

Item # 4
MCPB
January 22, 2004

Montrose Crossing Project Plan Amendment #9-94003A

The following item was received after the retinal report was released to the public. The report is from MCPS and verifies the school capacity for the site. A copy has been sent to the City of Rockville for review.



850 Hungerford Drive * Rockville, Maryland * 20850-1747

Telephone (301)
279-3333

January 9, 2004

Ms. Wynn E. Witthans
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Witthans:

This letter is sent in response to Project Plan Number 9-94003A, known as Montrose Crossing. This property is located in the southeast quadrant of the intersection of Bou Avenue and Chapman Avenue, in Rockville, Maryland. The applicant's requested plan includes 230 multi-family units in a high-rise building. Based on average yield factors for comparable housing units, the impact of this project is estimated to be approximately 16 elementary, 5 middle, and 4 high school students.

This property is located within the Luxmanor Elementary School, Tilden Middle School, and Walter Johnson High School service areas. Enrollment at Luxmanor Elementary School is projected exceed capacity for the six year forecast period. Enrollment at Tilden Middle School is projected to be within capacity for the six year forecast period. Enrollment at Walter Johnson High School is projected to exceed capacity for the next four years, and then be close to full capacity for the last two years of the forecast period. This assumes funding and completion of the high school's modernization as scheduled. Please see the enclosed information from the Requested FY2005 Capital Budget and the FY 2005 - 2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Walter Johnson cluster. In addition, a new AGP schools test takes affect in July, 2004. A determination of school capacity adequacy under the new AGP schools test will be made after the Requested FY 2005-2010 CIP is funded.

Sincerely,

A handwritten signature in black ink, appearing to read "Lavorgna", is written over the typed name and title.

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to:

Mr. Bowers,
Mr. Crispell
Ms. Turpin

Walter Johnson Cluster

Montgomery County Public Schools
850 Hungerford Drive

Map Compiled by MCPS Department of Planning and Capital Programming Sep 12, 2003
Map base provided by Montgomery County DIST Geographic Information System Division

