Bethesda-Chevy Chase and Walter Johnson Clusters
Elementary Schools Capacity Study

June 5, 2019

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Agenda

1. Introductions
2. DLR Group: Who We Are
3. Project Overview
4. Process: Capacity & Site Selection
5. Questions & Answers
Your DLR Group Team

Sarah Woodhead
AIA, NCARB
Principal-in-Charge

Erika Lehman
AIA, NCARB
Project Manager

Dina Sorensen
Assoc. AIA, LEED AP BD+C
Design Leader

Eric Joerdens
AIA
Project Architect
Facility Analyst

Kwame Bailey
Community Outreach
QA/QC
**DLR Group: By the Numbers**

- 40 employee owners in the Washington metropolitan area
- 20 years of integrated design in the Washington metropolitan area
- 80% repeat clients
- 30 studios
- 30% of staff are Montgomery County residents

**#1**
- in education design
  - BD World Architecture

**#2**
- in K-12 design
  - Building Design + Construction
A Snapshot of Our Portfolio

500 master plans
800 high schools
200 middle schools
850 elementary schools
Capacity Studies

MCPS Overview

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

Schedule

<table>
<thead>
<tr>
<th>Month</th>
<th>Task</th>
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<tbody>
<tr>
<td>June</td>
<td>Cluster Meeting School Surveys</td>
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<tr>
<td>July</td>
<td>School Analysis Site Surveys</td>
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<tr>
<td>August</td>
<td>Study Options</td>
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<tr>
<td>September</td>
<td>Cluster Meeting Report Draft</td>
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<td>October</td>
<td>Report Final Recommendations</td>
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Site Evaluation

MCPS Overview

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
School Capacity Process
Capacity Studies

Understanding the BCC Cluster

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)
Capacity Studies
Understanding the WJ Cluster

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)
Site Comparison
The BCC Cluster

Silver Creek MS (6-8) Feeder Schools

Chevy Chase ES (3-5)  North Chevy Chase ES (3-5)  Rock Creek Forest ES (pre-K-5) (non-Spanish Immersion)*  Rosemary Hills ES (pre-K-2)*
Site Comparison
The BCC Cluster

Westland MS (6-8) Feeder Schools

Bethesda ES (K-5)  Rock Creek Forest ES (pre-K-5) (Spanish Immersion)*  Somerset ES (K-5)  Westbrook ES (K-5)
Site Comparison
The WJ Cluster
North Bethesda MS (6-8) Feeder Schools

Ashburton ES (K-5)  Kensington Parkwood ES (K-5)  Wyngate ES (K-5)
Site Comparison
The WJ Cluster

Tilden MS (6-8) Feeder Schools

Farmland ES (K-5)  Garrett Park ES (K-5)  Luxmanor ES (K-5)
Building Community
Understanding and Consensus

- Share preliminary findings with schools and clusters
- Talk to school stakeholders to ensure mutual understanding of qualitative issues
- Hold a listening session with cluster representatives
- Develop options to ensure transparency and support sound recommendations
Capacity Studies
Understanding & Experience

For each school, we will collect data, study the building and site, and analyze:

- Current core capacity
- Current program capacity
- Current and projected enrollment
- Identify any specific issues and constraints
- Calculate potential excess capacity after addition(s)
- Relationships to other schools (paired schools, geographic relationship, etc.)
- Utilization and educational adequacy
- Proposed core capacity
- Projected program capacity with addition
Study Methodology

- Capacity
- Utilization
- Educational Adequacy

Site Utilization Report
11/26/14

Type of Room | # of Rooms | 100% | 85% | Total
--- | --- | --- | --- | ---
PreK/HYS/LEEP | 1 | 20 | | 20
Kindergarten | 2 | 40 | | 40
Regular (ELM) | 17 | 341 | | 391
Regular (Sec) | 0 | 0 | 0 | 0
Special Ed | 0 | 0 | 0 | 0
Gym (Sec) | 0 | 0 | 0 | 0
Career Tech | 0 | 0 | 0 | 0
Alternative Program | 0 | 0 | 0 | 0
Relocatables | 0 | 0 | 0 | 0
N/A (Support) | 25 | | | 25
N/A (Non-Capacity) | 2 | | | 2
N/A (Shared Spaces) | 3 | | | 3
OTHER USE (Purpose-Built) | 0 | | | 0
N/A (Admin) | 7 | | | 7
Non-Conforming Rooms | 3 | | | 3

Total Classrooms* | 20 | | | 20
Total Rooms* | 53 | | | 53

*Does not count the relocatables in the Total.

<table>
<thead>
<tr>
<th></th>
<th>Capacity</th>
<th>Current Utilization</th>
<th>Current Open Seats</th>
<th>Projected Utilization (75%)</th>
<th>Projected Open Seats</th>
</tr>
</thead>
<tbody>
<tr>
<td>As Utilized Capacity</td>
<td>386</td>
<td>108%</td>
<td>30</td>
<td>92%</td>
<td>32</td>
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<tr>
<td>Underlying Capacity</td>
<td>415</td>
<td>95%</td>
<td>30</td>
<td>79%</td>
<td>30</td>
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<tr>
<td>Updated SRC</td>
<td>415</td>
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<td>30</td>
<td></td>
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% Change from Previous SRC: 1.4%
% of Spaces with Non-Conforming User: 4.6%
Area of spaces with Non-Conforming User: 313
Site Evaluation Process
MCPS Process

New Potential Sites

Will look at sites:

- Currently owned by school system
- Currently owned by Local and Federal Government
- Private site available for purchase (potential nontraditional sites)
Establish Guiding Principles

- Safe Access Guidelines
- Educational Specifications
- Immersed in Nature
- Maintain the Residential Ideal
- Student-Centered Learning
- Site as a Teaching Tool
- Fostering Environmental Stewardship
Analyze

Building Orientation Thoughts

- RESIDENTIAL
- PREFERED LOCATION OF NEW SCHOOL
- EXISTING FIELDS
- WOODED AREA
- INSTITUTIONAL
- SOLAR PATH
- GROSVENOR LANE
- CHESHIRE DRIVE
- DICKENS AVE
- RESIDENTIAL
Analyze

Vehicular Circulation Thoughts
Analyze

Conceptual Site Diagram
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