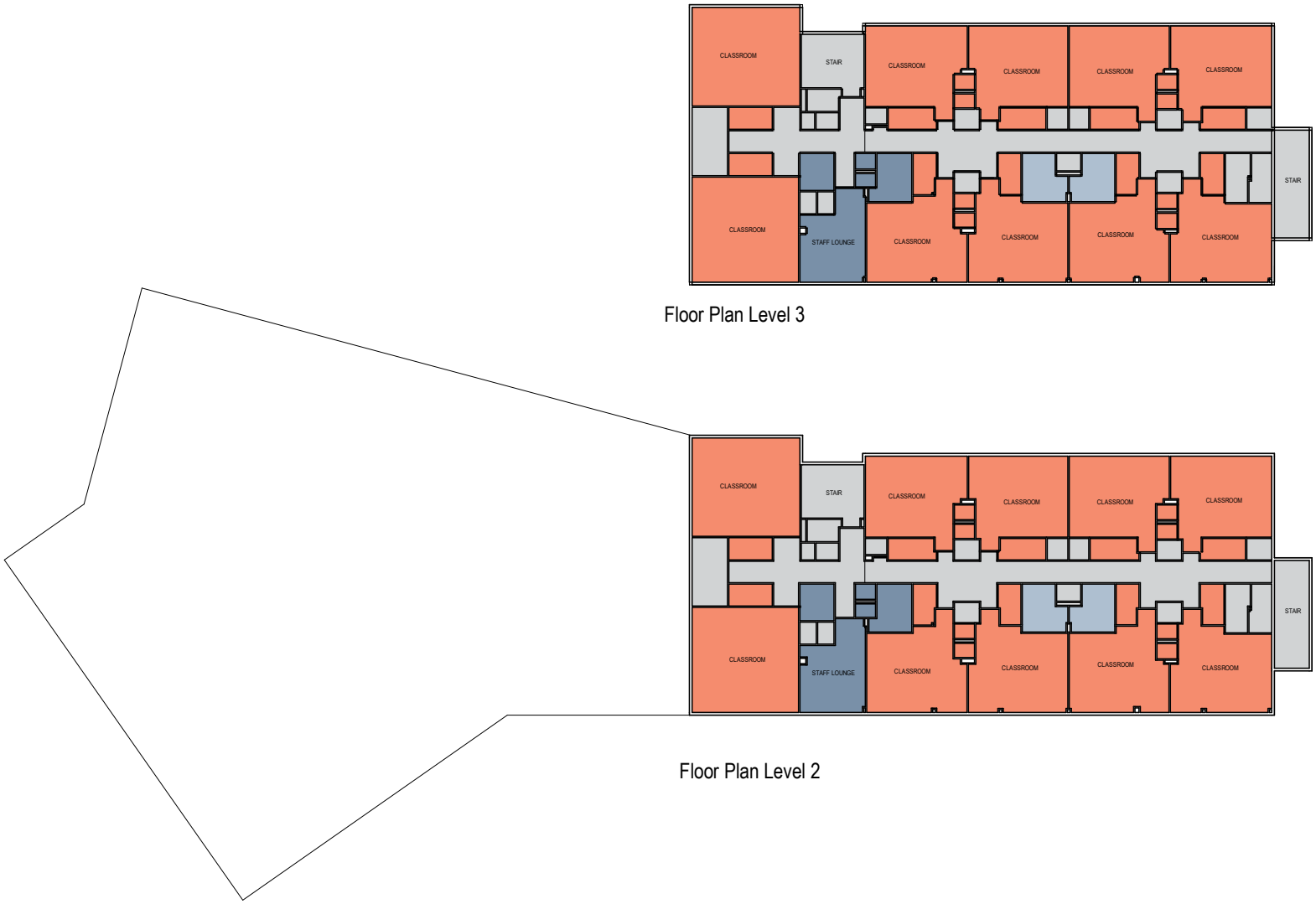
- Although relatively small, the site is in a residential neighborhood and includes a large, beautiful forested area that slopes down to a stream, which could also provide educational opportunities.
- The bus loop is separated from car circulation.
- Service is isolated from public view.
- Access to the front entry from drop off, parking and buses is excellent.
- The forested area of the site offers the opportunity to create a learning environment that is closely integrated with nature.

Cons:

- The small acreage of the site means there is no room for softball or multipurpose fields, and one of the 80'x100' paved play areas is undersized.
- Play areas are split between the east and west sides of the building.
- There is no room for future expansion.
- A retaining wall may be required along entire facade facing the wooded area to allow for level fire department access.

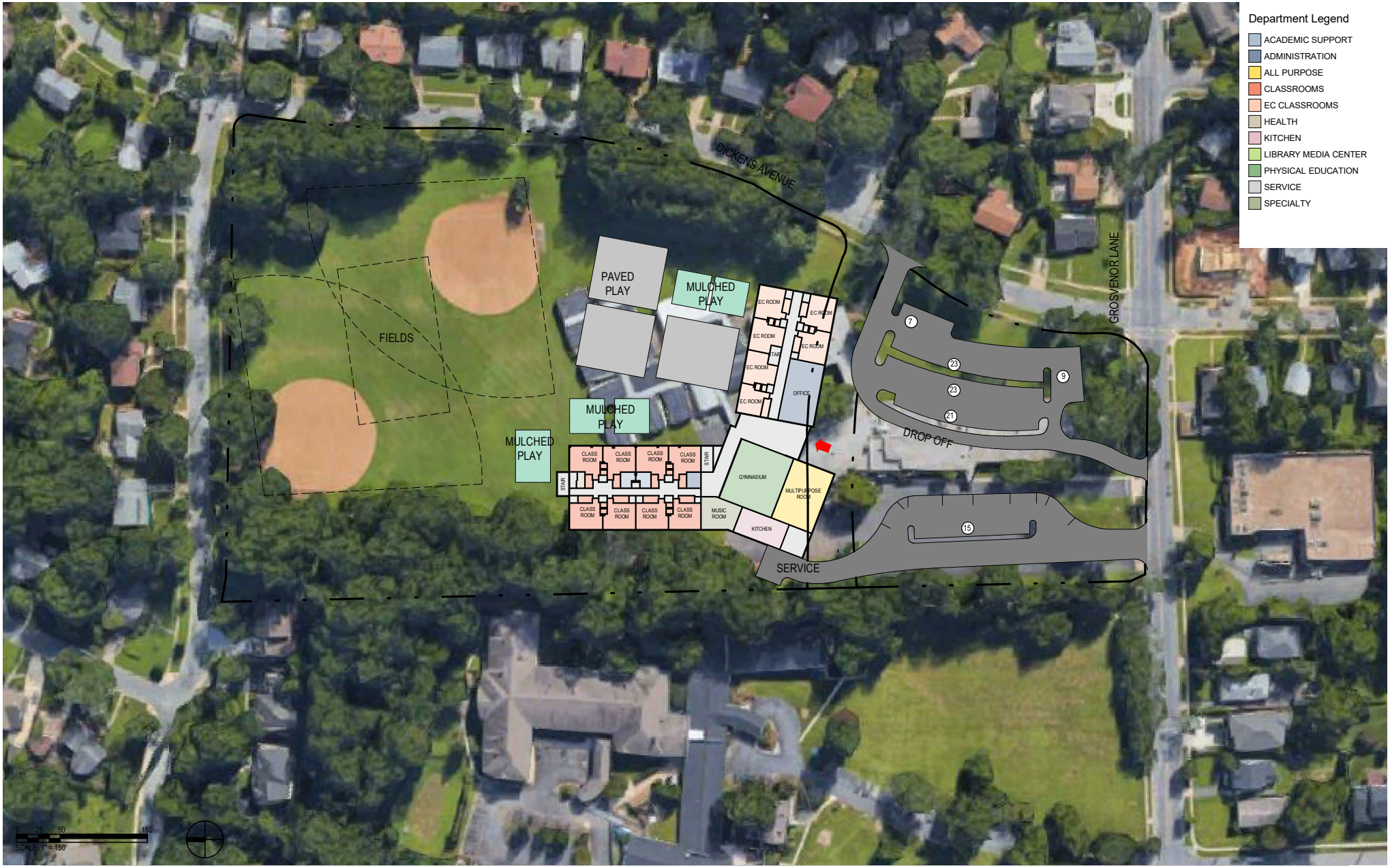
NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 10.97 acres
Proposed Parking Spaces (approx): 118


CLASSROOM
STAIR
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
STAIR
CLASSROOM
STAFF LOUNGE
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
Floor Plan Level 3
CLASSROOM
STAIR
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
STAIR
CLASSROOM
STAFF LOUNGE
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
Floor Plan Level 2
0
25
50
100
SCALE: 1" = 60'
Department Legend
ACADEMIC SUPPORT
ALL PURPOSE
EC CLASSROOMS
KITCHEN
PHYSICAL EDUCATION
SPECIALTY
ADMINISTRATION
CLASSROOMS
HEALTH
LIBRARY MEDIA CENTER
SERVICE

Grosvenor Elementary 5701 Grosvenor La I 20014

DLR Group



Department Legend

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

Grosvenor Elementary 5701 Grosvenor La I 20014

DLR Group

Department Legend

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

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

Pros:

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

Cons:

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

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 10.85 acres
Proposed Parking Spaces (approx): 98

