



City of Rockville

MEMORANDUM

July 30, 2010

TO: Planning Commission

FROM: Jim Wasilak, AICP, Chief of Planning *RJW*

SUBJECT: Pipeline Data Follow-up

At the July 28 Planning Commission meeting, the Commission discussed receiving information on approved development in the City. Attachment 1 is an updated report that accompanied the recent Text Amendment that extended the development approval implementation periods. This includes all approved Site Plans, Use Permits and Detailed Applications that authorize development to be built. Note that the expiration periods shown have been extended until June 30, 2012 for expired projects and by two years for those projects that had not expired.

The chart does not include the amount of development associated with each approval. A revised pipeline report with all approved development assigned to each approval will be provided prior to your next meeting on August 11. For residential projects, this information is provided on page 42 of the Strategic Scan document, while an aggregate of approved nonresidential development is included on page 43 of the Scan.

Also attached is the most recent report from Montgomery County Public Schools on school capacity for those schools that serve Rockville.

Attachments

1. Pipeline Projects
 2. City of Rockville FY2011 School Test report
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Pipeline Projects

Project Name	Application	Status	Address	Approval Date	Expiration Date	Extension Potential	Notes
Approved Projects							
ATF site (Phase 3)	USE2001-00630	Approved	1405 Research Blvd	12/20/2000	12/20/2008	N/A	Bldg 3 expired per ZO; Tolled per State
Landow House (Phase 2)	USE2002-00640	Approved	1801 East Jefferson Street	5/30/2002	5/30/2010	N/A	Phase 2 expired per ZO; Tolled per State
Sandy Spring Bank (Phase 2)	USE2003-00668	Approved	811 Rockville Pike	4/12/2004	4/12/2012	N/A	Multiphase Project, Implemented
Wootton Crossing (Phase 2)	USE2004-00681	Approved	799 Rockville Pike	6/10/2005	6/10/2013	N/A	Multiphase Project, Implemented
1711 Research Blvd	USE2005-00688	Approved	1711 Research Blvd	10/10/2005	10/10/2009	N/A	Expired per ZO; Tolled per State
Rockville Housing Enterprises office building	USE2005-00689	Approved	1200 First St	4/19/2006	4/19/2010	N/A	Expired per ZO; Tolled per State
Chevron Gas Station	USE2006-00700	Approved	801 Hungerford Dr	7/11/2007	7/11/2010	1 1-year	Not implemented
Rockville Volunteer Fire Station	USE2006-00694	Approved	380 Hungerford Dr	7/19/2007	7/19/2010	1 1-year	Not implemented
COPT (Phases 3 & 4)	USA1983-0279F	Approved	25 & 35 W. Gude Dr	6/13/2008	6/13/2012	1 1-year	Multiphase Project, Not implemented
Beall's Grant II	STP2010-00025	Approved	254 North Washington St	8/29/2008	8/29/2011	1 1-year	Not implemented; On Appeal at Court of Appeals
Chabad Orthodox Synagogue	USE2009-00712	Approved	216 Rollins Ave	12/12/2008	12/12/2010	2 1-year	Not implemented; Building permit on file
Korean Methodist Church	USE2007-00704	Approved	2181 Baltimore Rd	12/29/2008	12/29/2010	2 1-year	Not implemented; Building permit on file
St Raphael's School	USE2009-00711	Approved	1592 Kimblewick Road	1/22/2009	1/22/2011	2 1-year	Building permit issued
Guide Drive Maintenance Facility	STP2010-00020	Approved	14625 Rothgeb Drive	3/2/2010	3/2/2012	2 6-month	Not implemented
Rockville Senior Center addition	STP2010-00028	Approved	1150 Carnation Drive	4/6/2010	4/6/2012	2 6-month	Not implemented
