

## Subdivision Staging Policy: FY16 Annual School Test Off-Cycle Review

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### Description

Following adoption of the FY16 Annual School Test, the County Council amended the FY15-20 Capital Improvements Program to increase programmed funding for both the Walter Johnson and Northwood clusters. These additional funds increase capacity within the next five years and avoid a potential moratorium in these clusters. Development approvals within the Walter Johnson, and Northwood clusters will still be required to make school facility payments at each school level over 105 percent utilization.

### *Staff Recommendation*

Adopt the Off-Cycle FY16 School Test Results

### Summary

Typically, the Planning Board conducts an annual review of the school test results in June of each year. The school test results, compiled by the Montgomery County Public School Division of Long Range Planning, compares projected enrollment five years into the future with projected capacity for each of the 25 high school clusters at the elementary, middle and high school levels. The school test results are finalized in May of each year upon the Council's adoption of the Capital Improvements Program (CIP). The school test determines if residential subdivisions in any school clusters should be subject to either a school facility payment or a moratorium.

If projected enrollment at any level exceeds 105 percent of program capacity, new residential subdivisions in the affected cluster are required to make a school facility payment. In addition, if projected enrollment at any level exceeds 120 percent of program capacity, the affected cluster will be under moratorium so no new residential subdivisions can be taken to the board for approval.

Effective July 1, 2015 sixteen school clusters exceed the 105 percent program capacity ceiling; eight of which exceed at more than one school level. Thus, residential development in these

sixteen clusters is subject to a school facility payment. For those clusters inadequate at more than one school level, a school facility payment will be required for each inadequate school level.

At the time the school test was adopted two school clusters were over 119 percent utilization: the Walter Johnson cluster was at 119.8 percent at the high school level, and the Northwood cluster was at 119.6 percent at the middle school level. These high utilization rates suggested that relatively little additional residential development could obtain subdivision approval in these cluster areas in the coming fiscal year.

On July 28, 2015 the County Council approved an amendment to the FY15-20 CIP for both the Walter Johnson and Northwood cluster. The CIP amendment for the Walter Johnson cluster includes funds to design and construct eight permanent high school classrooms. For the Northwood cluster the amendment includes funds to design and construct six permanent middle school classrooms. These additional classrooms would meet capacity requirements under the Subdivision Staging Policy, avoiding a residential moratorium in the Walter Johnson and Northwood cluster. The County Council anticipates that the Board of Education will request a specific project in each of these clusters that would add these classrooms by the start of the 2020-2021 school year at the latest. These funds would be used towards that purpose.

Planning staff recommends that the Planning Board accept the results of the amended school test, as calculated by Montgomery County Public Schools staff, for the remainder of FY16. These findings are attached on pages 3 (summary table), 4, 5 and 6 (detailed table by cluster for each school level). Once accepted by the Planning Board, these tables (along with the resolution adopted by the Council in November 2012) will constitute Montgomery County's Subdivision Staging Policy as it relates to school capacity.

## Subdivision Staging Policy

### Results of School Test for FY 2016

Reflects County Council Adopted FY 2016 Capital Budget and Amendments to the FY 2015–2020 Capital Improvements Program (CIP)  
Effective July 1, 2015, Updated August 25, 2015

School Test Level	Description	Cluster Outcomes by Level		
		Elementary Inadequate	Middle Inadequate	High Inadequate
<u>Clusters over 105% utilization</u>  School facility payment required in inadequate clusters to proceed.	5-year test  Effective July 1, 2015  Test year 2020-21	Clarksburg (113.8%) Gaithersburg (109.4%) Northwood (105.5%) Quince Orchard (115.3%)	Blair (117.1%) Damascus (109.3%) Gaithersburg (106.0%) Kennedy (115.6%) Northwood (110.5%) Rockville (109.6%) Wheaton (114.2%) Whitman (111.9%)	Blair (110.0%) Churchill (106.4%) Clarksburg (113.8%) Einstein (113.7%) Walter Johnson (111.3%) Kennedy (107.7%) Richard Montgomery (110.8%) Northwest (113.3%) Northwood (112.6%) Paint Branch (106.1%) Quince Orchard (108.7%) Wheaton (108.8%) Whitman (114.0%)
<u>Clusters over 120% utilization **</u>  Moratorium required in clusters that are inadequate.	5-year test  Effective July 1, 2015  Test year 2020-21			

Capacities in clusters include the following placeholder capital projects:

- Ten elementary school classrooms in the Gaithersburg Cluster.
- Six middle school classrooms in the Northwood Cluster.
- Four middle school classrooms in the Wheaton Cluster.
- Six high school classrooms in the Einstein Cluster.
- Eight high school classrooms in the Walter Johnson Cluster.
- Ten high school classrooms in the Northwood Cluster.