Grosvenor Elementary 5701 Grosvenor La I 20014

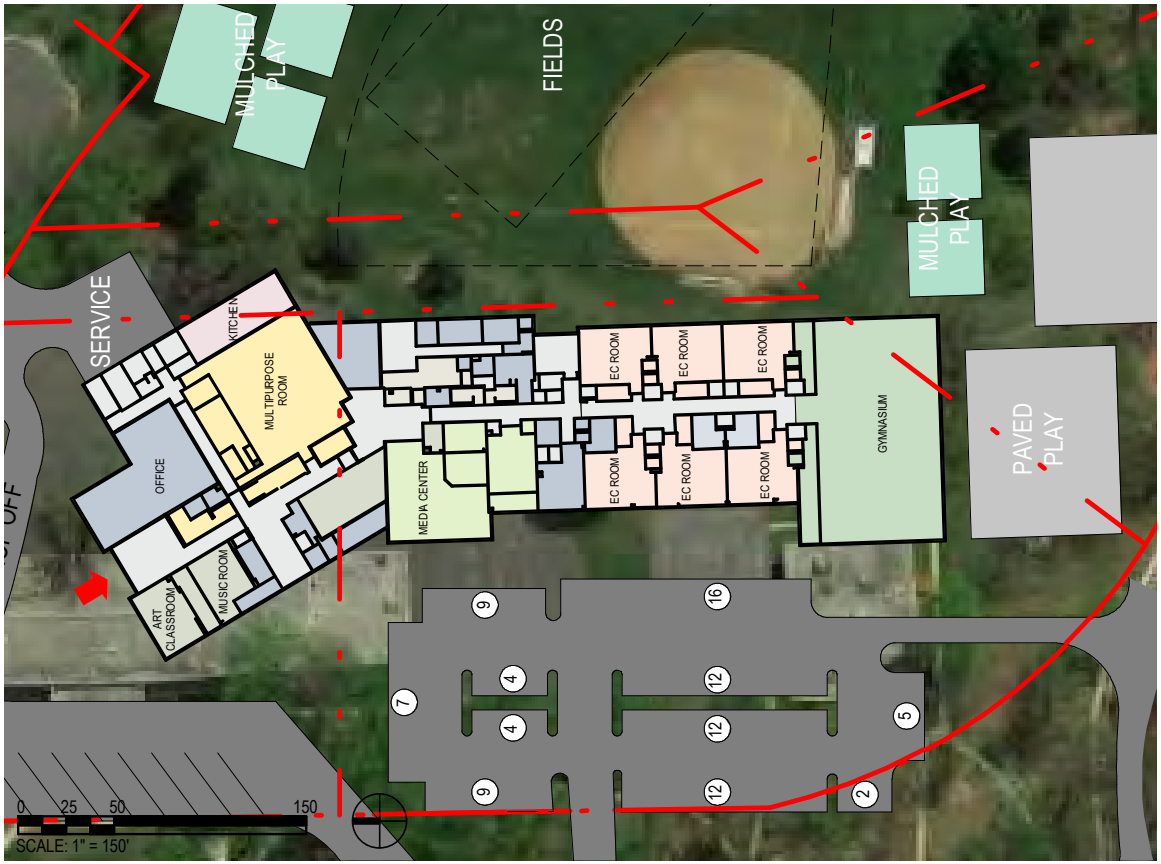
DLR Group

Lynnbrook Center 8001 Lynnbrook Dr. I 20014

DLR Group

Lynnbrook Center 8001 Lynnbrook Dr. I 20014

DLR Group



Department Legend

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

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

Pros:

• Adequate acreage for a 3-story school.

• Good vehicular access with total separation of bus loop, visitor parking and drop-off.

• 109 parking spaces with staff parking and bus loop close to entrance.

• Service area is remote from the public facade.

• Minor topographic issues.

• Utilizes exiting softball field and tennis courts. Maintains existing Bethesda Reggio building.

Cons:

• Building orientation is North-South, which is not ideal for solar control.

• Only space for one softball field.

• Requires demolition of existing Lynnbrook Center buildings and some existing playgrounds.

• A new, larger school may impact neighboring residences.

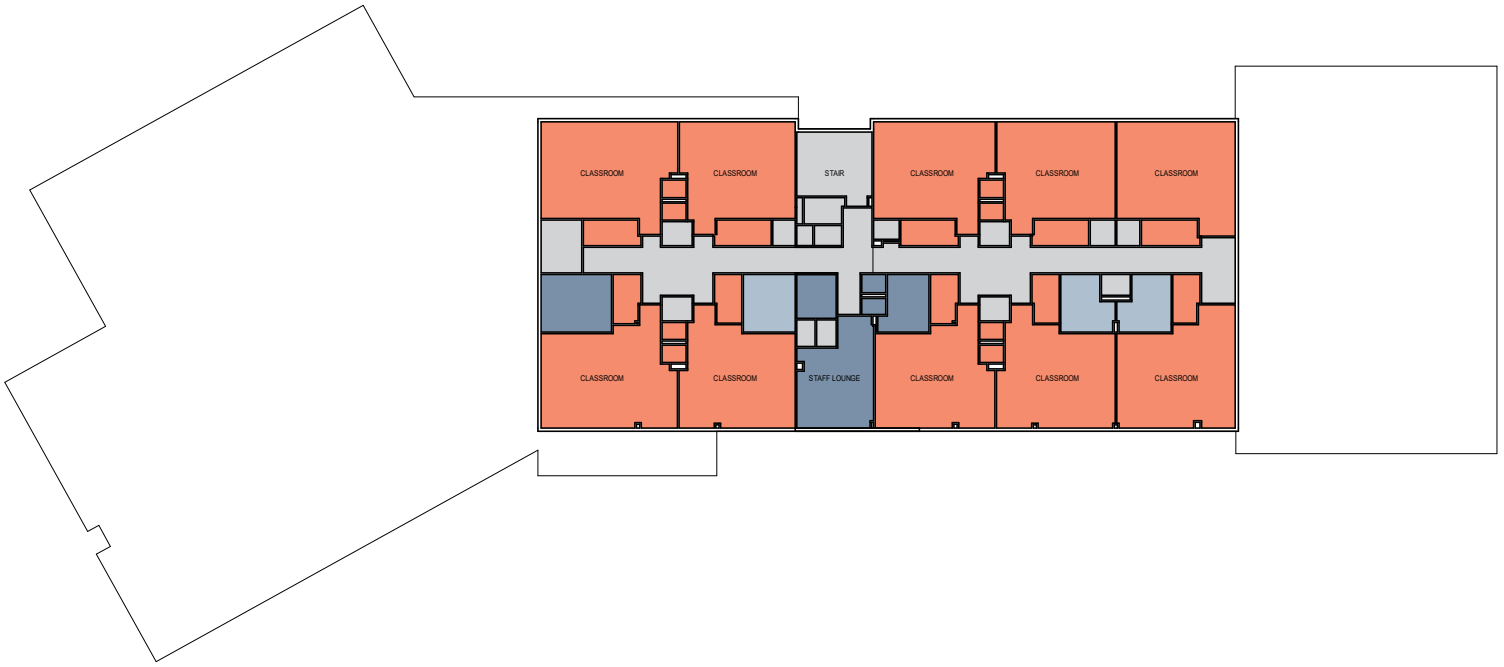
• Staff parking would be located in front of the school as seen from the main street.

• Play grounds would be split between two areas at each end of the school.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 10.21 acres
Proposed Parking Spaces (approx): 110

Floor Plan Level 3



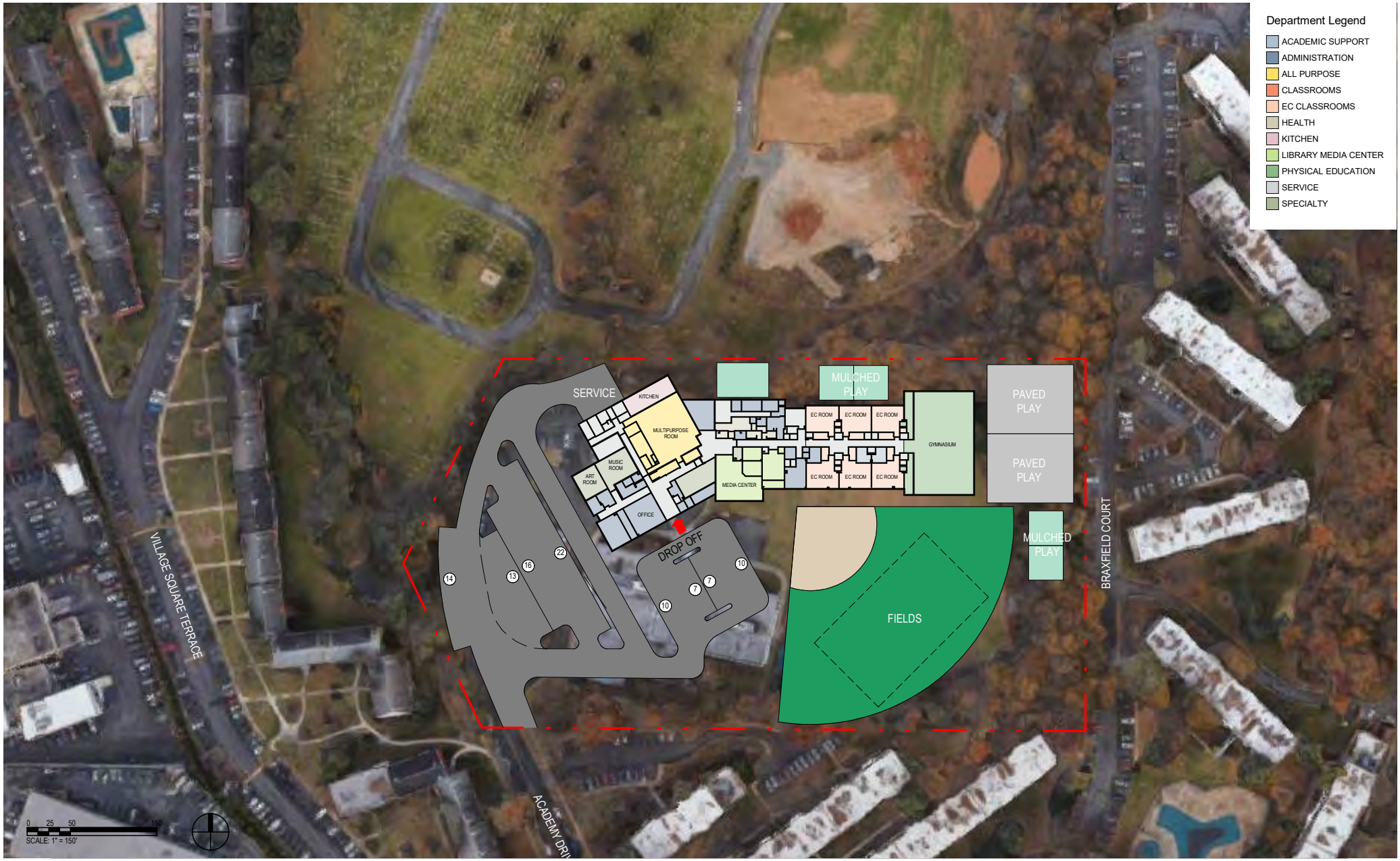
Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