Koi Shalom Synagogue	STP2010-00022	Approved	9110 Darnestown Road	4/22/2010	4/22/2018	2 6-month	Not implemented
Rockville Police Station and Armory	STP2010-00027	Approved	2 West Montgomery Ave	5/4/2010	5/4/2018	2 6-month	Not implemented
National Lutheran Home	STP2010-00039	Approved	9701 Viers Drive	6/24/2010	6/24/2012	2 6-month	SPX2009-00379
Victory Court Independent Living	STP2010-00034	Approved	209 Monroes Street	6/30/2010	6/30/2012	2 6-month	SPX2009-00378; on appeal to Circuit Court
Approved Planned Developments							
King Farm	CPD95-0002						
King Farm-Irvington Center (F6)	CPD2005-002AK	Approved	901 King Farm Blvd	7/5/2005	7/5/2009	N/A	Expired per ZO; Tolled
King Farm - IngleSide (Phases 2 & 3)	CPD2005-002AL	Approved	King Farm Blvd	9/12/2005	9/12/2013	N/A	Multiphase Project, Implemented
King Farm-Irvington Center (Phases 2 and 3, F7/F8)	CPD2005-002AC	Approved	801 King Farm Blvd/1503 Piccard	5/14/2007	5/14/2015	N/A	Multiphase Project, Implemented
King Farm-Irvington Center (F6)	CPD2007-002AM	Approved	900 King Farm Blvd	12/3/2007	12/3/2010	1 1-year	
Falls Grove	CPD99-0004						
Falls Grove (ASHLA Site) Phase 2	CPD2005-0004W	Approved	2300 Research Blvd	2/23/2006	2/23/2014	N/A	Multiphase Project, Implemented
Falls Grove Executive Center	CPD2006-004AB	Approved	Shady Grove Road	4/24/2007	4/25/2011	N/A	Time Extension submitted
Falls Grove Office North	CPD2007-004AC	Approved	Key West/Falls Grove Dr	12/15/2008	12/15/2010	2 1-year	Multiphase Project, Not Implemented
Twinbrook Station	PDP2004-00009						
Twinbrook Station (West)	USE2005-00685	Approved	Chapman Ave	12/19/2005	12/19/2009	N/A	Multiphase, Expired per ZO; Tolled
Twinbrook Station (East) (Remaining phases)	USE2005-00684	Approved	Fishers La	12/19/2005	12/19/2013	**	Multiphase Project, Implemented
Upper Rock	PDP2004-00007						
Upper Rock District (Blocks E, F, G & H; Phases 3 and 4)	USE2006-00696	Approved	1, 2, 3 Choke Cherry Road	8/4/2006	8/4/2014	N/A	Multiphase Project, Implemented
Rockville Metro Plaza	PDP2004-00008						
Foulger Pratt (Phases 2 & 3)	USE97-0577	Approved	111 Rockville Pike	1/5/1999	1/5/2011	**	Multiphase Project, Implemented
Tower Oaks	CPD85-0001						
Tower Oaks - Hotel/Fitness/Combo (Phases 2-4)	CPD2005-0001M	Approved	2250/2300 Tower Oaks Blvd	12/29/2005	12/29/2013	N/A	Multiphase Project, Implemented
Rockville Center	PDP94-0001						
Duball (Lots 23 & 2K)	USE2006-00699	Approved	196/198 E. Montgomery Ave	5/23/2007	5/23/2011	N/A	Multiphase Not Implemented; Time extension submitted
Chestnut Lodge	PRU2005-00022						
Chestnut Lodge (Remaining phases)	PRU2006-0027B	Approved	Bullard Circle	11/14/2006	11/14/2014	N/A	Multiphase Project, Implemented
Champion Billiards	PDP2006-00011						
Champion Billiards	USE2006-00702	Approved	900 Rockville Pike	7/25/2008	7/25/2010	2 1-year	On appeal at Court of Appeals

Pipeline Projects

KSI	PDP2003-00006	Approved	255 N Washington St	12/7/2006	12/7/2010	N/A	
KSI	USE2006-00697	Approved	255 N Washington St	12/7/2006	12/7/2010	N/A	
Pending Projects							
4 Research Place	STP2009-00007	Pending	4 Research Pl				Review restarted
Avalon at Twinbrook Station	STP2009-00008	Pending	12750 Twinbrook Pkwy				On hold
Brightview of Rockville	SPX2010-00381	Pending	9200 Darnestown Rd				on BoA agenda 6/12
Rockville Baptist Church addition	STP2010-00037	Pending	55 Adclare Road				

Notes

** Subject to provisions for multiphase projects in the Town Center and Twinbrook Metro performance districts

City of Rockville FY 2011 School Test - in effect from July 1, 2010, through June 30, 2011