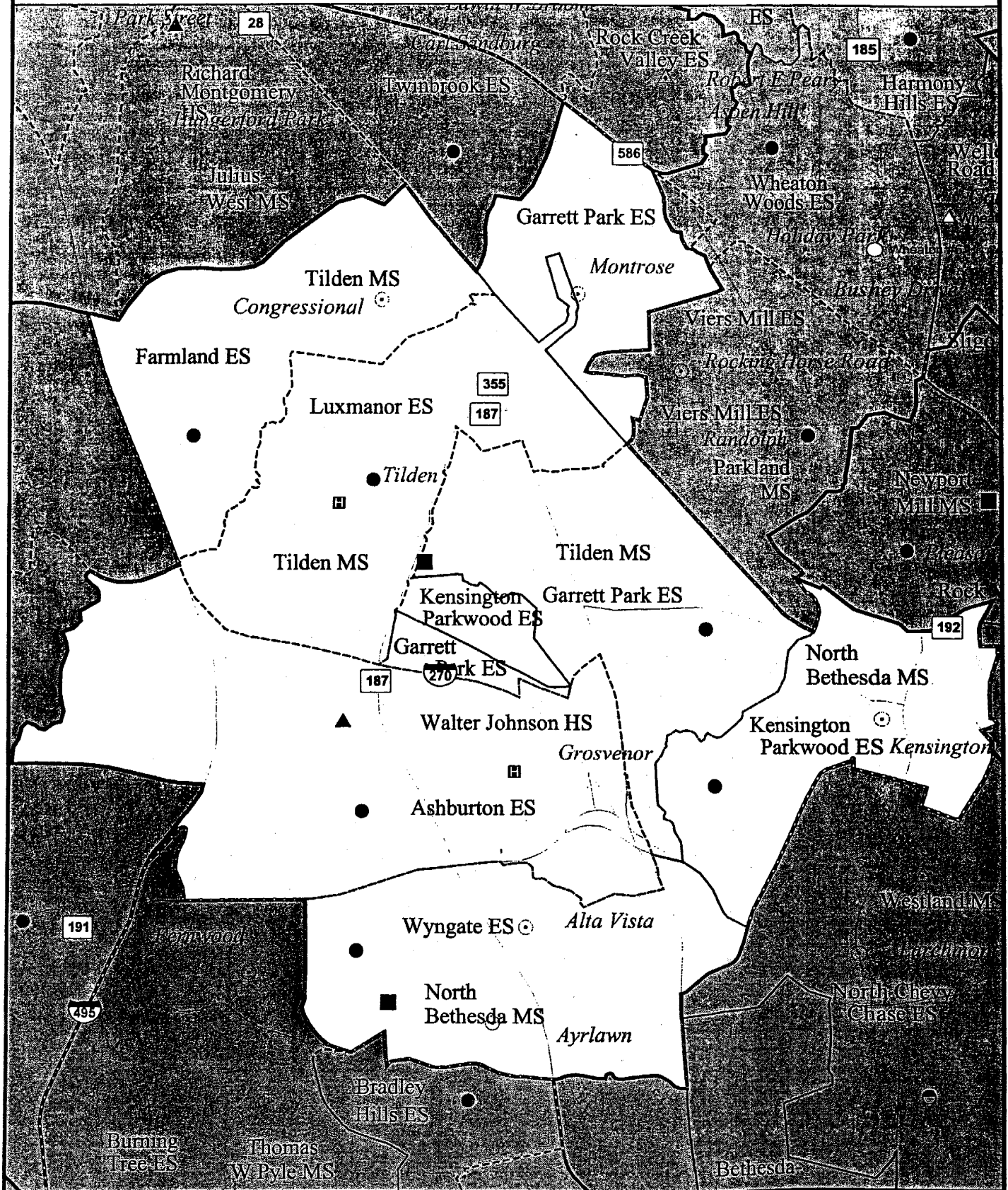


- | | | | |
|--------|-----|---------|-------------------|
| Closed | New | Current | Grades K-2 |
| ⊙ | ○ | ● | Grades 3-6 or 3-5 |
| ⊕ | ○ | ● | Grades K-5 |
| ⊞ | □ | ■ | Middle Schools |
| ⊟ | △ | ▲ | High Schools |

Vicinity Map



- | | |
|-------|-----------------------|
| — | Cluster Service Areas |
| - - - | ES Service Areas |
| — | Major Roads |



CLUSTER PLANNING ISSUES

Capital Project: Restroom renovations are planned for schools in this cluster that were constructed or modernized before 1985 and do not have planning or construction funding requested in the FY 2005–2010 CIP. Schools that are receiving an addition project will have the improvements completed at the same time. Please see Appendix W for the list of schools that are requested to receive restroom renovations.

SCHOOLS

Walter Johnson High School

Capital Project: With the decision to reopen Northwood High School, MCPS will no longer have a high school holding facility, and all future high school modernizations will need to be completed on site. The Walter Johnson High School facility planning committee and project architect revised the modernization phasing to complete the work with students and staff on site.

The first phase of the modernization has been completed and includes a 20-classroom addition, and modernization of the cafeteria and media center. FY 2005 planning funds are requested to complete the architectural design for the modernization. The balance of the modernization is recommended for completion in September 2008. In order for this modernization to be completed on schedule, two critical funding sources must remain as programmed. First, the County Council must provide local funding at the levels recommended in the FY 2005–2010 CIP, and second the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005–2010 CIP.

Ashburton Elementary School

Utilization: Projections indicate that enrollment at Ashburton Elementary School will exceed capacity throughout the six-year CIP period. Relocatable classrooms will continue to be utilized until an addition is constructed.

Capital Project: FY 2005 facility planning funds are requested for a feasibility study to determine the scope, feasibility, and cost of a classroom addition.

