





## UNIVERSITY BOULEVARD CORRIDOR PLAN WORK SESSION #5



### Description

The fifth work session will focus on the housing, community facilities, and schools recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received.

	Hye-Soo Baek, Planner III, Countywide Planning & Policy, hye-soo.baek@montgomeryplanning.org, 301-495-2192
	Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, Countywide Planning & Policy, lisa.govoni@montgomeryplanning.org, 301-650-5624
	Zubin Adrianvala, Planner III, Midcounty Planning, zubin.adrianvala@montgomeryplanning.org, 301-495-4703
	Jessica McVary, Supervisor, Midcounty Planning, jessica.mcvary@montgomeryplanning.org, 301-495-4723
	Carrie Sanders, Chief, Midcounty Planning, carrie.sanders@montgomeryplanning.org, 301-495-4653

## SUMMARY

- The Planning Board received public testimony on the University Boulevard Corridor Plan Public Hearing Draft during the public hearing on February 27, 2025, and received written testimony through March 13, 2025. During the first work session on March 20, 2025, staff provided an overview of the public testimony received and discussed the recommended organization and schedule of the remaining work sessions with the Planning Board.
- The second, third, and fourth work sessions were held on April 3, April 24, and May 1 and covered the Draft Plan's land use, zoning, urban design, and transportation recommendations, as well as applicable testimony received.
- The fifth work session will include a discussion on the Draft Plan's recommendations for housing, community facilities, and schools, including recommended revisions to the Draft Plan's discussion and recommendations for schools.
- The work session will also include a discussion on housing in the Plan area, in response to questions posed by the Planning Board during the presentation of the Working Draft Plan and public testimony received.

## MASTER PLAN INFORMATION

### Draft

University Boulevard Corridor Plan  
Public Hearing Draft Work Session #5

### Lead Planner

Zubin Adrianvala

### Staff Contact

[zubin.adrianvala@montgomeryplanning.org](mailto:zubin.adrianvala@montgomeryplanning.org)

301-495-4703

### Date

May 9, 2025

### Planning Division

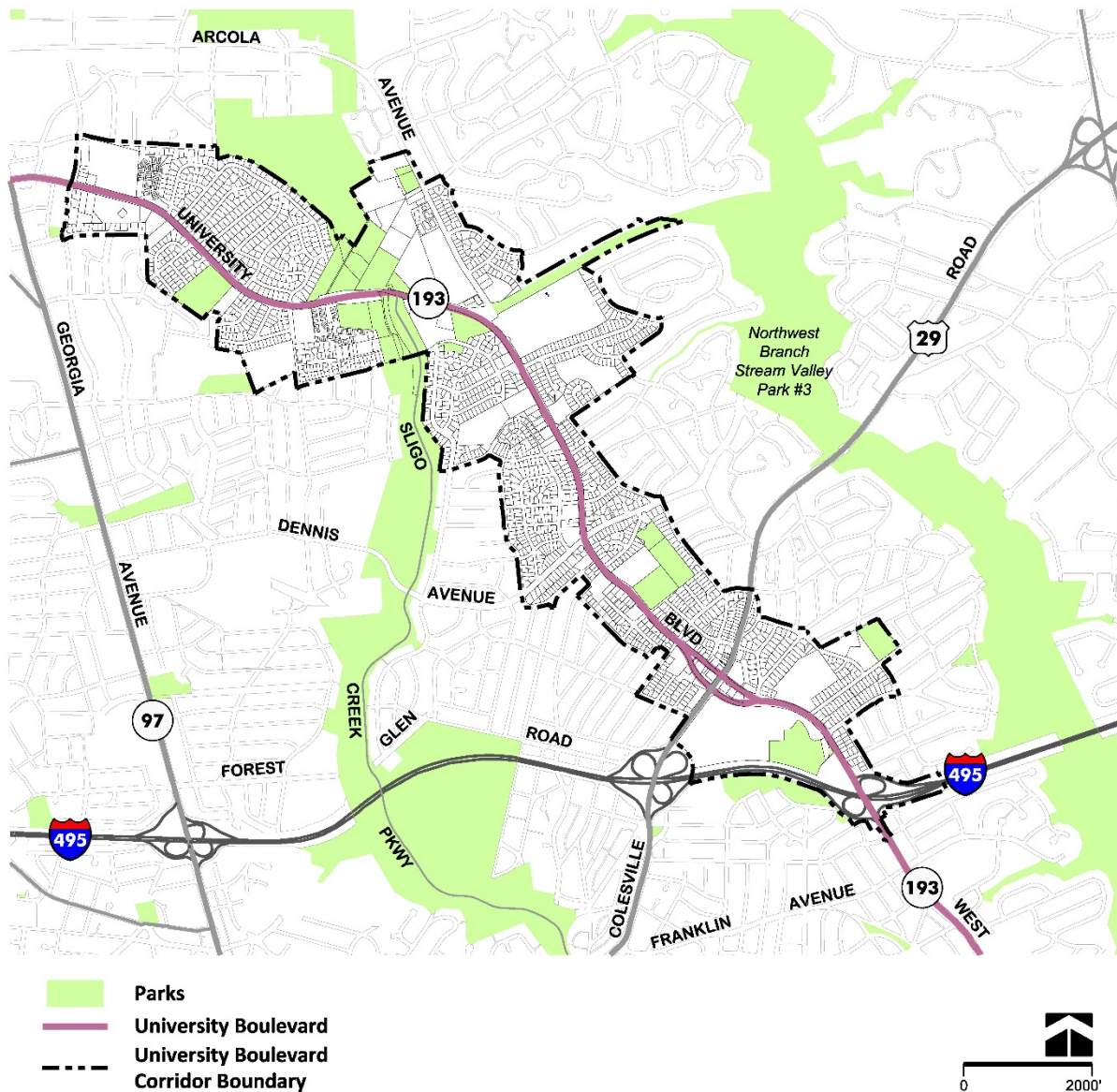
Midcounty Planning

### Planning Board Information

MCPB

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## BACKGROUND AND CONTEXT

### THRIVE MONTGOMERY 2050

The Public Hearing Draft of the University Boulevard Corridor Plan (Draft Plan) is the first plan initiated following the adoption of *Thrive Montgomery 2050* (Thrive) in October 2022. Thrive presents a clear vision for housing aimed at building complete communities that foster racial equity, economic competitiveness, and environmental resilience.