In addition to placeholder capacity projects, the Clarksburg Cluster high school capacity includes eight classrooms associated with the Seneca Valley HS revitalization/expansion that will be utilized through boundary changes between Clarksburg and Seneca Valley high schools in the future.

**Subdivision Staging Policy FY 2016 School Test: Cluster Utilizations in 2020-21**  
 Reflects County Council Adopted FY 2016 Capital Budget and Amendments to the FY 2015–2020 Capital Improvements Program (CIP)  
 Effective July 1, 2015, Updated August 25, 2015

Elementary School Test: Percent Utilization >105% School Facility Payment and >120% Moratorium

Cluster Area	Projected August 2020 Enrollment	100% MCPS Program Capacity With County Council Adopted Amended FY15–20 CIP	Cluster Percent Utilization in 2020	School Test Result Capacity is:	Cluster is?
Bethesda-Chevy Chase	3,526	3,861	91.3%	Adequate	Open
Montgomery Blair	4,505	4,335	103.9%	Adequate	Open
James Hubert Blake	2,557	2,555	100.1%	Adequate	Open
Winston Churchill	2,571	2,913	88.3%	Adequate	Open
<b>Clarksburg</b>	<b>4,390</b>	<b>3,857</b>	<b>113.8%</b>	<b>Inadequate</b>	<b>School Payment</b>
Damascus	1,983	2,193	90.4%	Adequate	Open
Albert Einstein	3,062	3,056	100.2%	Adequate	Open
<b>Gaithersburg*</b>	<b>4,549</b>	<b>4,160</b>	<b>109.4%</b>	<b>Inadequate</b>	<b>School Payment</b>
Walter Johnson	4,277	4,630	92.4%	Adequate	Open
John F. Kennedy	3,035	3,199	94.9%	Adequate	Open
Col. Zadok Magruder	2,661	2,877	92.5%	Adequate	Open
Richard Montgomery	2,724	2,884	94.5%	Adequate	Open
Northwest	4,146	4,530	91.5%	Adequate	Open
<b>Northwood</b>	<b>3,778</b>	<b>3,582</b>	<b>105.5%</b>	<b>Inadequate</b>	<b>School Payment</b>
Paint Branch	2,533	2,493	101.6%	Adequate	Open
Poolesville	583	758	76.9%	Adequate	Open
<b>Quince Orchard</b>	<b>3,194</b>	<b>2,770</b>	<b>115.3%</b>	<b>Inadequate</b>	<b>School Payment</b>
Rockville	2,554	2,643	96.6%	Adequate	Open
Seneca Valley	2,344	2,494	94.0%	Adequate	Open
Sherwood	1,986	2,410	82.4%	Adequate	Open
Springbrook	3,307	3,328	99.4%	Adequate	Open
Watkins Mill	2,799	2,871	97.5%	Adequate	Open
Wheaton	3,181	3,805	83.6%	Adequate	Open
Walt Whitman	2,439	2,571	94.9%	Adequate	Open
Thomas S. Wootton	2,686	3,224	83.3%	Adequate	Open

\* Gaithersburg Cluster elementary school capacity includes 10 classroom addition in placeholder capital project.

## Subdivision Staging Policy FY 2016 School Test: Cluster Utilizations in 2020-2021

Reflects County Council Adopted FY 2016 Capital Budget and Amendments to the FY 2015–2020 Capital Improvements Program (CIP)  
Effective July 1, 2015, Updated August 25, 2015

Middle School Test: Percent Utilization >105% School Facility Payment and >120% Moratorium