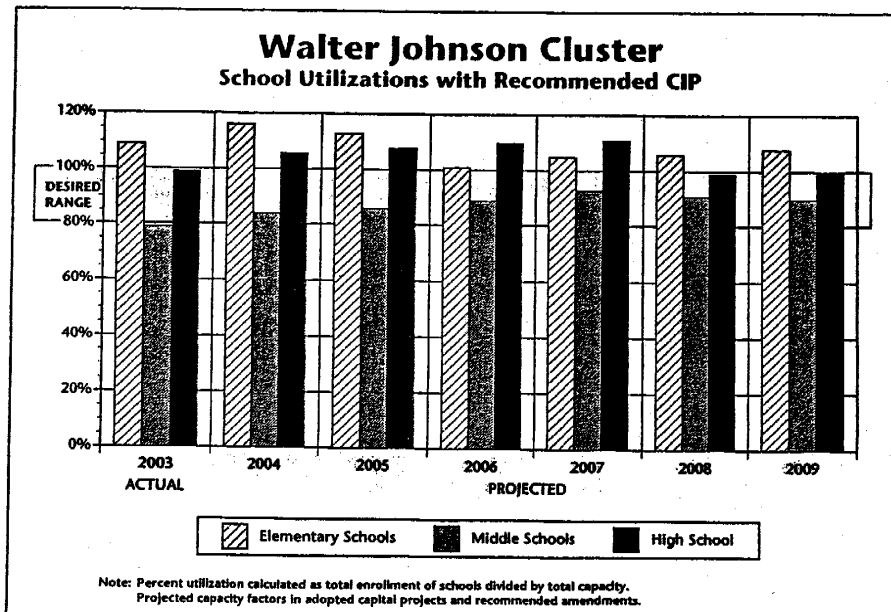
Farmland Elementary School

Utilization: Projections indicate that enrollment at Farmland Elementary School will exceed capacity throughout the six-year CIP period. A feasibility study was conducted in FY 2001 for a classroom addition and modernization. The County Council approved a review of the feasibility study for an addition at Farmland Elementary School before the school is modernized. Relocatable classrooms will continue to be utilized until a eight-classroom addition is constructed.

Capital Project: An eight-classroom addition is planned for Farmland Elementary School to accommodate its projected enrollment. Partial planning funds were approved in FY 2002. FY 2005 planning funds are requested to complete the architectural design for the addition. The anticipated completion date for the addition is September 2006. In order for this addition to be completed on schedule, two critical funding sources must remain as programmed. First, the County Council must provide local funding at the levels recommended in the FY 2005–2010 CIP, and second the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005–2010 CIP.

Capital Project: FY 2005 planning funds are requested for a gymnasium. The anticipated completion date for this gymnasium is January 2007. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels recommended in the FY 2005–2010 CIP.

Capital Project: A modernization project is recommended for this school with a completion date of September 2011. In order for the latest code information, program requirements, and enrollment projections to be included in feasibility studies and architectural designs for future modernization projects, planning expenditures are programmed in close proximity to the approved construction schedule for those projects. FY 2008 planning funds are requested to begin the architectural design of the modernization. In order for this modernization to be completed on schedule, two critical funding sources must remain as programmed. First, the County Council must provide local funding at the levels recommended in the FY 2005–2010 CIP, and second the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005–2010 CIP.



Garrett Park Elementary School

Utilization: Projections indicate that enrollment at Garrett Park Elementary School will exceed capacity throughout the six-year CIP period. Relocatable classrooms will continue to be utilized until a six-classroom addition is constructed.

Capital Project: FY 2005 planning funds are requested to begin the architectural planning for the addition that will be designed as a modular facility. The anticipated completion date for the addition is September 2006. In order for this project to be completed on schedule, two critical funding sources must remain as programmed. First, the County Council must provide local funding at the levels recommended in the FY 2005-2010 CIP, and second the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005-2010 CIP.