Thrive acknowledges Montgomery County's persistent housing supply shortage relative to its population and job growth, which has created challenges in economic development and equity. To address this, Thrive advocates for policies that diversify the county's housing stock in terms of type, size, and affordability. It particularly emphasizes increasing housing along corridors such as the University Boulevard Corridor, especially in centers and nodes served by transit. Additionally, Thrive encourages the development of affordable and income-restricted housing while preserving naturally occurring affordable housing.

Thrive also promotes an equitable approach to community facilities, including schools. It supports the colocation of facilities to optimize land use and foster vibrant neighborhoods accessible by various modes of transportation. Schools, being a crucial component, are carefully evaluated for capacity needs. This holistic approach to public infrastructure is designed to make it more accessible, adaptable, equitable, and sustainable.

The fifth work session will focus on Chapters 5 and 9 of the Draft Plan, specifically the 'Housing, Community Facilities, and Schools' recommendations. The work session will include a discussion on the testimony received on these elements of the Draft Plan.

## TESTIMONY AND RESPONSES

### HOUSING TESTIMONY

Testimony related to housing highlights key concerns raised by community members regarding zoning changes and housing developments:

- Zoning recommendations may prioritize luxury housing over affordable options, failing to guarantee low-to-moderate income housing.
- Increased housing growth risks exacerbating traffic congestion, overcrowding schools, and straining aging infrastructure.
- Concerns persist about the affordability of redeveloped housing stock, with fears of displacing long-term residents and losing affordable housing options.

- Residents stress the importance of preserving suburban neighborhood characteristics such as walkability, green spaces, and community amenities.
- Specific objections include zoning changes at key community hubs, which serve vital local needs and may be disrupted by redevelopment.

## RESPONSE

The Draft Plan strives to increase the supply of housing, both affordable housing and market-rate housing. In housing, all types of housing play an important role in a healthy housing ecosystem due to a process known as filtering. In markets with a sufficient amount of housing supply, homes will command the highest prices and rents when brand new and depreciate over time as they get older. New supply coupled with programs like the Moderately Priced Dwelling Unit program (Montgomery County's inclusionary zoning program) are effective tools to combat displacement. If you don't build new housing, you intensify the housing shortage, raise the rents on the existing supply, and amplify the displacement.

**The Draft Plan's housing recommendations are consistent with the General Plan, *Thrive Montgomery 2050*, which states that Montgomery County must view access to safe, affordable, and accessible housing as a basic human right.** The Draft Plan prioritizes the expansion and diversification of our housing stock as an essential step toward reducing racial and socioeconomic inequality, encouraging more varied types of housing in more places and at more price points.

**Montgomery County also has tools to manage infrastructure, like schools and traffic, through the *Growth and Infrastructure Policy*. The foundation of the *Growth and Infrastructure Policy* (GIP) is that Montgomery County must have adequate infrastructure to support growth.** This policy is the guide for administering the county's adequate public facilities (APF) requirements.

The Planning Board only approves new development after determining that the surrounding infrastructure, such as sidewalks, roads, and schools, can meet the needs of new residents, visitors, and students. The GIP guides how the Planning Board makes that determination by setting standards for evaluating public infrastructure and the impact an individual development may have on it. It also outlines how a developer can bring infrastructure up to standard so the project can proceed.

New housing can also help bring new amenities like enhanced community spaces and improved walkability, while preserving green space due to newer, more compact development forms. New growth can also blend into the existing physical neighborhood character through tools like Overlay Zones, which can outline objective development standards to ensure new development fits into the physical character of a neighborhood.

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## TESTIMONY RELATED TO COMMUNITY FACILITIES

Testimony related to community facilities includes concerns about infrastructure adequacy to support the proposed zoning changes and subsequent growth. Specific adequacy concerns primarily related to school capacity, will be discussed separately below. There were also concerns regarding the adequacy of parks, libraries, and emergency services. The community also called for greater transparency in the planning process regarding facility adequacy and future use planning.

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## RESPONSE

Community facilities play a crucial role in supporting the objectives of the University Boulevard Corridor Plan. To develop the community facility recommendations, Planning staff first identified the community facilities located in or providing service to the Plan area, reviewed Montgomery County's Capital Improvement Program (CIP) to determine if any new facilities or facilities proposed for renovation or expansion were anticipated in the next six years, and then coordinated with county agencies to identify if new facilities, renovations, or expansions were necessary to accommodate the growth anticipated by the Draft Plan. Specifically, staff coordinated with the Montgomery County Fire & Rescue Service, Police Department, Public Libraries, and the Department of Recreation. Through this process, staff, in consultation with the relevant county agencies, determined that the Plan area is well served by existing community facilities and new facilities are not recommended for the Plan area. In addition to the analysis completed for community facilities, Montgomery Parks staff also completed an analysis of needs for parks, trails, and open space in the Plan area. This analysis will be discussed during the sixth work session, scheduled for May 22, 2025.

While the Plan area is served by existing child daycare services, and senior centers are located near the Plan area, the Draft Plan recommends additional child daycare and senior services be provided with new growth.

In addition to community facilities, staff also met with the Washington Suburban Sanitary Commission (WSSC) to discuss the Draft Plan recommendations and the process for determining water and sewer infrastructure improvements. WSSC confirmed that there are currently no water or sewer infrastructure improvements planned for the Plan area and explained that their long-term planning division applies population forecasts from the Metropolitan Washington Council of Governments (MWCOC), which are derived from the region's land use plans, to identify where and when infrastructure improvements are needed. WSSC also evaluates capacity through the development review process to determine the need for improvements.

While the Draft Plan does not recommend new or expanded facilities, it emphasizes the importance of maintaining existing public infrastructure. Any new growth within the Plan area will be subject to the Growth and Infrastructure Policy, as previously discussed. Furthermore, the Draft Plan advocates for context-sensitive land use, emphasizing strategic location and shared facilities in alignment with Thrive's goals of creating complete communities.