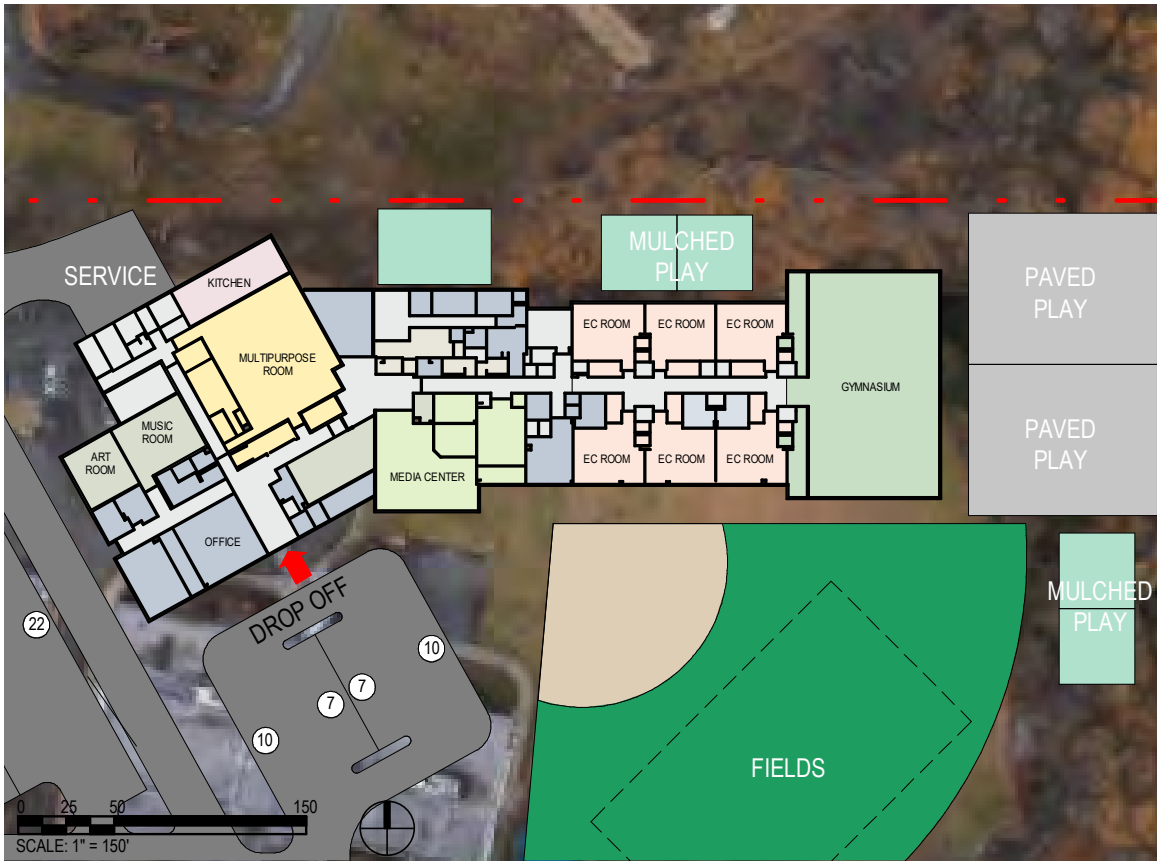
Department Legend

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


Department Legend
ACADEMIC SUPPORT
ADMINISTRATION
ALL PURPOSE
CLASSROOMS
EC CLASSROOMS
HEALTH
KITCHEN
LIBRARY MEDIA CENTER
PHYSICAL EDUCATION
SERVICE
SPECIALTY
SERVICE
KITCHEN
MULTIPURPOSE ROOM
MUSIC ROOM
ART ROOM
OFFICE
MEDIA CENTER
EC ROOM
GYMNASIUM
MULCHED PLAY
PAVED PLAY
PAVED PLAY
MULCHED PLAY
DROP OFF
FIELDS
VILLAGE SQUARE TERRACE
BRAXFIELD COURT
ACADEMY DRIVE
0 25 50 150
SCALE: 1" = 150'

Montrose Center 12301 Academy Way I 20852

DLR Group



Department Legend

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

Montrose Center is an existing MCPS site that is currently closed. The site is located in the northwest part of the WJ cluster closest to Luxmanor Elementary. This location, close to the most recently modernized school, may indicate that this is not the ideal site to develop. The proposed scheme situates a three-story school with a bent linear form relatively close to the property line. This location maximizes the remainder of the site for vehicular circulation and a playing field. The first floor is zoned well to separate assembly spaces from classrooms with early childhood classrooms and specials making up the remainder of this floor. The second and third floors are efficient and can contain all required upper-grade classrooms. The singular site access point is a challenge and would impact site access if the school is developed as shown. However, a loop circulation road leading to the east would impact available space for play areas.

Pros:

• Site allows for east-west building orientation for optimal solar control.

• Drop off, bus loop and staff parking are close to the main entrance.

• Service is well isolated.

Cons:

• The site is too small to accommodate all playing fields and one of the three required 80’ x 100’ play areas.

• All vehicular traffic shares one entrance/exit road to the site.

• There are topographic issues that will require cut and fill and probably retaining walls, especially with a site so tightly packed.

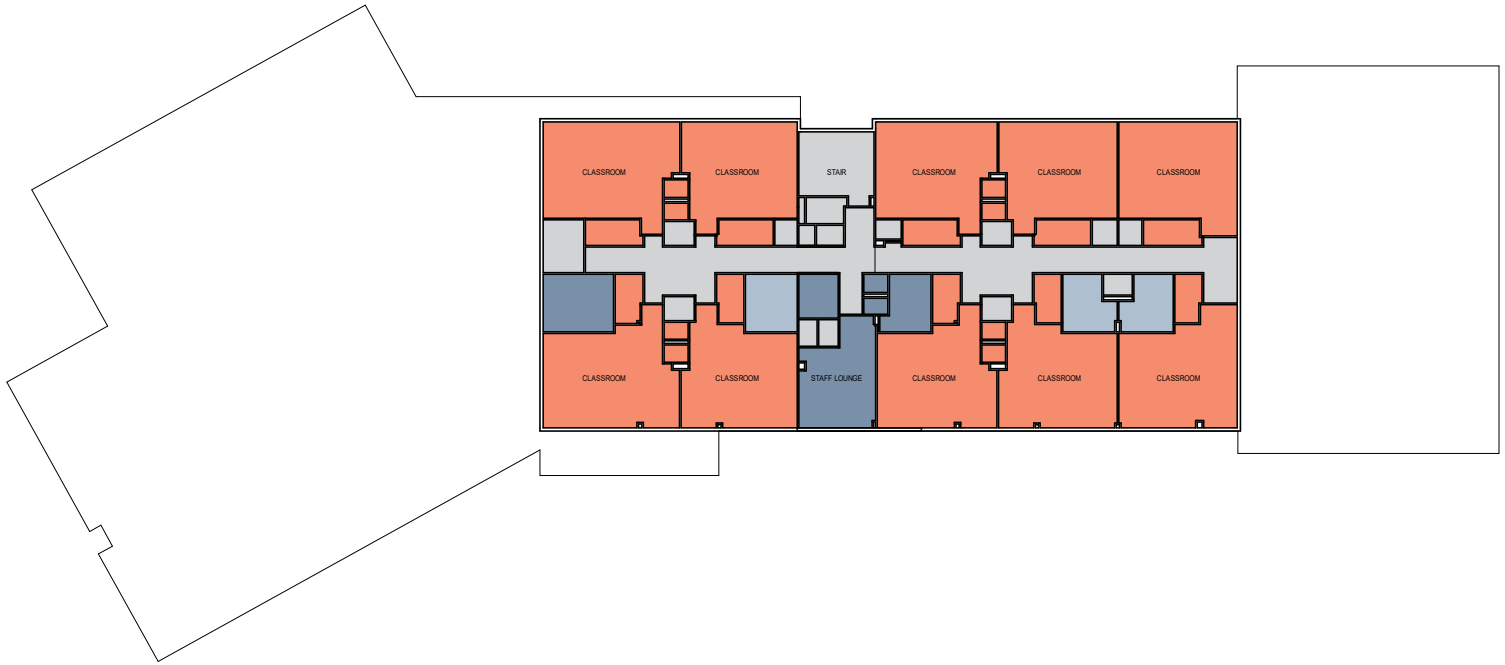
• The neighborhood is less residential than most of the other sites under consideration.

• Development of the site would require the demolition of the existing Montrose Center building, as well as the parking lots and fields.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 7.25 acres
Proposed Parking Spaces (approx): 99

Floor Plan Level 3



Department Legend

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

Floor Plan Level 2

0 25 50 100

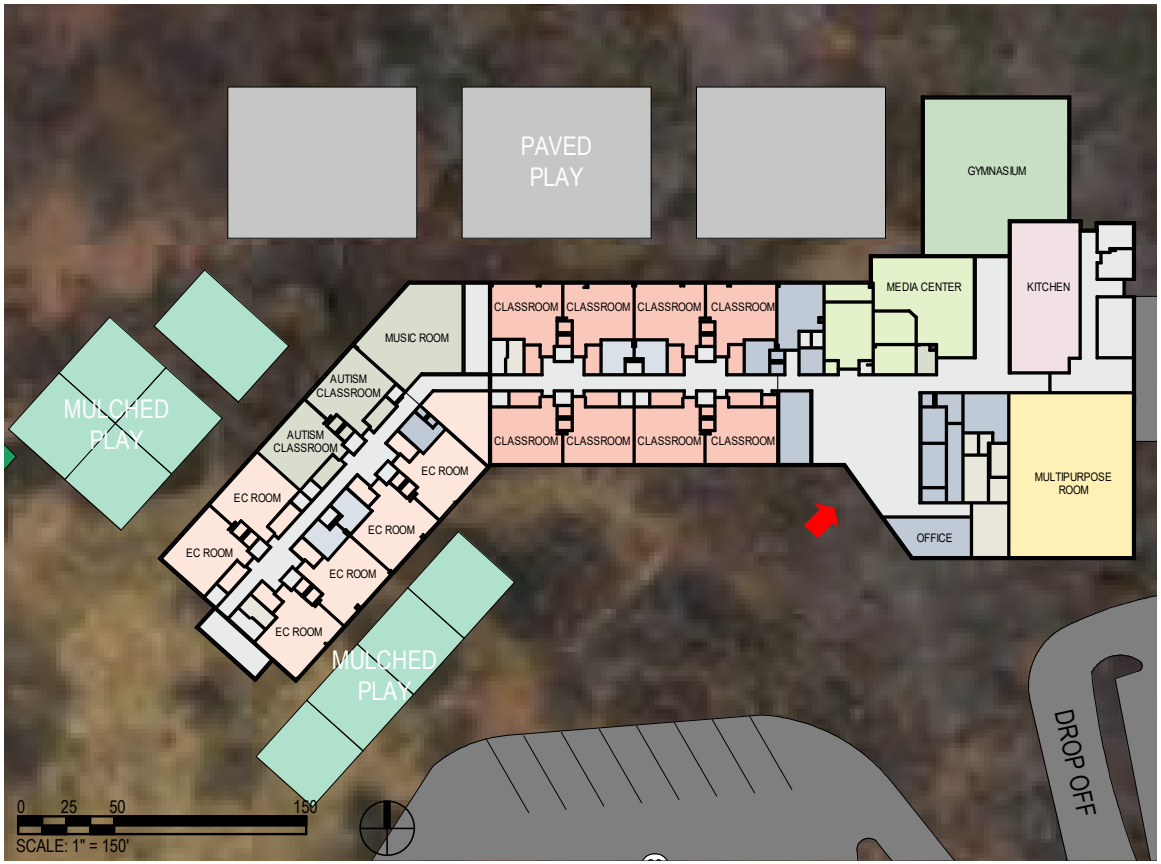
SCALE: 1" = 60'