Capital Project: A modernization project is recommended for this school with a completion date of September 2011. In order for the latest code information, program requirements, and enrollment projections to be included in feasibility studies and architectural designs for future modernization projects, planning expenditures are programmed in close proximity to the approved construction schedule for those projects. FY 2008 planning funds are requested to begin the architectural design of the modernization. In order for this modernization to be completed on schedule, two critical funding sources must remain as programmed. First, the County Council must provide local funding at the levels recommended in the FY 2005-2010 CIP, and second the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005-2010 CIP.

Capital Project: FY 2008 planning funds are requested for a gymnasium. The anticipated completion date for this gymnasium is September 2011. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels recommended in the FY 2005-2010 CIP.

Kensington-Parkwood Elementary School

Capital Project: The modernization project for Kensington-Parkwood Elementary School is scheduled for January 2006. The gymnasium will be designed in conjunction with the modernization project. FY 2005 construction funds are approved to construct the modernization. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels recommended in the FY 2005-2010 CIP.

Capital Project: FY 2005 planning and construction funds are requested for a gymnasium. The anticipated completion date for this gymnasium is January 2006. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels recommended in the FY 2005-2010 CIP.

Capital Projects

School	Project	Status	Date of Completion
Walter Johnson HS	Modernization	Recommended	Sept. 2008
Ashburton ES	Classroom addition	Proposed	TBD
Farmland ES	8-classroom addition	Proposed	Sept. 2006
Garrett Park ES	Gymnasium Modernization	Recommended	Jan. 2007
	6-classroom addition	Recommended	Sept. 2011
	Modernization	Recommended	Sept. 2006
Kensington-Parkwood ES	Gymnasium	Recommended	Sept. 2011
	Modernization	Approved	Jan. 2006
	Gymnasium	Recommended	Jan. 2006

WALTER JOHNSON CLUSTER

Projected Enrollment and Space Availability Effects of Recommended FY 2005-2010 CIP and Non-CIP Actions on Space Available

Schools		Actual	Projections							
		03-04	04-05	05-06	06-07	07-08	08-09	09-10	2015	2020
Walter Johnson HS	Program Capacity	1,919	1,919	1,919	1,919	1,919	2,189	2,189	2,189	2,189
	Enrollment	1,892	2,030	2,070	2,102	2,137	2,156	2,195	2,150	2,200
	Available Space	27	(111)	(151)	(183)	(218)	33	(6)	39	(11)
	Comments	Phase Complete (ALEP)	Planning For Phase II			Modernization In Progress (2006/2008)				
North Bethesda MS	Program Capacity	900	873	873	873	873	873	873	873	873
	Enrollment	714	716	752	796	854	855	835	850	850
	Available Space	186	157	121	77	19	18	38	23	23
	Comments									
Tilden MS	Program Capacity	947	930	930	930	930	930	930	930	930
	Enrollment	738	779	796	805	808	782	791	850	850
	Available Space	209	151	134	125	122	148	139	80	80
	Comments	Phase I SLC	Aspergers							
Ashburton ES	Program Capacity	538	538	484	484	484	484	484		
	Enrollment	552	574	575	581	575	585	593		
	Available Space	(14)	(36)	(91)	(97)	(91)	(101)	(109)		
	Comments		Facility Planning For Add	AIPEP (FDK)						
Farmland ES	Program Capacity	463	463	463	663	613	613	613		
	Enrollment	576	553	558	566	555	564	573		
	Available Space	(113)	(90)	(95)	97	58	49	40		
	Comments		Planning For Add		8 Rooms (Gym)	FDK Planning For Mod				
Garrett Park ES	Program Capacity	388	341	341	491	491	491	491		
	Enrollment	462	485	478	481	500	500	503		
	Available Space	(74)	(144)	(137)	10	(9)	(9)	(12)		
	Comments		FDK Planning For Add		16 Rooms	Planning For Mod				
Kensington-Parkwood ES	Program Capacity	376	329	454	454	454	454	454		
	Enrollment	405	442	460	461	462	456	461		
	Available Space	(29)	(113)	(6)	(7)	(8)	(2)	(7)		
	Comments		@Gresvach							
Luxmanor ES	Program Capacity	281	281	281	256	256	256	256		
	Enrollment	297	304	305	313	316	333	335		
	Available Space	(16)	(23)	(24)	(57)	(60)	(77)	(79)		
	Comments				FDK					
Wygate ES	Program Capacity	489	489	489	489	442	442	442		
	Enrollment	483	483	474	467	466	476	485		
	Available Space	6	6	15	22	(24)	(34)	(43)		
	Comments					FDK				
Cluster Information	HS Utilization	98.6%	105.8%	107.9%	109.6%	111.4%	98.5%	100.3%	98.2%	100.5%
	HS Enrollment	1,892	2,030	2,070	2,102	2,137	2,156	2,195	2,150	2,200
	MS Utilization	78.6%	82.9%	85.9%	88.8%	92.2%	90.8%	90.2%	94.3%	94.3%
	MS Enrollment	1,452	1,495	1,548	1,601	1,662	1,637	1,626	1,700	1,700
	ES Utilization	109.5%	116.4%	113.5%	101.1%	104.9%	106.4%	107.7%	109.5%	109.5%
ES Enrollment	2,775	2,841	2,850	2,869	2,874	2,914	2,950	3,000	3,000	