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## TESTIMONY RELATED TO SCHOOLS

Testimony related to schools highlights key concerns raised by community members:

- The Draft Plan will increase the number of residents, placing additional strain on local schools and their resources.
- Rezoning and the associated traffic changes could diminish the attractiveness of the community, indirectly affecting school enrollment and development.

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## RESPONSE

As noted in the Public Hearing Draft, enrollment growth in the county has started slowing down overall due to lower birth rates. The elementary and middle schools serving the Plan area have already seen their collective enrollment start to decline. As students in these grade levels progress through the system, their lower enrollment will start to affect high schools in the near future too.

During the 2020 Growth and Infrastructure Policy (GIP) update, when Montgomery County Public Schools (MCPS) was experiencing the most growth, an analysis on the share of enrollment growth from new development found that students coming from new development contributed to less than a quarter of the enrollment growth. The same analysis done during the 2024 GIP update with newer data found that despite new development contributing nearly 2,800 additional students between 2017-2022, MCPS's total enrollment decreased by over 1,000 students during the same period. This validates the previous finding that the county's public school enrollment trend is mostly dependent on the turnover of existing homes, not new development. This tendency will be more evident in areas like the Draft Plan area, where most of the residential land is already built out and occupied.

Therefore, the enrollment impact estimate of the Draft Plan's land use recommendations is not expected to put undue strain beyond what the local schools would be able to handle, especially after the reopening of Charles Woodward High School and the expansion of Northwood High School. In addition, Planning staff monitors the enrollment of each individual school through the Annual School Test to address residential development proposed in schools projected to be overutilized.

## HOUSING

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### RECOMMENDATIONS

The vision for housing laid out in the University Boulevard Corridor Plan is consistent with and builds upon a foundation of progressive housing policy laid out in the General Plan, *Thrive Montgomery 2050*, and master and sector plans including the *Bethesda Downtown Plan*, the *Veirs Mill Corridor Master Plan*, and the *Silver Spring Downtown and Adjacent Communities Plan* that strives to increase housing production, promote housing diversity, and preserve existing naturally occurring affordable housing.



The housing recommendations are laid out in three categories:

- **Affordable Housing:** All rental properties in the Draft Plan area have some form of deed restriction on the properties that restrict rents through federal, state, or local programs. This Plan aims to increase the number of regulated affordable housing in the Plan area.
- **Preservation of Affordable Housing:** Preserve existing naturally occurring affordable housing when practicable and feasible.
- **Housing Production and Diversity:** Increase the number of units in the housing inventory overall and build more diverse types of housing units.

Table 1 Affordable Housing in the University Boulevard Corridor Plan

Property Name	Year Built	Total Dwelling Units	Affordable Housing Units	Affordable Housing Program	Affordable Housing Expiration	Market Segment
Inwood House	1979	150	150	202/811	2035	Developmental Disabilities
The Warwick	1966	395	15	MPDU	N/A	All
Arcola Towers	1970	141	141	Sec 8/LIHTC	2051	Senior
University Towers Condominium (ownership)	1969	534	0	N/A	N/A	All
The Oaks at Four Corners	1986	121	48	FHA Risk Share	2035	Senior
Pomander Court	1967	24	5	FHA Risk Share	N/A	All
University Gardens	2012	92	64	202/811	2057	Senior/Special Needs
The Sanctuary/ Mount Jezreel Senior Housing	2018	75	67	LIHTC	2058	Senior

### 15% MPDUS

Montgomery County's MPDU program is believed to be the country's first mandatory, inclusionary zoning law. The program was enacted in 1974 to further the objective of providing a full range of housing choices for all incomes, ages, and households. The program is widely recognized as the preeminent inclusionary zoning program in the country due to its success in both program longevity and production of units.

Montgomery County's Department of Housing and Community Affairs (DHCA) largely implements and operates the MPDU program. Still, the Planning Department and Planning Board have an important role to play in the program through the land use and zoning approvals of new construction

development, in the preliminary plan and site plan process, and through master plan recommendations.

Currently, the program serves households earning up to 65% (garden-style multifamily rental) or up to 70% (for-sale and high-rise multifamily rental) of Area Median Income (AMI). Per the U.S. Department of Housing and Urban Development, the AMI for a family of four was \$163,900 in FY 2025.

The requirement to provide a certain percentage of MPDUs applies to any new development in Montgomery County with twenty or more units. The minimum percentage of MPDUs required varies from 12.5% to 15% of the total number of units in the development, depending on the location of the development within the county. The actual percentage of MPDUs for any development is based on the density bonus achieved, which can exceed the minimum required. The actual percentage and number of MPDUs required are set by the Montgomery County Planning Board at the time it approves the preliminary plan and/or site plan for the development.

One of the key housing recommendations is to increase the number of required Moderately Priced Dwelling Units (MPDUs) from 12.5% to 15%. Several recent master plans, including the *Bethesda Downtown Plan*, *Silver Spring Downtown and Adjacent Communities Plan*, *Takoma Park Minor Master Plan Amendment*, and *Great Seneca: Connecting Life and Science*, have also increased the requirement from 12.5% to 15% in recognition of the need for more affordable housing throughout the county.

Relatedly, part of the Plan has a 15% requirement for 2025, as part of a [High Income Planning Area](#). Since 2018, planning areas where 45% of the United States Census tracts have a median income of 150% of Montgomery County's median income have a requirement to provide 15% MPDUs. In 2025, this 15% MPDU requirement includes Kemp Mill/Four Corners. Creating a 15% MPDU requirement will create consistency throughout the Plan area as it relates to the MPDU requirement.

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## FAIR HOUSING

In 2023, the Maryland state legislature passed HB0017, which obligates Maryland charter counties to “affirmatively further fair housing through the county’s housing and urban development programs.” The University Boulevard Corridor Plan is the first master plan to fulfill this fair housing obligation and aims to affirmatively further fair housing (AFFH). The goal of AFFH is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access to foster inclusive communities and achieve racial equity and fair housing choice.