North Bethesda Community Center 6400 Rock Forest Dr. I 20817

DLR Group

North Bethesda Community Center 6400 Rock Forest Dr. I 20817

DLR Group



Department Legend

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

The site at 6400 Rock Forest Drive is designated as the "North Bethesda Community Center". However, it appears that project is currently on hold. The site has ample space for both a recreation center and school; if these are co-located, it would be ideal to design as one comprehensive site plan with the possibility for shared parking and playing field space. The proposed scheme situates a two-story school along Rock Spring Drive, facing Walter Johnson High School. This location allows for separated vehicular circulation in front and retention of playing fields at the rear of the site. The first floor is zoned in quadrants allowing for separate assembly spaces and a tucked-away early childhood wing. Many other scenarios are possible on this site.

Pros:

- Large site with excellent vehicular access from Rock Spring Drive right opposite Walter Johnson High School.
- 2-story school can be oriented east-west for the preferred solar alignment. Any desired play layout is possible due to the size of the site.
- Multiple options for play field and playground locations.
- Good separation of service, buses and parking/drop off.
- Can accommodate as much parking as required.
- No topographic issues.

Cons:

- Location is in a more commercial zone bordered by busy streets.
- Site is not county owned; availability for purchase may impact project schedule.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 28.77 acres
Proposed Parking Spaces (approx): 100

North Bethesda Community Center 6400 Rock Forest Dr. I 20817

DLR Group

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

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

North Farm Park 920 Farm Haven Dr | 20852

DLR Group

North Farm Park 920 Farm Haven Dr | 20852

DLR Group

Department Legend

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

The North Farm Park site is extremely tight and is impacted by a wooded stream bed area that limits development to the south. The site is centrally located in the far northwest of the WJ cluster. The most significant 'con' of this site is the loss of a holding school. The proposed scheme situates a three-story school in a compact form adjacent to the trees. This location allows for separated vehicular circulation in front and a small playing field near the early childhood area. The first floor is zoned into wings allowing for separate assembly spaces and early childhood wing adjacent to the main entry. Above the early childhood wing are two more stories of classrooms that contain all required upper-grade classrooms and specials.

Pros:

• The site allows for the 3-story building to be oriented east-west, the preferred solar alignment.

• Good vehicular access with separation of bus loop and other vehicular traffic.

• Fewer than 80 parking spaces with bus loop and drop off near the main entrance.

• The service area is separately accessed.

• The site includes a wooded stream that could be used for ecology studies.

• Outside of the stream area, the topographic issues are minor.

Cons:

• The site is too small to accommodate all parking as well as playing fields. Two of the 80' x 100' play areas do not fit on site.

• Would require demolition of all existing park facilities.

• A new school on this site would impact residential neighbors, especially since only the south side of the site has significant areas of vegetation.

• Parking is remote from the main entrance.

• Numerous drive aisles are required and adjacent streets are essentially serving as a part of site circulation.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 5.34 acres
Proposed Parking Spaces (approx): 71

Floor Plan Level 3

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

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

Norwood Local Park 4700 Norwood Dr I 20815

DLR Group

Norwood Local Park 4700 Norwood Dr I 20815

DLR Group

Department Legend

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

Norwood Local Park is a site on the east side of the BCC cluster. This site has ample space to develop a school and still maintain many park features. The proposed scheme shows a two story school, since this is one of the few sites that does not require three stories. However, a three-story school could be considered and would allow more site amenities to remain. Vehicular circulation is separated with each component taking its own space as an idealized scenario. This could be compressed, again, to save other site amenities. Placement of bus loop around the existing historic building may raise some concerns. However, it is currently paved on two sides. Building organization allows for separate shared spaces and a classroom wing which is ideal if these spaces were to be opened for public use in conjunction with the park.

Pros:

- Adequate acreage for a 3-story school with preferred E-W solar orientation.
- Good vehicular access and separation of bus loop.
- 100 parking spaces with excellent parent drop off and visitor parking.
- Service is off the bus loop, separate from automobile traffic and distant from entrance.
- Attractive site in residential area.
- Utilizes existing softball field and tennis courts and playgrounds.

Cons:

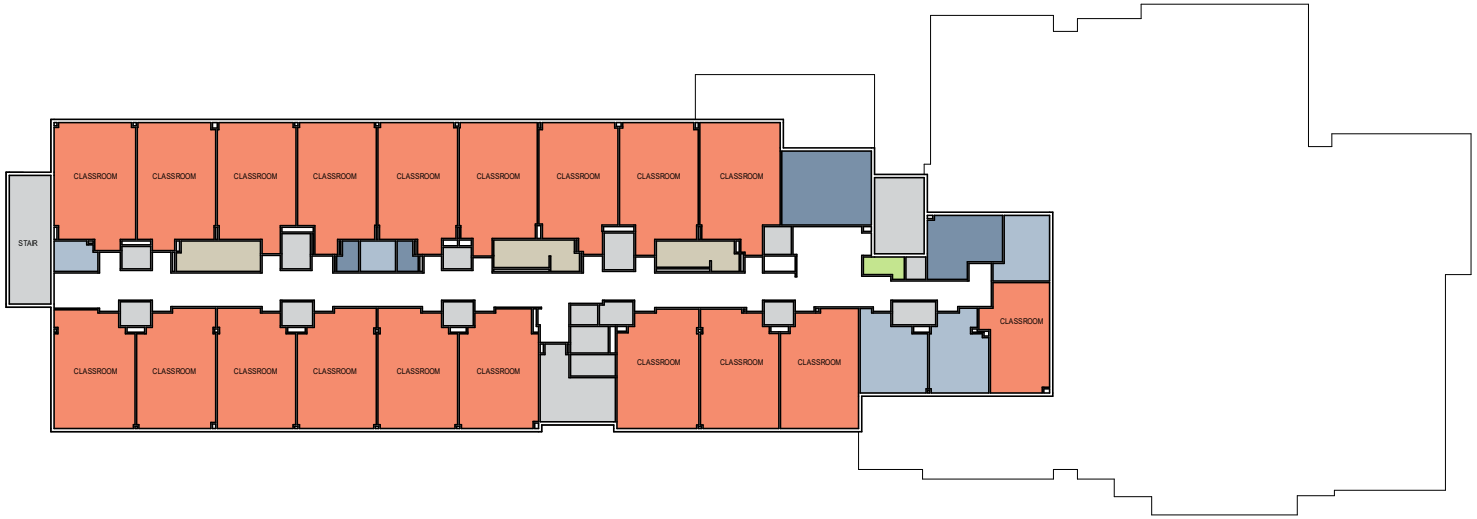
- Only space for one softball field.
- Displaces existing park's multi-use fields and one softball field.
- Would require demolition of the existing Norwood Park Preschool buildings.
- The existing 2 story masonry building that may have historic value is preserved, but would be surrounded by internal roadways.
- A new school would impact some of the neighboring residences.
- There are mild topography issues.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 15.990acres
Proposed Parking Spaces (approx): 100

Norwood Local Park 4700 Norwood Dr I 20815

DLR Group



Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

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

Stratton Local Park 9925 Harrogate Rd I 20817

DLR Group

Stratton Local Park 9925 Harrogate Rd I 20817

DLR Group

Department Legend

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

The Stratton Local Park site is located along Democracy Boulevard, a convenient cross-county roadway. While on the western edge of the WJ cluster, its location allows for easy access from a number of surrounding areas. The site surrounds the fire station and can be accessed from the main road as well as from the neighborhood. The most significant 'con' of this site is the possible noise from the fire station. Otherwise it is capable of accommodating all necessary building and site elements. A three-story school is place at the north side of the site and bends around the existing field. The first floor is zoned well to separate assembly and specialty spaces from classroom wings with early childhood classrooms making up the remainder of this floor. The second and third floors are compact and contain all required upper-grade classrooms.

Pros:

- Adequate acreage for a 3-story school with mostly the preferred E-W solar orientation.
- Good vehicular access and separation of bus loop.
- 90 parking spaces with excellent parent drop off and visitor parking.
- Service has its own entrance.
- Service area is remote from public use.
- Excellent vehicular access from Democracy Boulevard.
- Minor impact on neighboring residences.
- No major topographic issues.
- Site is attractive with wooded areas at most of the perimeter of the site.
- Utilizes existing softball field.

Cons:

- Existing Bethesda Fire Station 26 interrupts site perimeter at Democracy Boulevard.
- The two parking lots are not close to the building and each have only one exit to Democracy Boulevard.
- Only space for one softball field and 2 of the 3 paved play areas.
- Displaces existing park's tennis and basketball courts and existing building.