WALTER JOHNSON CLUSTER

Demographic Characteristics of Schools 2003-04

Schools	Total Enrollment	African American %	American Indian %	Asian American %	Hispanic %	White %	FARMS %	ESOL %	Mobility Rate %
Walter Johnson HS	1,892	7.7%	0.2%	13.2%	12.1%	66.9%	4.1%	6.0%	8.9%
North Bethesda MS	714	7.8%	0.3%	10.8%	9.8%	71.3%	6.1%	5.2%	9.2%
Tilden MS	738	8.0%	0.0%	18.0%	12.7%	61.2%	9.0%	9.9%	12.2%
Ashburton ES	552	8.7%	0.4%	16.5%	15.0%	59.4%	9.1%	12.7%	18.3%
Farmland ES	576	3.6%	0.3%	34.4%	7.6%	54.0%	7.9%	24.7%	18.5%
Garrett Park ES	462	8.2%	0.4%	18.6%	24.9%	47.8%	20.9%	12.6%	15.9%
Kensington-Parkwood ES	405	9.4%	0.2%	8.4%	10.1%	71.9%	12.8%	3.5%	7.2%
Luxmanor ES	297	10.1%	0.0%	22.2%	7.1%	60.6%	5.9%	7.1%	24.0%
Wygate ES	483	3.5%	1.0%	11.8%	4.8%	78.9%	2.0%	4.3%	5.2%
Elementary Cluster Total	2,775	6.9%	0.4%	19.2%	11.8%	61.7%	9.8%	11.7%	14.9%
Elementary County Total	63,891	23.2%	0.4%	14.7%	21.6%	49.6%	27.4%	10.8%	15.9%

*Percent of students approved for Free and Reduced-priced Meals program in 2002-03.

**Percent of English for Speakers of Other Languages in 2003-04. High School Students served at regional ESOL centers.

***Mobility Rate is the number of entries plus withdrawals during the 2002-03 school year compared to total enrollment.

Program Capacity and Room Use Table
(School Year 2003-04)

Schools	Grades Served	Capacity (Sec. @ 90%)	Total Rooms	Reg. Sec. @ 25	Reg. Elem. @ 25	Support Rooms	Class-Size Red. Init. - Grades K-2	Pre-K @ 20	Pre-K @ 40	HS @ 20	HS @ 40	KINDA @ 22	KINDH @ 44	ESOL @ 15	METS @ 15	SPECIAL EDUCATION PROGRAM STAFFING GUIDELINES																									
																SEC AD @ 15	RELEM LAD @ 18	ED @ 10	EL @ 10	EM @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10						
Walter Johnson HS	9-12	1919	83	79										3	2																										
North Bethesda MS	6-8	900	43	37										1	2																										
Tilden MS	6-8	947	52	36										2	2																										
Ashburton ES	K-5	538	25		15	3	N							2																											
Farmland ES	K-5	463	23		15	6	N							2																											
Garrett Park ES	K-5	388	19		12	5	N							2																											
Kensington-Parkwood ES	K-5	376	19		10	4	N							2																											
Luxmanor ES	K-5	281	16		9	4	N							1																											
Wygate ES	K-5	489	22		15	3	N							2																											