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## NO NET LOSS OF AFFORDABLE HOUSING

Of the multifamily units that are not income restricted in the Plan area, most are naturally occurring affordable housing, meaning they are affordable to households earning below 80% of Area Median Income (AMI). These units are resources due to their natural affordability.

In the event of redevelopment, this Plan strives for no net loss of naturally occurring affordable housing. This means that in the event of redevelopment, to the extent that is practical and feasible,

the number of naturally occurring affordable housing units being removed should be replaced in the new development, and their affordability levels should be preserved.

Several recent plans have included this language to “strive for no net loss of affordable housing,” including the *Takoma Park Minor Master Plan Amendment*, the *Fairland and Briggs Chaney Master Plan*, and the *Great Seneca Plan: Connecting Life and Science*. While these plans include this language, we have yet to see a project come in under these plans to fully understand what implementation of this recommendation would look like. Should a project come in under a master plan with this recommendation, Planning Staff would work with the applicant and the Department of Housing Community Affairs (DHCA) to better understand what implementation of this recommendation looks like and what options are available. Potential options for implementation include the provision of increased Moderately Priced Dwelling Units in the development, the use of [Workforce Housing](#), or the use of rental agreements<sup>1</sup>.

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## GENTRIFICATION AND DISPLACEMENT

Our corridors have not changed much over the last several decades. Some have experienced gradual disinvestment accompanied by greater concentrations of poverty, while others in high-investment areas have not added housing to give more people access to them. As noted in the [Neighborhood Change in the Washington Metropolitan Area Study](#), neighborhoods that have added more housing in Montgomery County have grown inclusively, meaning they have added more high- and low-income at the same time, and corridor plans like University Boulevard Corridor Plan will further encourage this trend. When we encourage more market-rate and affordable housing along all corridors, more people of all income levels have more opportunities to live along them.

The more-of-everything approach to housing recommended by *Thrive Montgomery 2050* and the Public Hearing Draft of the University Boulevard Corridor Plan is fully consistent with best practices in the field. For example, **the Urban Institute states: “Boosting the housing supply by easing local land use, building, and zoning restrictions and encouraging alternative forms of housing like manufactured housing and accessory dwelling units would make homes more affordable and allow more buyers at all income levels to find homes, slowing the pace of gentrification.”**<sup>2</sup>

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<sup>1</sup> Rental agreements are used by the county in conjunction with landlords and multifamily property owners to assist in the preservation of affordable housing units in the County. In many cases, such agreements are entered into voluntarily between existing tenants and property owners to address the specifics of future rent increases.

<sup>2</sup> Urban Institute, To Understand a City’s Pace of Gentrification, Look at Its Housing Supply <https://www.urban.org/urban-wire/understand-citys-pace-gentrification-look-its-housing-supply>

## COMMUNITY FACILITIES

### COMMUNITY FACILITIES

The Plan area includes three elementary schools, two high schools, and a fire station. These facilities help build a vibrant community for residents and businesses. The Plan recommends keeping all current public facilities and co-locating new ones if necessary.

The fire and rescue services in the University Boulevard Corridor Plan area are provided by Silver Spring Fire Station 16, with additional support from nearby stations like the Wheaton Volunteer Rescue Squad. Public safety is ensured by the Montgomery County Police Districts 3, located in Silver Spring, and 4, based in Wheaton. The Draft Plan underscores the need for enhancing public safety resources at publicly owned properties if required.

The area benefits from the Wheaton Library and Community Recreation Center, which serve as a combined facility offering both library and recreational services. Additional library needs are met by nearby facilities, including the Kensington Park Library and Brigadier General Charles E. McGee Library. Recreational services have been further expanded with the new Silver Spring Recreation and Aquatic Center, which opened in February 2024.

Childcare services in the Plan area are primarily associated with religious institutions, such as the 4 Corners Community Nursery and the Silver Spring Day School. Senior residents are supported by facilities like The Oaks at Four Corners and Arcola Towers, with plans to expand these services as new developments arise.

Food insecurity affects 11 to 16% of the area. To address this, the Draft Plan proposes initiatives such as community gardens, farmers markets, and strategies by County agencies to improve access to affordable, nutritious food. It supports new local farming opportunities and farmers markets in potential locations like the WTOP property, Kemp Mill Shopping Center, Four Corners West Neighborhood, or Woodmoor Shopping Center. The Draft Plan also endorses neighborhood-level efforts by the Department of Health and Human Services (DHHS) and other agencies to combat food insecurity and boost local food production.

The Draft Plan also emphasizes the role of regional service centers, including the Silver Spring and Midcounty Regional Service Centers, which provide essential services and strengthen engagement with the local community. Efforts to enhance connections with small business owners in areas like Four Corners and Kemp Mill are also supported to foster economic growth and inclusion. Overall, the Plan envisions a balanced and inclusive approach to development, ensuring the well-being of all residents.

The Draft Plan evaluates the adequacy of existing facilities and supports future co-location strategies to optimize land use and infrastructure growth. For schools, the Growth and Infrastructure Policy (GIP) requires the Annual School Test (AST) to evaluate the adequacy of the county's public schools

each year to determine the appropriate condition of approval for development applications throughout the fiscal year. The AST is conducted by Montgomery Planning Staff according to the Annual School Test Guidelines. Adequacy standards for the AST are based on a combination of utilization rate and seat deficit metrics outlined in the GIP.

## SCHOOLS

During the Planning Board review of the FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program for MCPS on February 17, Planning staff briefed the Board on the need for school planning practices to shift from focusing on each overutilized school in isolation to prioritizing a better balance of utilization between adjacent and nearby schools. The Public Schools section of the University Boulevard Corridor Plan's Public Hearing Draft however included language that does not reflect this. Staff therefore recommends that the Draft Plan be revised to align with the Board's latest direction. A complete draft of the Public Schools section of the Plan with recommended changes tracked is included to this memo as Attachment A.