NEW CONSTRUCTION INFORMATION

Projected Capacity with Addition: 740
Projected Area of Addition/ New Construction: 97,385 SF
Site Area: 10.91 acres
Proposed Parking Spaces (approx): 96


CLASSROOM
STAIR
Floor Plan Level 3
Floor Plan Level 2
0 25 50 100
SCALE: 1" = 60'
Department Legend
ACADEMIC SUPPORT
ADMINISTRATION
ALL PURPOSE
CLASSROOMS
EC CLASSROOMS
HEALTH
KITCHEN
LIBRARY MEDIA CENTER
PHYSICAL EDUCATION
SERVICE
SPECIALTY

Bethesda Chevy Chase and Walter Johnson Clusters Capacity Study

New School Site Selection Survey

Montgomery County Public Schools

DLR Group
Architecture Engineering Planning Interiors

419 7th Street NW
2nd Floor
Washington , DC 20004
202/393-6445

listen.DESIGN.deliver

February 2020

Purpose

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

https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/bccwjesclusterstudy.aspx

Potential New Sites

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

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

Process

Potential New Sites

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

- Geographic location relative to student population
- Acreage
- Physical condition/ topography
- Environmental characteristics
- Major Utilities

Geographic Distribution

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

SURVEY SCHEDULE

SURVEY OPENS:

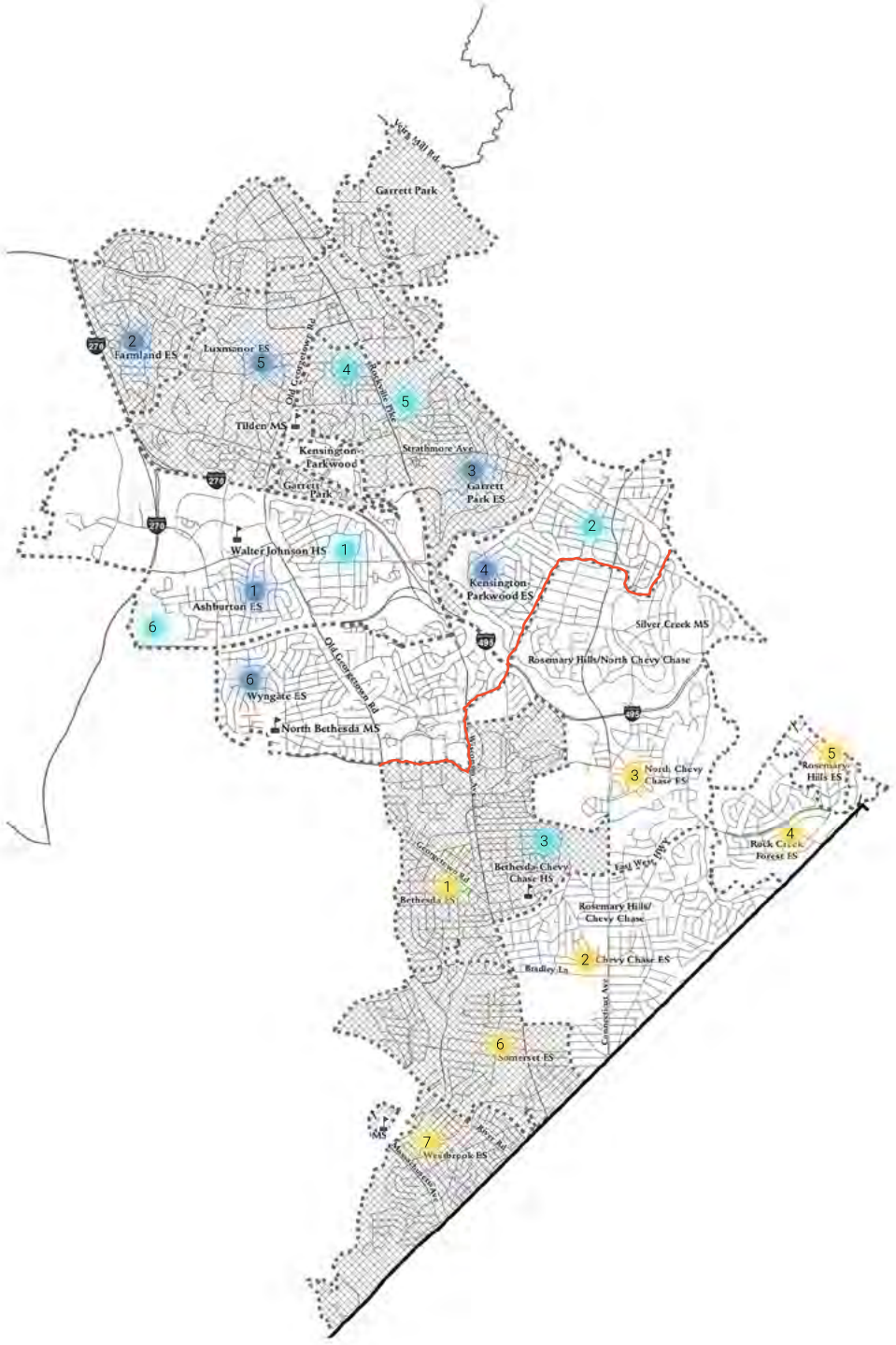
FEBRUARY 04, 2020

SURVEY CLOSES:

FEBRUARY 25, 2020

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

02. Potential New School Sites



BCC Cluster:

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

WJ Cluster:

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

New Sites:

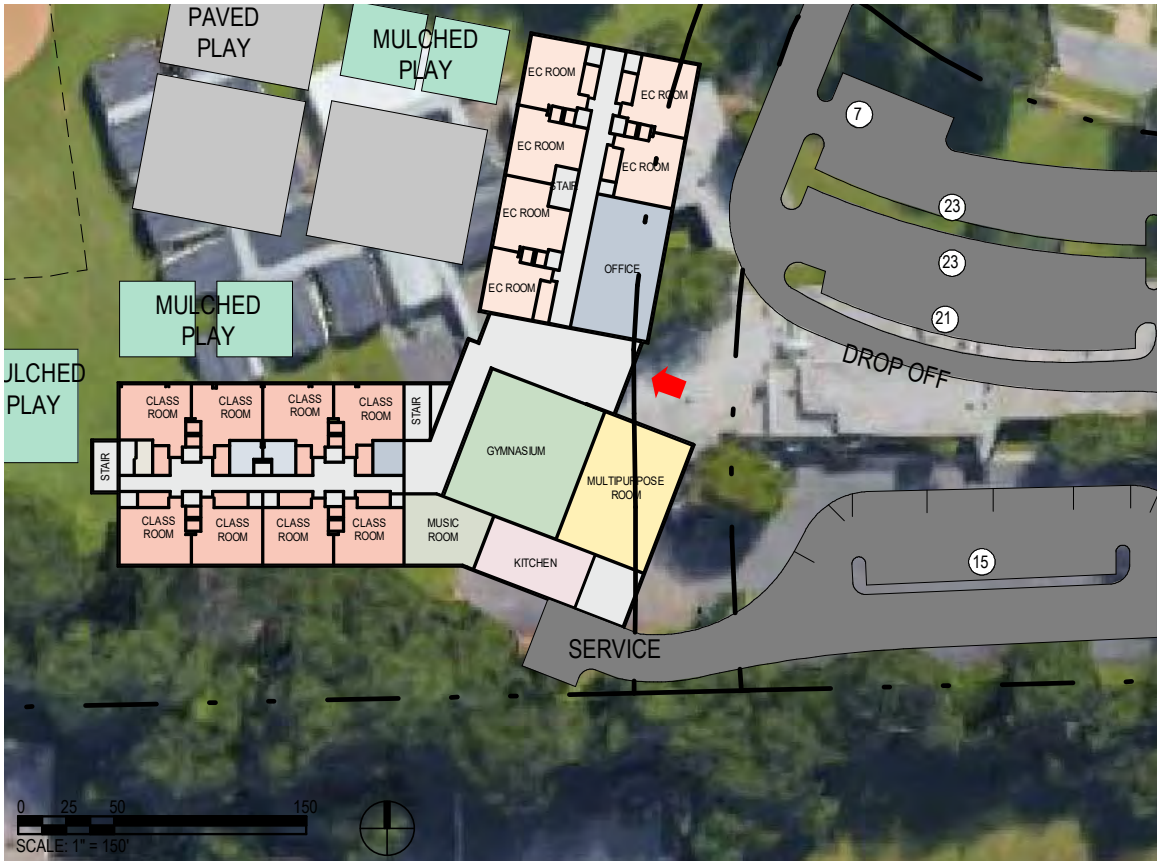
1. Grosvenor Elementary
2. Kensington Elementary
3. Lynnbrook Center
4. White Flint North Site
5. White Flint South Site
6. WMAL

Grosvenor Elementary 5701 Grosvenor Lane I 20814

DLR Group

Grosvenor Elementary 5701 Grosvenor Lane I 20814

DLR Group



Department Legend

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

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

Pros:

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

Cons:

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

NEW CONSTRUCTION INFORMATION

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

Grosvenor Elementary 5701 Grosvenor Lane I 20814

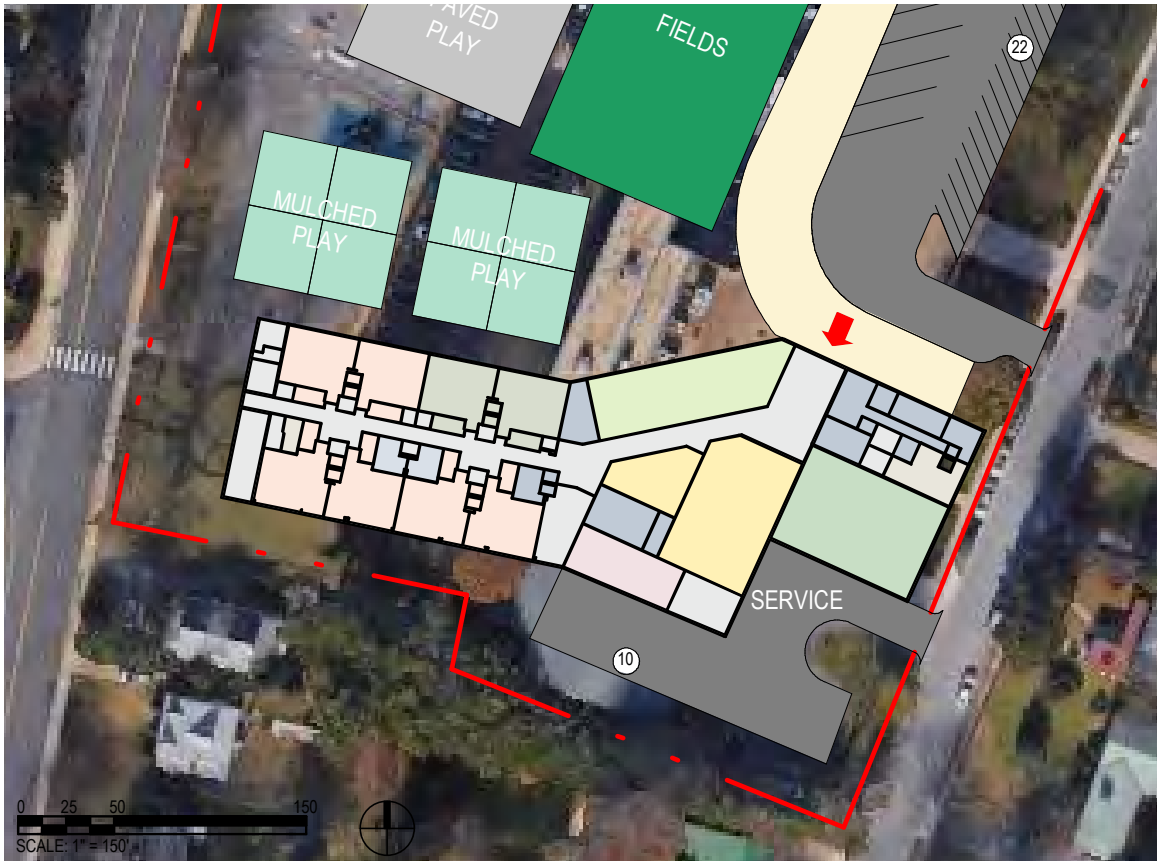
DLR Group

Kensington Elementary School 10400 Detrick Avenue I 20895

DLR Group

Kensington Elementary School 10400 Detrick Avenue I 20895

DLR Group



Department Legend

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

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

Pros:

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

Cons:

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

NEW CONSTRUCTION INFORMATION

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

Floor Plan Level 3

Floor Plan Level 2

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

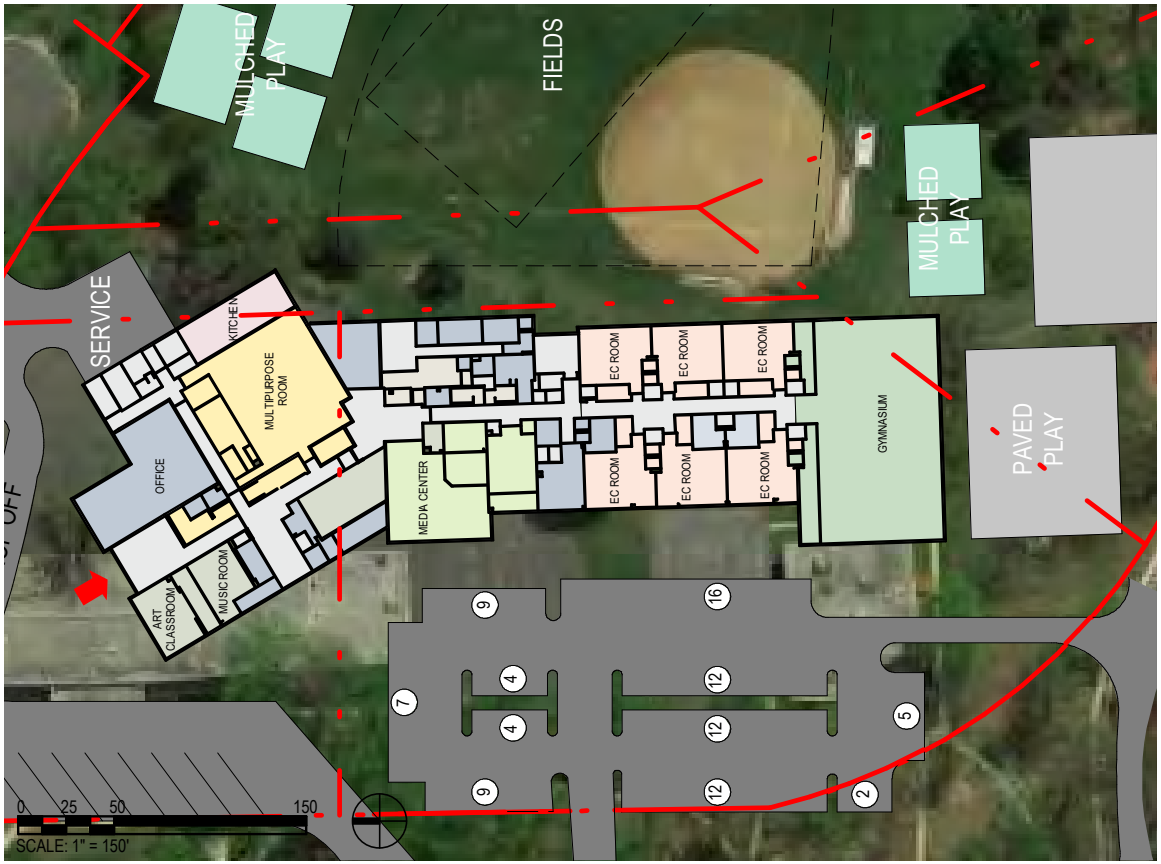
- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

Lynnbrook Center 8001 Lynnbrook Dr. I 20814

DLR Group

Lynnbrook Center 8001 Lynnbrook Dr. I 20814

DLR Group



Department Legend

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

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

Pros:

• Adequate acreage for a 3-story school.

• Good vehicular access with total separation of bus loop, visitor parking and drop-off.

• 109 parking spaces with staff parking and bus loop close to entrance.

• Service area is remote from the public facade.

• Minor topographic issues.

• Utilizes exiting softball field and tennis courts. Maintains existing Bethesda Reggio building.

Cons:

• Building orientation is North-South, which is not ideal for solar control.

• Only space for one softball field.

• Requires demolition of existing Lynnbrook Center buildings and some existing playgrounds.

• A new, larger school may impact neighboring residences.

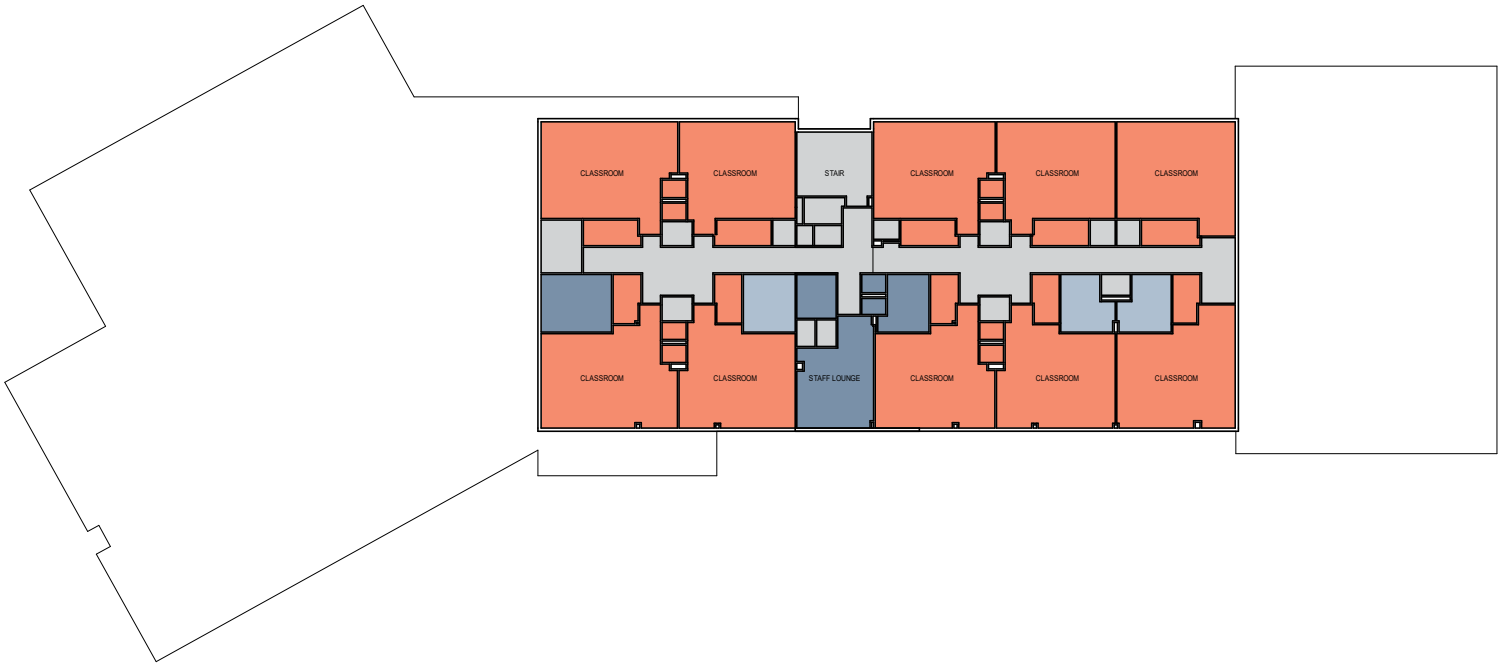
• Staff parking would be located in front of the school as seen from the main street.

• Play grounds would be split between two areas at each end of the school.

NEW CONSTRUCTION INFORMATION

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

Floor Plan Level 3



Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

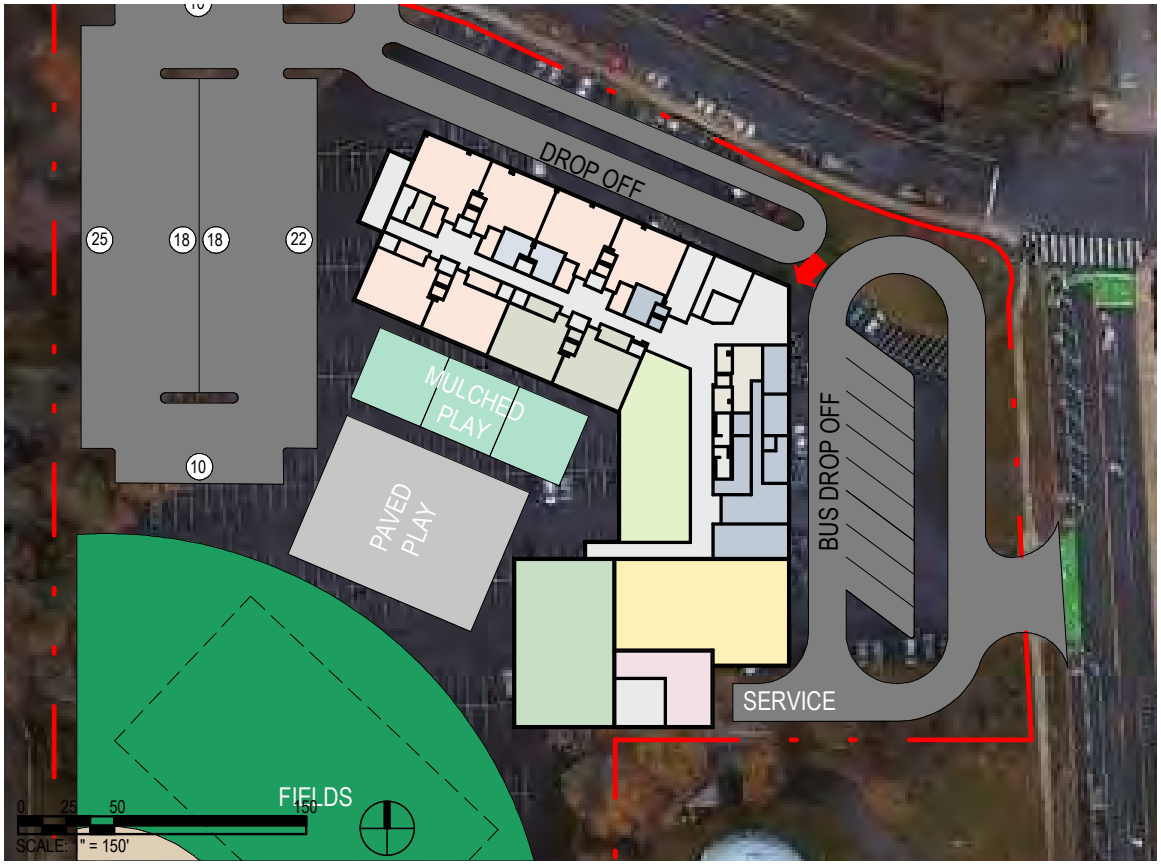
- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