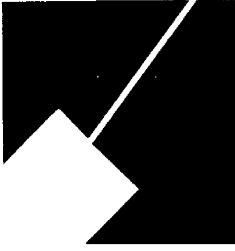
SPECIAL EDUCATION PROGRAM STAFFING GUIDELINES																	
School Based Classified	Multi-Cluster Based							County Based									
	SEC AD @ 15	RELEM LAD @ 18	ED @ 10	EL @ 10	EM @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10	EL @ 10

WALTER JOHNSON CLUSTER

Facility Characteristics of Schools 2003-04

Schools	Year Opened	Year Ren/Mod.	Total Square Feet	Site Size Acres	Park Adjacent	FACT Assess. Score	Child Care				Reloc. Class 2003-04	Link To Learn Prgrms.	Elem Gym
							Joint Use	Shared Space	County Owned	Private Mod.			
Walter Johnson HS	1956	1977	260,637	30.9		1405							
North Bethesda MS	1955	1999	130,461	19.1				Yes					
Tilden MS	1966		150,000	27.5		1455		Yes					
Ashburton ES	1957	1993	59,235	8.3			Yes				4		Yes
Farmland ES	1963		44,343	4.8	PK	1417	Yes	Yes			9		
Garrett Park ES	1948	1973	41,175	4.4		1388		Yes	Yes		6		
Kensington-Parkwood ES	1952	1973	35,131	9.9		1263	Yes				6		
Luxmanor ES	1966		41,432	6.5	PK	1578	Yes				2		Yes
Wyngate ES	1952	1997	58,654	9.5							1		Yes

Note: PK denotes that a park is adjacent to the school.

**MEMORANDUM**

DATE: January 7, 2004

TO: Montgomery County Planning Board

VIA: Joe. R. Davis, Chief *JRD*
Michael Ma, Supervisor *Ma*
Development Review Division

FROM: Wynn E. Witthans, RLA, AICP *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Project Plan Review

APPLYING FOR: Approval of 230 residential multifamily units inclusive of 29 MPDU's on 31.68 gross acres

PROJECT NAME: **Montrose Crossing**

CASE #: 9-94003A

REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance

ZONE: RMX-3C Residential Mixed Use Development – Regional Center Commercial Base

LOCATION: Southeast Quadrant of Bou Avenue and Chapman Avenue

MASTER PLAN: North Bethesda /Garrett Park (1992)

APPLICANT: Milestone at Montrose, LLC Trammell Crowe Residential

FILING DATE: October 24, 2004

HEARING DATE: January 22, 2004



This amendment increases the residential portion of a previously approved Project Plan from 150 units to 230 units. The Preliminary Plan will be amended with the Project Plan to allow for the increased density. The proposal is the third and final phase of a retail/residential project that is built and in operation since it's site plan approval in March and June 1995.

A copy of the earlier Staff Report (February 9, 1995) is attached and will carry forward with this review except as noted below. The Opinion (February 15, 1995) has been updated with this review and is attached. The proposed design details of the project are also attached.

ISSUES OF THE PROJECT PLAN REVIEW

1. Conformance to earlier approvals

The original Project Plan thoroughly reviewed the project concept and outlined the issues important to this project. The nature of the project has remained unchanged, save for the increase in residential density. Therefore the original findings still apply to this proposal and require no further re-examination beyond the earlier report, attached.

2. Proposed changes with Project Plan 9-94003A

a. Project Description

Since the project was approved, the retail portion of the project has been completed and is fully operational. The residential portion of the project is proposed to increase from 150 proposed units to 230 proposed units and parking is proposed to increase from 226 to 320 spaces.