The revisions will specifically address the following points:

- The Plan should include all schools serving homes within the Plan area for enrollment impact considerations. (p.125 of Public Hearing Draft)
- The Plan should fully acknowledge the potential impact of MCPS's ongoing boundary study for the reopening of Charles Woodward High School and expansion of Northwood High School. (pp. 126-127 of Public Hearing Draft)
- In case of overutilization, the Plan should recommend prioritizing student reassignments to adjacent schools with surplus capacity over building additional capacity. (pp.127-128 of Public Hearing Draft). Appendix G: Schools of the Public Hearing Draft, attached to this staff memo as Attachment B for reference, lists the range of capacity relief strategies that MCPS would typically pursue.

## NEXT STEPS

The fifth work session, scheduled on May 15, 2025, will focus on the Draft Plan's housing, community facilities, and schools recommendations. The sixth work session is scheduled for May 22, 2025, and will include a discussion on some transportation issues along with historic resources, environmental sustainability, parks, trails, and open space. An additional work session will be held on May 29, 2025, focusing on the overlay zone and other zoning related discussions.

## ATTACHMENTS

Attachment A: Recommended Revisions to Public Schools Section in Chapter 9

Attachment B: Public Hearing Draft Plan Appendix G: Schools

## ATTACHMENT A

Attachment A includes recommended revisions to pages 125-128 of the University Boulevard Corridor Plan Public Hearing Draft. Recommended deletions are represented by ~~striketrough text~~ and recommended additions are represented by red, underlined text.

### PUBLIC SCHOOLS

Public schools contribute to creating and defining a neighborhood and a larger community. There are five Montgomery County Public Schools (MCPS) in the Plan area: Northwood High School, Montgomery Blair High School, Forest Knolls Elementary School, Pine Crest Elementary School, and Glen Haven Elementary School. These schools are in the Downcounty Consortium; with the Northwood High School service area north of U.S. 29, and the Blair High School service area south of U.S. 29, as shown in Figure 84.

As shown in Figure 84, the Plan Area is currently served by Arcola Elementary School, Forest Knolls Elementary School, Glen Haven Elementary School, Kemp Mill Elementary School, and Montgomery Knolls/Pine Crest Elementary School at the elementary school level, Eastern Middle School, Odessa Shannon Middle School, Silver Spring International Middle School, and Sligo Middle School at the middle school level, and at the high school level, Northwood High School and Montgomery Blair High School, which are part of the Down County Consortium.



*Blair High School*



Figure 84: University Boulevard Corridor Plan Area School Feeder Pattern – High School

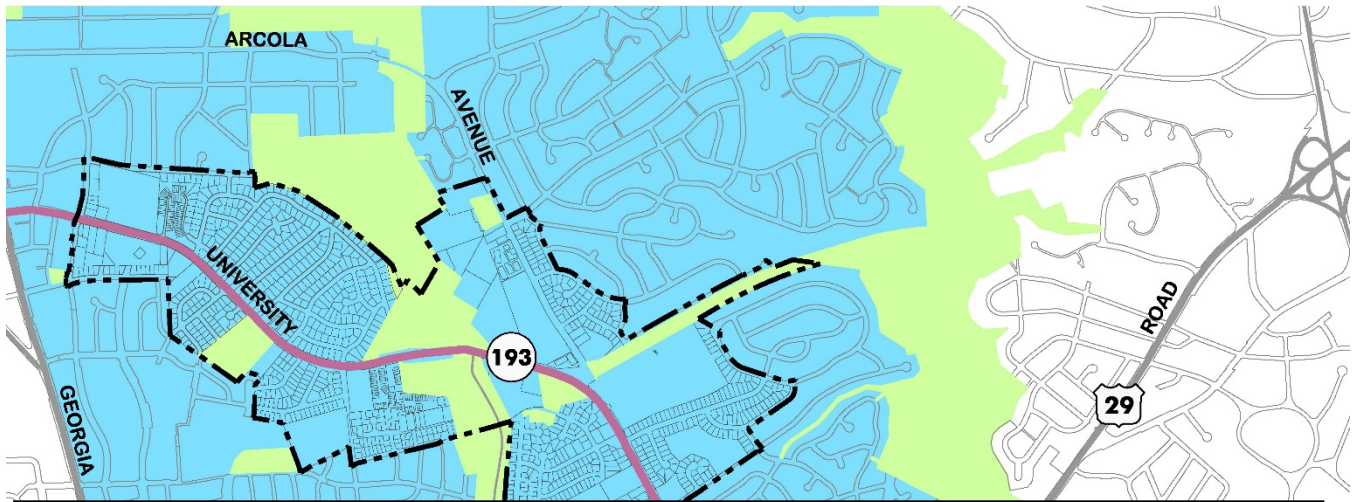
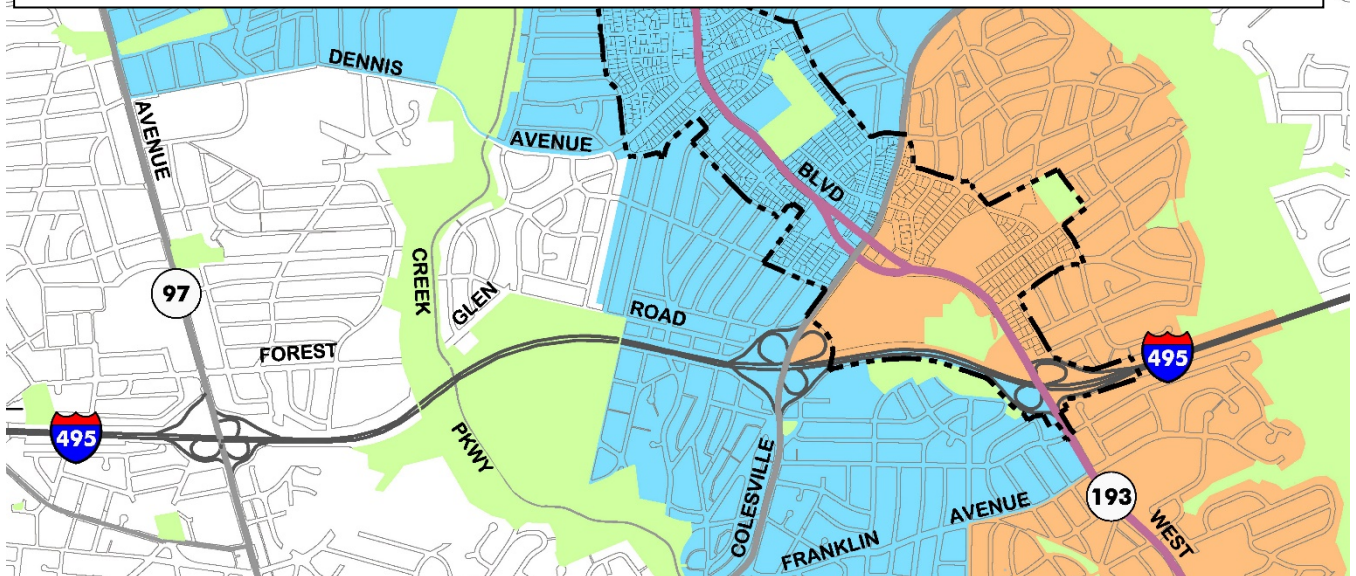