Cluster Area	Projected August 2020 Enrollment	100% MCPS Program Capacity With County Council Adopted Amended FY15–20 CIP	Cluster Percent Utilization in 2020	School Test Result Capacity is:	Cluster is?
Bethesda-Chevy Chase	1,765	2,019	87.4%	Adequate	Open
Montgomery Blair	2,756	2,354	117.1%	Inadequate	School Payment
James Hubert Blake	1,263	1,345	93.9%	Adequate	Open
Winston Churchill	1,422	1,696	83.8%	Adequate	Open
Clarksburg*	2,164	2,322	93.2%	Adequate	Open
Damascus	919	841	109.3%	Inadequate	School Payment
Albert Einstein	1,269	1,420	89.4%	Adequate	Open
Gaithersburg	1,994	1,882	106.0%	Inadequate	School Payment
Walter Johnson	2,212	2,408	91.9%	Adequate	Open
John F. Kennedy	1,775	1,536	115.6%	Inadequate	School Payment
Col. Zadok Magruder	1,278	1,624	78.7%	Adequate	Open
Richard Montgomery	1,351	1,445	93.5%	Adequate	Open
Northwest	2,220	2,229	99.6%	Adequate	Open
Northwood*	1,854	1,678	110.5%	Inadequate	School Payment
Paint Branch	1,404	1,401	100.2%	Adequate	Open
Poolesville	300	468	64.1%	Adequate	Open
Quince Orchard	1,503	1,636	91.9%	Adequate	Open
Rockville	1,053	961	109.6%	Inadequate	School Payment
Seneca Valley	1,242	1,397	88.9%	Adequate	Open
Sherwood	1,118	1,429	78.2%	Adequate	Open
Springbrook	1,251	1,250	100.1%	Adequate	Open
Watkins Mill	1,346	1,339	100.5%	Adequate	Open
Wheaton**	1,771	1,551	114.2%	Inadequate	School Payment
Walt Whitman	1,443	1,289	111.9%	Inadequate	School Payment
Thomas S. Wootton	1,443	1,632	88.4%	Adequate	Open

\* Northwood Cluster middle school capacity includes 6 classroom addition in placeholder capital project.

\*\* Wheaton Cluster middle school capacity includes 4 classroom addition in placeholder capital project.

## Subdivision Staging Policy FY 2016 School Test: Cluster Utilizations in 2020-2021

Reflects County Council Adopted FY 2016 Capital Budget and Amendments to the FY 2015–2020 Capital Improvements Program (CIP)  
Effective July 1, 2015, Updated August 25, 2015

### High School Test: Percent Utilization >105% School Facility Payment and >120% Moratorium

Cluster Area	Projected August 2020 Enrollment	100% MCPS Program Capacity With County Council Adopted Amended FY15–20 CIP	Cluster Percent Utilization in 2020	School Test Result Capacity is:	Cluster is?
Bethesda-Chevy Chase	2,367	2,399	98.7%	Adequate	Open
Montgomery Blair	3,212	2,921	110.0%	Inadequate	School Payment
James Hubert Blake	1,781	1,743	102.2%	Adequate	Open
Winston Churchill	2,142	2,013	106.4%	Inadequate	School Payment
Clarksburg*	2,458	2,160	113.8%	Inadequate	School Payment
Damascus	1,467	1,551	94.6%	Adequate	Open
Albert Einstein**	1,978	1,739	113.7%	Inadequate	School Payment
Gaithersburg	2,451	2,407	101.8%	Adequate	Open
Walter Johnson***	2,798	2,515	111.3%	Inadequate	School Payment
John F. Kennedy	1,975	1,833	107.7%	Inadequate	School Payment
Col. Zadok Magruder	1,686	1,941	86.9%	Adequate	Open
Richard Montgomery	2,479	2,237	110.8%	Inadequate	School Payment
Northwest	2,540	2,241	113.3%	Inadequate	School Payment
Northwood****	1,963	1,744	112.6%	Inadequate	School Payment
Paint Branch	2,158	2,034	106.1%	Inadequate	School Payment
Poolesville	1,208	1,170	103.2%	Adequate	Open
Quince Orchard	2,019	1,857	108.7%	Inadequate	School Payment
Rockville	1,536	1,571	97.8%	Adequate	Open
Seneca Valley	1,395	2,400	58.1%	Adequate	Open
Sherwood	1,772	2,166	81.8%	Adequate	Open
Springbrook	1,976	2,162	91.4%	Adequate	Open
Watkins Mill	1,779	1,906	93.3%	Adequate	Open
Wheaton	1,737	1,596	108.8%	Inadequate	School Payment
Walt Whitman	2,155	1,891	114.0%	Inadequate	School Payment
Wootton	2,188	2,167	101.0%	Adequate	Open

\* Clarksburg high school capacity includes 8 classrooms that are part of Seneca Valley HS revitalization/expansion.

\*\* Einstein high school capacity includes 6 classrooms in a placeholder capital project.

\*\*\* Walter Johnson high school capacity includes 8 classrooms in a placeholder capital project.

\*\*\*\* Northwood high school capacity includes 10 classrooms in a placeholder capital project.