White Flint North Site 11410 Woodglen Dr. I 20852

DLR Group

White Flint North Site 11410 Woodglen Dr. I 20852

DLR Group



Department Legend

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

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

Pros:

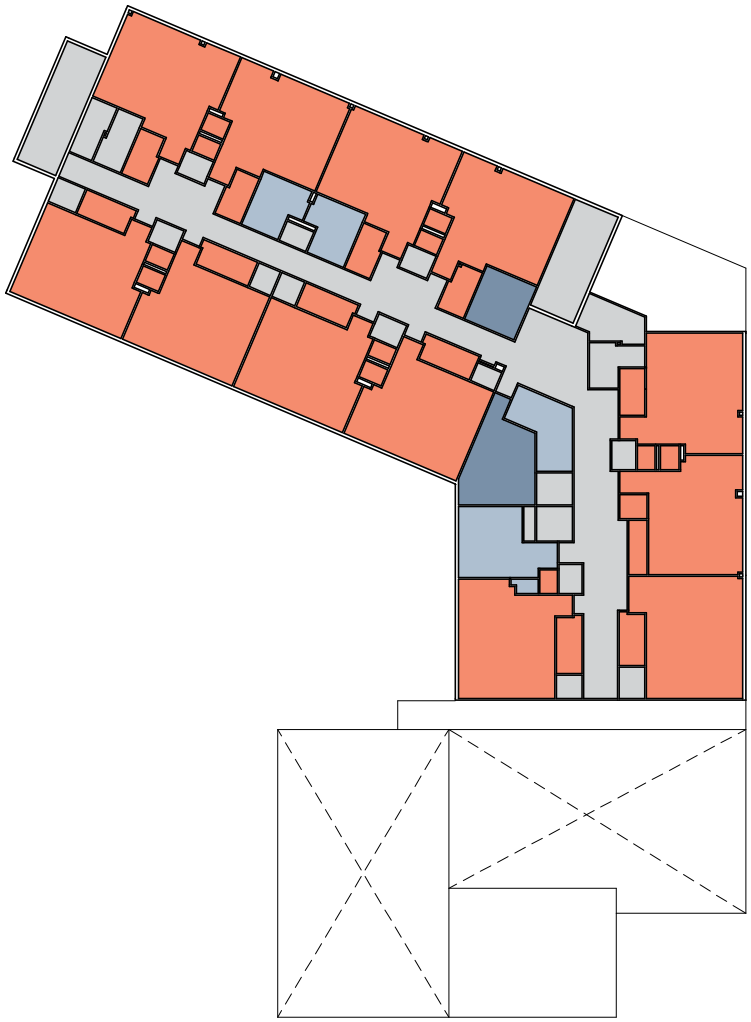
- No topographic issues.
- Good separation of bus, parent, and staff parking.

Cons:

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

NEW CONSTRUCTION INFORMATION

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



Floor Plan Level 2

Floor Plan Level 3

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

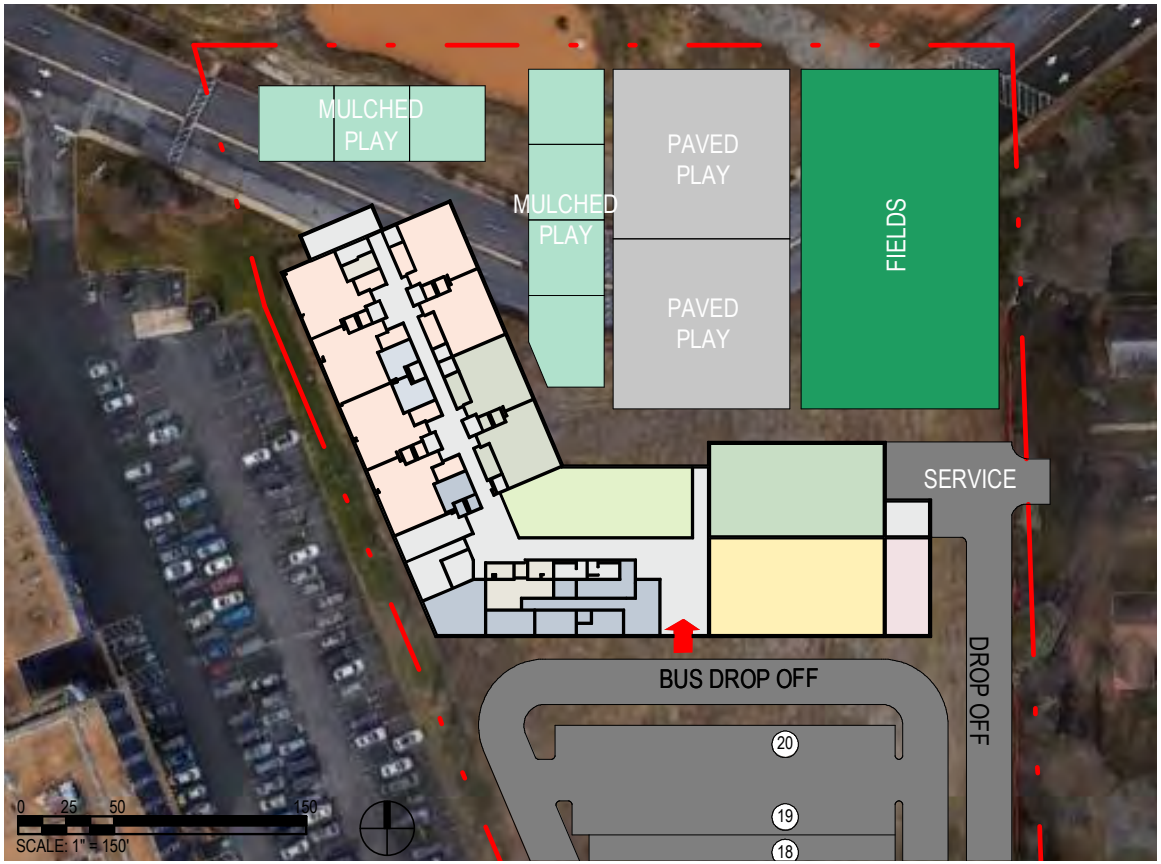
- ACADEMIC SUPPORT
- ADMINISTRATION
- ALL PURPOSE
- CLASSROOMS
- EC CLASSROOMS
- HEALTH
- KITCHEN
- LIBRARY MEDIA CENTER
- PHYSICAL EDUCATION
- SERVICE
- SPECIALTY

White Flint South Site 11301 Rockville Pike I 20895

DLR Group

White Flint South Site 11301 Rockville Pike I 20895

DLR Group



Department Legend

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

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

Pros:

• Drop off, bus loop, and staff parking are close to the main entrance.

• No topographic issues.

Cons:

• The site is too small to accommodate a softball diamond and one of the three required 80' x 100' play areas.

• The proposed layout does not take into consideration the unknown development plans of the old white flint mall.

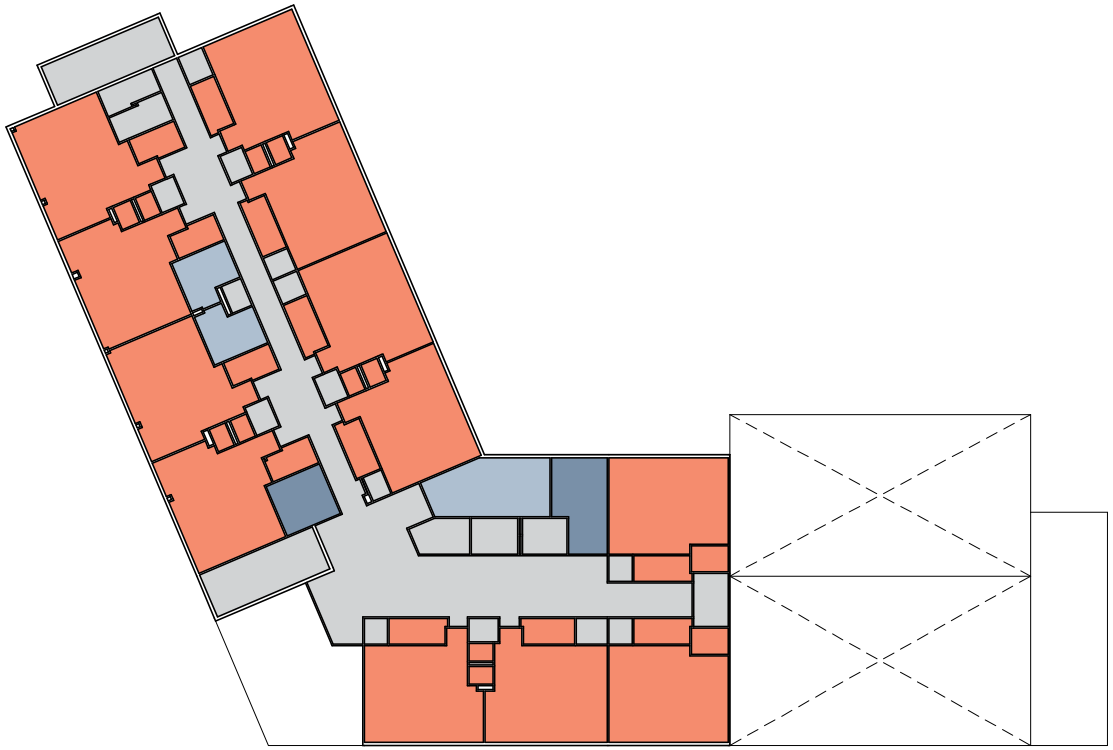
• Only enough space for 75 parking spaces.