Figure 84 to be replaced with map of school feeder pattern.



- Northwood High School Cluster Boundary
- Blair High School Cluster Boundary
- Parks
- University Boulevard
- University Boulevard Corridor Boundary

**Note:**

The existing cluster boundaries are subject to future changes by MCPS and the Board of Education.

A new Northwood High School is currently under construction and is projected to open in 2027. Montgomery Blair High School, located at the southwestern intersection of University Boulevard East and U.S. 29, is currently above its enrollment capacity and will remain over capacity in the future but is



intended to be relieved by a boundary change that will follow the reopening of Charles Woodward High School and the expansion of Northwood High School in 2027. Most middle schools within the Northwood and Blair High Schools service areas, including Silver Spring International Middle School and Sligo Middle School, are forecasted to remain within their enrollment capacities for the long-term. A majority of the elementary schools that serve both service areas are within their enrollment and program capacities.

Countywide, enrollment growth has started slowing down due to lower birth rates. The elementary and middle schools serving the Plan area have already seen their collective enrollment peak and started declining. The latest projections from Montgomery County Public Schools (MCPS) indicate that by 2030, across all the schools serving the Plan area, there will be about 440 surplus seats available at the elementary school level, and 500 at the middle school level. Enrollment is still growing at the high school level, but the reopening of Charles Woodward High School and the addition at Northwood High School is scheduled to provide 3,000 additional seats to address the capacity needs across schools in the Down County Consortium and Walter Johnson High School. Before completing the high school capital projects, MCPS will determine the boundaries of the new school service area boundaries for the middle schools and high schools in the Down County Consortium, Bethesda-Chevy Chase, Walter Johnson and Whitman clusters. Collectively, there is projected to be over 750 surplus seats available in 2030 across all of the high schools identified in the Board of Education's approved boundary study scope.

There are limited opportunities in the Plan area to accommodate any typically sized public school, and existing parkland should not be considered for development by any public agency except for parks. Therefore, existing schools are recommended as a priority for future school needs. This Plan envisions that most of the future residential development will materialize as either attached or multi-family residential units. Build-out of this Plan's land use and zoning recommendations is anticipated to take many years, likely more than 10 to 20 years. Some of the anticipated redevelopment may not occur within the life of the Plan, and school enrollment trends in the Plan area will vary over the life of the Plan. In addition, the Plan area has not seen significant development for decades. MCPS enrollment forecasts and associated capital projects focus on a six-year time frame rather than over several decades. Therefore, new residential development that occurs because of the Plan will be evaluated for school adequacy by each project or phase individually at the time the application is reviewed for development approval.

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## **PUBLIC SCHOOLS RECOMMENDATIONS**

~~This Plan recommends a broad range of options to accommodate students from the Plan area at different school levels based on projected growth in the Plan area.~~ As stated above, there is capacity at the elementary, middle, and high school levels, with the reopening of Charles Woodward and Northwood High Schools, to accommodate the Plan's anticipated growth over the next two decades.

### **Elementary Schools**

~~The following alternatives are recommended to accommodate additional elementary school students from the Plan area, listed in order of priority:~~

- ~~• Determine if capacity is available at the elementary schools that serve the Plan area.~~

- Add capacity to existing schools that service the Plan area. If additions are infeasible, consider reassigning students to a nearby school that has available capacity.

If elementary school enrollment increases cannot be met through expansion of existing elementary schools or through reassignments with available capacity, then the reopening of a former elementary school in the Downcounty Consortium that is owned by MCPS or Montgomery County could be considered.

#### Middle Schools

The following options are recommended to accommodate additional middle school students from the Plan area:

- Determine if there is available capacity at the middle schools serving the Plan area. Students residing in this area may choose which school to attend, based on program offerings. Most of the middle schools in the Downcounty Consortium are forecast to remain within their program and enrollment capacities in the long term.
- If additions are infeasible, then consider reassignments to schools with available capacity, or capable of additions.
- If middle school enrollment increases cannot be met through expansion of existing middle schools or through reassignments with available capacity, then the opening of a new middle school could be considered.

#### High Schools

The following options are recommended to accommodate additional high school students from this Plan:

- Determine if there is available capacity at the high schools that service the Plan area. Most of the high schools in the Downcounty Consortium are projected to exceed capacity in the long-term.
- If enrollment exceeds the capacity of Downcounty Consortium high schools in the future, even with additions built, then explore reassignments to other high schools with available capacity, or capable of additions.
- If none of the previous options turns out to be sufficient, then consider opening a new high school.

#### Overall School Recommendations

If, during the life of the Plan, a school serving the Plan Area becomes overutilized, MCPS should consider reassigning students to an adjacent or nearby school where there is surplus capacity available before pursuing capital solutions. Public school districts across the country are experiencing enrollment declines that have led to school closures, and the enrollment and capacity utilization trends in MCPS are pointing to a similar direction. While current projections for schools serving the Plan area do not show an impending threat of closure in the near term, an increasing share of schools countywide, including one middle school and one elementary school that serves the Plan area, are operating at a level below the facility utilization range of 80 to 100 percent that MCPS describes as efficient.