Projected Enrollment and Utilization at Schools With Service Areas Completely or Partly Within the City of Rockville*
MCPS Program Capacity Compared to Projected Enrollment - Reflects County Council Adopted FY 2011-2016 CIP

June 9, 2010

CLUSTER	SCHOOLS	Approx. Percent of Enrollment from City of Rockville	MCPS PROGRAM CAPACITY	ACTUAL ENROLLMENT 2009-10	PROJECTED ENROLLMENT						
					2010-11	2011-12	TEST YEAR 2012-13	2013-14	2014-15	2015-06	
Gaithersburg	Gaithersburg H.S. space available % utilization	3%	1992 2284	2014 -22 101%	2022 -30 102%	2017 -25 101%	2080 -68 103%	2005 279 101%	1951 333 98%	1948 336 98%	
				Forest Oak M.S. space available % utilization	5%	886	848 38 96%	809 77 91%	786 100 89%	764 122 86%	811 75 92%
	Rosemont E.S. (CSR) space available % utilization	20%	608				505 103 83%	521 87 86%	537 71 88%	556 52 91%	574 34 94%
				Walter Johnson	Walter Johnson H.S. space available % utilization	15%	2230	2057 173 92%	2104 126 94%	2123 107 95%	2127 103 95%
	Tilden M.S. space available % utilization	35%	984					743 241 76%	743 241 76%	740 244 75%	724 260 74%
					Farmland E.S. space available % utilization	50%	818 728	593 23 96%	627 -11 102%	659 69 107%	675 53 110%
Richard Montgomery	Richard Montgomery space available % utilization	90%	1957	2053 -96 105%				1991 -34 102%	1977 -20 101%	1917 40 98%	1836 121 94%
				Julius West M.S. space available % utilization	90%	986	961 25 97%	958 28 97%	942 44 96%	938 48 95%	990 -4 100%
	Beall E.S. (CSR) space available % utilization	100%	518				641 -123 124%	658 -140 127%	658 -138 127%	674 -156 130%	680 -162 131%
				College Gardens E.S. (CSR) space available % utilization	70%	693	739 -46 107%	777 -84 112%	799 -106 115%	829 -136 120%	809 -116 117%
	Ritchie Park E.S. space available % utilization	80%	409				522 -113 128%	547 -138 134%	573 -164 140%	582 -173 142%	590 -181 144%
				Twinbrook E.S. (CSR) space available % utilization	80%	512	548 -36 107%	614 -102 120%	655 -143 128%	666 -154 130%	682 -170 133%
	Rockville	Rockville H.S. space available % utilization	35%				1539	1223 316 79%	1230 309 80%	1215 324 79%	1210 329 79%
Wood M.S. space available % utilization				35%	981	845 136 86%		867 114 88%	912 69 93%	947 34 97%	961 20 98%
		Maryvale E.S. (CSR) space available % utilization	90%			587	582 5 99%	591 -4 101%	599 -12 102%	615 -28 105%	617 -30 105%
Meadow Hall E.S. (CSR) space available % utilization				100%	315		366 -51 116%	375 -60 119%	388 -73 123%	408 -93 130%	414 -99 131%
		WOOTTON	Wootton H.S. space available % utilization			15%	2073	2411 -338 116%	2379 -306 115%	2348 -275 113%	2340 -267 113%
Frost M.S. space available % utilization	15%			1080	1184 -104 110%			1133 -53 105%	1110 -30 103%	1114 -34 103%	1102 -22 102%
			Fallsmead E.S. space available % utilization		70%	528	514 14 97%	530 -2 100%	531 -3 101%	522 6 99%	538 -70 102%
Lakewood E.S. space available % utilization	30%			568			633 -65 111%	609 -41 107%	598 -30 105%	573 -5 101%	546 22 96%

CSR indicates schools that have class-size reductions in Grades K-2, with class sizes of 18:1.
 Table incorporates modernization of Gaithersburg HS, completed in August 2013. This project increases the capacity of the school to 2,284.
 Table incorporates modernization of Farmland ES, completed in August 2011. This project increases the capacity of the school to 728.
 Tilden MS is scheduled for modernization with completion in August 2014. No additional capacity is planned currently for this modernization.
 Facility planning funds have been approved for planning additions at Beall, Ritchie Park, and Twinbrook elementary schools. However, no additional capacity can be shown until construction funds are approved.