• Site limited to only two street accesses.

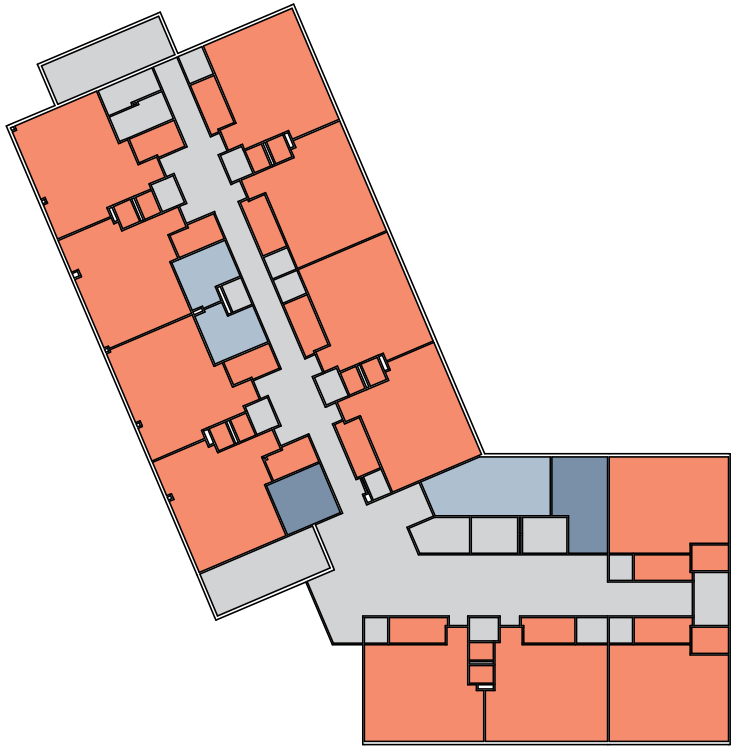
• Because of the narrow width of the site, the ideal east-west orientation is not entirely achievable.

NEW CONSTRUCTION INFORMATION

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



Floor Plan Level 2



Floor Plan Level 3

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

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


Department Legend
ACADEMIC SUPPORT
ADMINISTRATION
ALL PURPOSE
CLASSROOMS
EC CLASSROOMS
HEALTH
KITCHEN
LIBRARY MEDIA CENTER
PHYSICAL EDUCATION
SERVICE
SPECIALTY
FIELD
SERVICE
DROP OFF
MULCHED PLAY
PAVED PLAY
PAVED PLAY
PRIVATE STREET 1
PRIVATE STREET 3
PRIVATE STREET 4
PRIVATE STREET 5
RENITA LANE
SCALE: 1" = 150'

Department Legend

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

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

Pros:

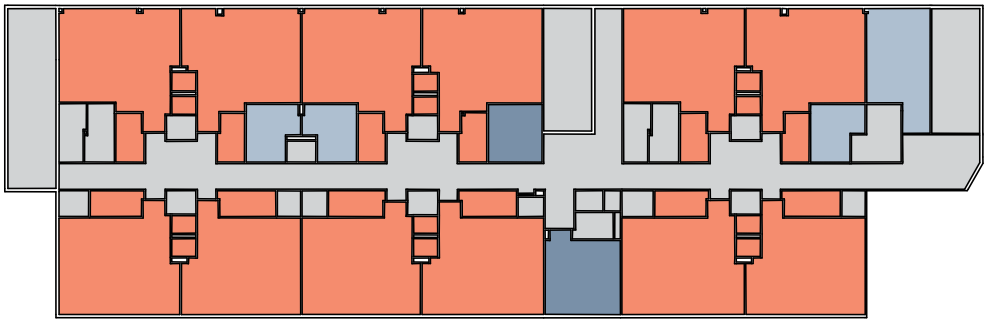
- No topographic issues.
- Can accommodate as much parking as required.

Cons:

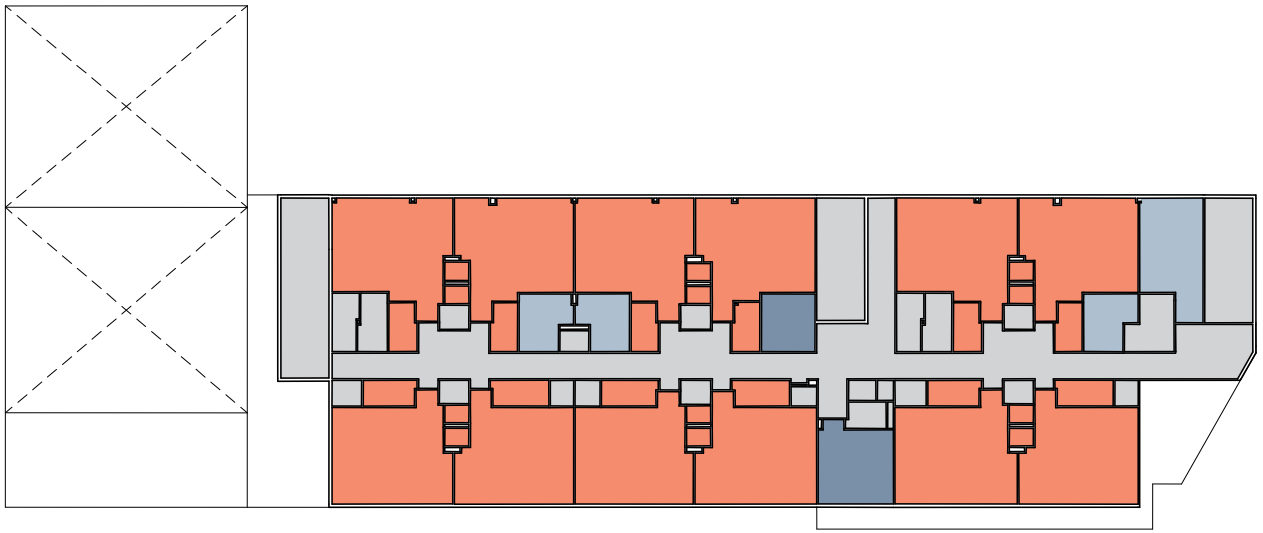
- Because of the narrow width of the site, the ideal east-west orientation is not entirely achievable.
- The site is too small to accommodate a softball diamond.

NEW CONSTRUCTION INFORMATION

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



Floor Plan Level 3



Floor Plan Level 2

Floor Plan Level 2

0 25 50 100

SCALE: 1" = 60'

Department Legend

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

MCPS Superintendent's Plan Won't Eliminate Overcrowding at Ashburton Elementary School

Plan calls for new addition, modular classroom and moving a special education program out of the Bethesda school

By Andrew Metcalf

October 25, 2016 9:28 a.m.

The most overcrowded elementary school in the Walter Johnson High School cluster would remain over capacity in five years even if Montgomery County Public Schools adds a planned addition and a modular classroom and relocates a special education program, according to the school system.

MCPS Superintendent Jack Smith introduced his plan earlier this month to reduce overcrowding at the school. However, the three-part plan doesn't eliminate overcrowding at the school, which would be about 140 students over capacity by 2023.

Ashburton, which has a capacity of 651 students, currently has an enrollment of 905 students—254 students over capacity.

"I don't see this as a solution," Ashburton PTA president Sharon Watts said Monday of the MCPS plan. "These recommendations are a Band-Aid for a problem that's continuing to build."

Watts said there are so many students attending the school this year that the building initially didn't have enough chairs and some students sat on trash cans at the beginning of the school year. The school can't hold assemblies with its entire population because there isn't a space big enough to hold all of its students. Special events like inviting fathers to come eat donuts with their kids results in the school reaching its allowable capacity under the county's fire code, she said.

"We need a new elementary school in the cluster," Watts said. "Every school in the [Walter Johnson High School] cluster has been advocating for that."

MCPS had planned a large addition at the school that would have brought its capacity to about 880 students in 2019. However, Smith walked back that plan in favor of a smaller addition and a modular classroom in order to prevent the school from permanently growing to a capacity of more than 740 students, which is the upper limit of the district's capacity range for elementary schools. That move was supported by the community, which also didn't want a large elementary school.

The smaller addition, which would be completed in 2019, plus the modular classroom would bring the capacity of the school to 770 students, according to Smith's recommendation. The modular classroom would then be removed when a new elementary school is built in the cluster, according to Smith, although he notes attendance in the cluster doesn't warrant a new school yet.

James Song, the school system's director of facilities, said Monday he can't predict exactly when the cluster will need a new elementary school. The modular classroom that's planned for Ashburton would aesthetically look like it's part of the school building, Song said.

The superintendent's plan also calls for transferring the school's special education program—known as the Preschool Education Program—to Bradley Hills and Luxmanor Elementary schools. Moving that program would enable the school to use four additional classroom and increase its capacity by 26 seats.

Even with these steps, the elementary school would be 212 students over capacity next school year, 226 students over capacity in 2018-2019 and, after the addition is added, about 135 students over capacity from 2019 to 2023, according to MCPS enrollment projections.

Enrollment projections at Ashburton Elementary under the superintendent's plan. Luxmanor Elementary is scheduled to receive a new addition as well in 2019 that would reduce overcrowding at that school. Under the superintendent's plan, students may be reassigned from Farmland Elementary to Luxmanor after the addition is completed to reduce overcrowding at Farmland.

Ashburton is also facing the possibility that two new developments within its boundaries could add more students than currently projected by MCPS. Developer Toll Brothers introduced a plan earlier this year to build 328 homes on the 75-acre WMAL radio tower site near the I-270 spur. Meanwhile, EYA recently started selling townhomes in its 168-residence Montgomery Row project on Fernwood Road to some buyers who include "young families who want to be in the Bethesda school district," according to *The Washington Post*.

https://bethesdamagazine.com/2016/10/25/mcps-superintendents-plan-wont-eliminate-overcrowding-at-ashburton-elementary-school/