## ATTACHMENT B

Attachment B includes revisions to Appendix G.

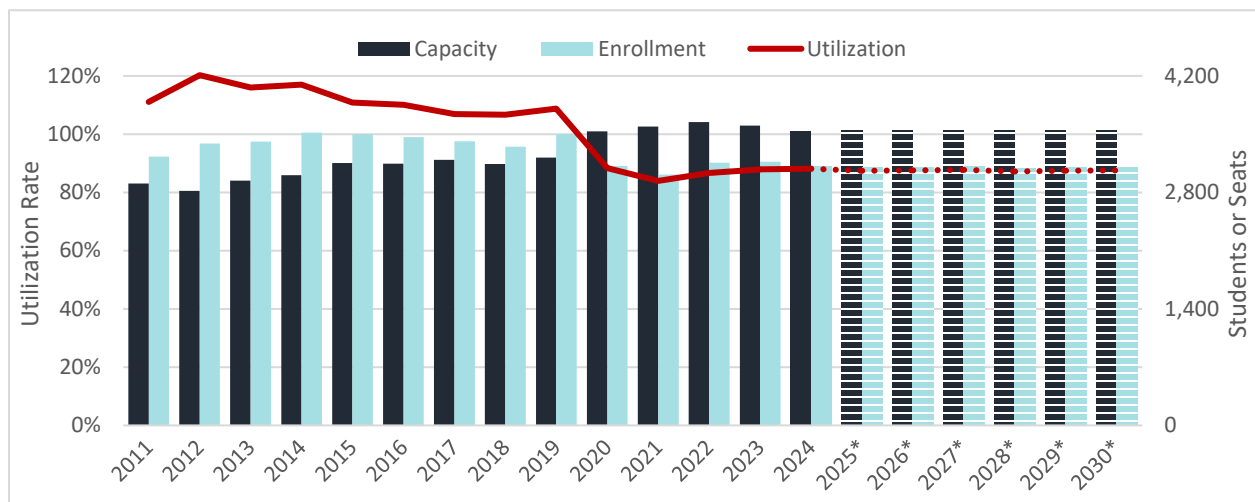
### DRAFT APPENDIX G: SCHOOLS

\*Data Source: Superintendent's Recommended FY 2026 Capital Budget and Amendments to the FY 2025-2030 Capital Improvements Program

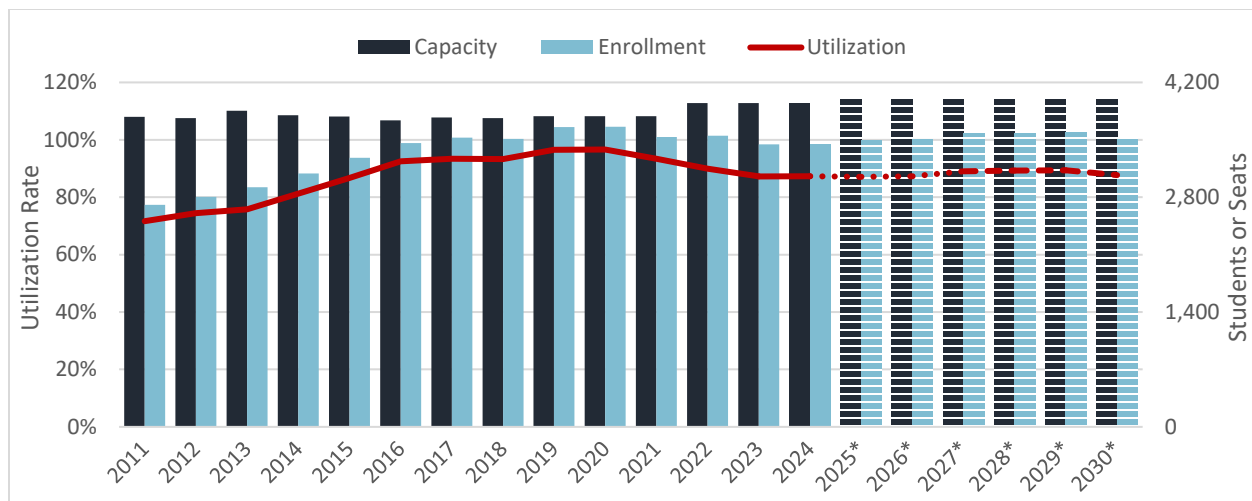
#### UTILIZATION TREND AND PROJECTION OF PLAN AREA SCHOOLS

The following graphs illustrate the enrollment and utilization trends and projections of the elementary, middle, and high schools serving the Plan area.

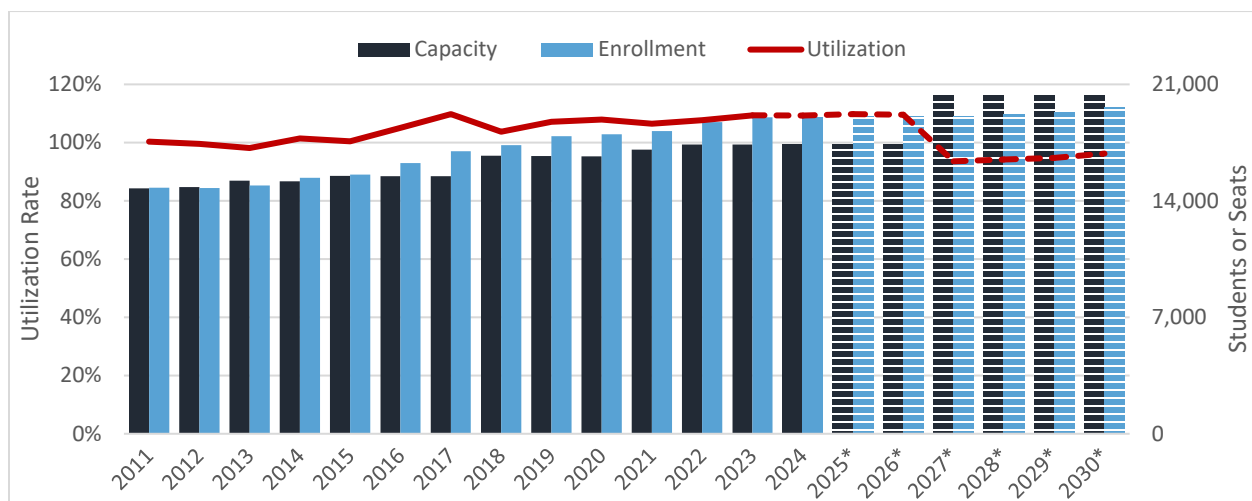
Elementary Schools (Arcola, Forest Knolls, Glen Haven, Kemp Mill, Montgomery Knolls, Pine Crest)