Please review the graphic images of the project within the Attachments.

The residential project will be 19 stories tall - inclusive of 4 levels of an above grade parking garage. The building faces Bou Avenue with a drop off area proposed in the front. Access to the garage is located on the northeast end of the building facing the alley adjacent to the recently approved Target store. The first floor of the building will contain the lobby with community facilities and exercise room that will be part of the site plan recreation requirements. The pool on the roof and sitting areas on the ground level and roof will also serve as the recreation requirements for the building. The recreation facilities will include additional benches within the retail portion of the site and off site bike and swim facilities.

Opposite the project on Bou Street, east of Chapman Avenue, is a newly constructed car wash within the City of Rockville.

b. Amenities and Green Space

The amenities as required are consistent with the earlier approvals. Amenity improvements to Open Space "B" will be completed with the approval of this site plan consistent with the earlier approvals. Additional crosswalks across the alley and Chapman Avenue will be added with this site plan. Earlier amenities constructed with the earlier approvals are: Streetscape improvements to Rockville Pike and Bou Avenue; Chapman Avenue cross section improvements within SHA owned land; open spaces A and C; the Gateway Feature at the intersection; and paved crosswalks.

c. Building Scale and Compatibility Features

The earlier approval notes that the scale of the original building is similar to the Pavillion and Forum buildings in the general area. The original project plan proposal envisioned a 23 story residential structure with the residential tower adjacent to the alley. The current proposal – at 19 stories - orients the building directly to Bou Avenue and provides a more attractive streetscape frontage and pedestrian environment at street level. Because of the efficiencies of having the only the required residential parking integrated into the building, more units are included with less building height.

The earlier approval also makes reference to the massing of the building – that it should “step back” after four stories out of consideration of views to the land behind it and providing a view to it. That property is now under construction as a parking garage and a Target department store. The stepped back massing is no longer of value as the entire height of the Target building and garage is below four stories and no view advantage is to be gained. With the site plan, staff will make recommendations to have the openings to the parking garage at levels 2-5

d. Updated Historic Preservation Planning Comments

This project surrounds the lot that houses the Montrose Schoolhouse, a Montgomery County Master Plan for Historic Preservation designated historic site. The proposed “park” amenity is proposed to be located on land adjacent to the school. The developer will be responsible for providing trail connections from the school to the shopping center, per the original Project Plan approval. The proposed trail to be located on the school property will be reviewed and approved by the Historic Preservation Commission prior to the Planning Board date. Historic Preservation staff’s recommendation to the HPC will support the Montrose School owner’s (Peerless Rockville) position on this issue. Their letter supporting the path and adjacent open space area is attached.

e. Citizen Comments

Staff received two phone calls from citizens in the civic associations that were notified. They had received notice of the hearing. Their overall concerns were about increased traffic levels on Rockville Pike.

f. City of Rockville Comments

Staff has been in contact with the City of Rockville to attempt to coordinate any issues regarding this project and their immediate border. Their comments are attached. Unfortunately they were received at the deadline of the project plan report. Since the project is reduced in mass from the original proposal, we feel the

current proposal is better. Also the design of the proposal, the orientation of its pedestrian spaces to Bou Avenue and the provision of wrap-around streetscape improvements make this a building a compatible addition to this commercial/industrial area. The project conforms to APF guidelines for the area.

ATTACHMENTS

- 1. Project Plan Report – #9-94003A**
 - a. Graphics
 - b. Peerless Rockville Memo – Owners of the Montrose School – December 24, 2003
 - c. SHA Memo January 5, 2004
 - d. City of Rockville Memo of January 8, 2004

- 2. Project Plan Opinion Amendment - Original Approval #9-94003A**
 - a. MPDU memo of January 8, 2004 from Sean Caldwell of Trammell Crowe Residential
 - b. Transportation Planning Memo of January 7, 2004

- 3. Project Plan Report – Original report dated February 9, 1995.**