Middle Schools (Eastern, Odessa Shannon, Silver Spring International, Sligo)



High Schools (Charles W. Woodward High School boundary study scope – Bethesda Chevy Chase, Montgomery Blair, Albert Einstein, Walter Johnson, John F. Kennedy, Northwood, Wheaton, Walt Whitman, Charles W. Woodward)



### Projected Surplus Capacity of Plan Area Schools

School	2030 Scheduled Capacity*	2030 Projected Enrollment*	2030 Projected Seat Differential*
<b>High Schools – Woodward Boundary Study Scope Total</b>	<b>20,382</b>	<b>19,615</b>	<b>767</b>
Bethesda-Chevy Chase HS	2,475	2,463	12
Montgomery Blair HS	2,889	3,482	-593
Albert Einstein HS	1,616	2,018	-402

Walter Johnson HS	2,251	3,103	-852
John F. Kennedy HS	2,173	2,012	161
Northwood HS	2,260	1,574	686
Wheaton HS	2,251	2,884	-633
Walt Whitman HS	2,218	2,079	139
Charles W. Woodward HS	2,249	0	2,249
<b>Middle Schools - Plan Area Total</b>	<b>4,013</b>	<b>3,520</b>	<b>493</b>
Eastern MS	1,012	1,019	-7
Odessa Shannon MS	881	782	99
Silver Spring International MS	1,194	1,026	168
Sligo MS	926	693	233
<b>Elementary Schools - Plan Area Total</b>	<b>3,541</b>	<b>3,101</b>	<b>440</b>
Arcola ES	638	722	-84
Forest Knolls ES	533	484	49
Glen Haven ES	562	536	26
Kemp Mill ES	457	399	58
Montgomery Knolls ES	684	467	217
Pine Crest ES	667	493	174

#### PLAN'S ENROLLMENT IMPACT ESTIMATE

The land use and zoning recommendations in the University Boulevard Corridor Plan would allow up to 3,500 to 4,500 residential units depending on future decisions by the Planning Board and the County Council. The enrollment impact estimate of this Plan was calculated based on a scenario where 75% of the max allowable density of 4,500 units is built-out considering the challenges expected in redeveloping existing properties. If most of this residential development occurs in the form of multi-family low-rise, they can be expected to generate an additional 250 to 400 elementary school students, 100 to 220 middle school students, and 160 to 280 high school students depending on whether the growth context of the area at the time of development resembles an Infill Impact Area or Turnover Impact Area (under the 2024 Growth and Infrastructure Policy, the west side of the Plan

area near Wheaton is considered an Infill Impact Area, and the rest is categorized as Turnover Impact Area).

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## MONTGOMERY COUNTY PUBLIC SCHOOL'S CAPACITY PLANNING STRATEGIES

The Montgomery County Public Schools (MCPS) Division of Capital Planning and Real Estate develops strategies and long-range facility plans to meet the needs of public school capacity and programs. While Montgomery Planning collaborates with MCPS regarding a master plan's impact on public school enrollment, MCPS's forecasts and capital projects focus on the six-year time frame of a Capital Improvements Program (CIP) period rather than the longer-range vision typical of a master plan. MCPS planners review the space available at each school annually by comparing the enrollment projected for the sixth year of the CIP planning period to the program capacity and explore a range of options to address the needs appropriately. In the case of overutilization, if a long-term need for a capacity solution is justified, MCPS would typically pursue the following strategies:

- Determine if space is available at adjacent or nearby schools and reassign students where adequate space is available.
- Consider classroom additions to accommodate continual enrollment increases. Additions can be considered at nearby schools, followed by student assignments after completion of the capital project. MCPS's preferred range of enrollment is up to 750 students in elementary schools, up to 1,200 students in middle schools, and up to 2,400 students in high schools. Many of the schools serving the Plan area have not been built to a capacity that can accommodate the maximum preferred enrollment, indicating there is unbuilt capacity in addition to the surplus seats projected at existing schools that can be tapped into if future demand necessitates it. For a classroom addition to be considered for funding, the sixth year projection of the Capital Improvements Program period of an individual school needs to exceed the following thresholds:
  - Elementary schools – minimum 92 seat (4 classrooms) capacity deficit
  - Middle schools – minimum 150 seat (6 classrooms) capacity deficit
  - High schools – minimum 200 seat (8 classrooms) capacity deficit
- If reassigning students or increasing capacity at existing schools is not sufficient to address the projected demand, consider the opening of a new school, or reopening of a previously closed school. There are a few former operating school sites within the vicinity of the plan, including the Spring Mill Center at 11721 Kemp Mill Rd and the former Pleasant View Elementary School at 3015 Upton Dr. For a new school to be considered, the sixth year projection of the CIP period would have to exceed the following thresholds. An evaluation of each site will be conducted if and when a new elementary school is being considered:
  - Elementary schools – 500-600 seat capacity deficit cluster-wide
  - Middle schools – 800 seat capacity deficit in one or more clusters
  - High schools – 1600 seat capacity deficit in one or more clusters

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## ADEQUATE PUBLIC FACILITIES

The Growth and Infrastructure Policy (GIP) requires the Annual School Test (AST) to evaluate the adequacy of the county's public schools each year to determine the appropriate condition of approval for development applications throughout the fiscal year. The AST is conducted by Montgomery Planning Staff according to the Annual School Test Guidelines. Adequacy standards for the AST are based on a combination of utilization rate and seat deficit metrics outlined in the GIP.