



## Subdivision Staging Policy: FY16 Annual School Test Correction

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### Description

Request to revise the FY16 Annual School Test results, due to an error made in assigning capacity for the Seneca Valley HS revitalization/expansion project.

### Staff Recommendation

Adopt the corrected 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, compare 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. Projected capacity includes existing and planned facility capacity (additions and new schools programmed in the Capital Improvements Program adopted by the County Council).

Following our usual procedure, the Planning Board adopted the FY16 School Test results on June 25, 2016. In a letter dated November 11, 2015 (attached pages 4-5), Mr. Andrew Zuckerman, Chief Operating Officer for MCPS, requested that the Planning Board approve an update to the FY16 Annual School Test to correct an error made in assigning capacity for the Seneca Valley HS revitalization/expansion project.

## Analysis

A revitalization/expansion project for Seneca Valley High School is programmed in the current CIP with an expected completion date of August 2019. The additional capacity provided by the expansion will relieve overutilization at both Clarksburg and Northwest high schools through eventual boundary reassignments. However, when the current FY16 Annual School Test was adopted, effective July 1, 2015, the full impact of the relief provided by the revitalization/expansion project was not reflected. The Seneca Valley High School project will increase the school's capacity by approximately 1,000 students-from its current 1,374 students to 2,400 students. Given the projected Seneca Valley High School enrollment of only 1,395 students in the 2020-2021 school year, this means there will be 1,005 seats available to relieve projected overutilization at Clarksburg and Northwest high schools.

Recognizing that the additional capacity programmed for Seneca Valley would be used to address overcrowding at Clarksburg and Northwest high schools, MCPS staff decided initially to equate the excess capacity projected for Seneca Valley as equivalent to a "placeholder" capacity project of eight classrooms for Clarksburg High School, even though no such expansion at Clarksburg was actually in the CIP. This approach prevented Clarksburg from entering a moratorium, but it also resulted in utilization levels exceeding 105 percent for both the Clarksburg and Northwest clusters at the high school level. The correct calculation should have been an adjustment to the enrollment forecasts for all three high schools: Seneca Valley, Northwest, and Clarksburg.

Since boundary changes across the three clusters will not be made until one year prior to August 2019, it is impossible to precisely predict enrollment levels following such changes. However, the chart below provides enrollment estimates for Clarksburg, Northwest, and Seneca Valley high schools and their subsequent utilization levels in 2020-2021, based on the assumption that students currently assigned to Clarksburg and Northwood High Schools will be reassigned to the enlarged Seneca Valley High School.

**Estimated Enrollment and Utilization in 2020-2021**

<b>School</b>	<b>Enrollment</b>	<b>Capacity</b>	<b>Utilization</b>
Clarksburg High School	1,910	1,980	96.5%
Northwest High School	2,165	2,241	96.6%
Seneca Valley High School	2,318	2,400	96.6%

The enrollment estimates shown above illustrate how the expanded Seneca Valley High School could bring all three high schools to approximately equal levels of utilization, all of which are below 100% utilization. It should be noted that the figures shown above are based on the MCPS FY 2016 Educational Facilities Master Plan and Amendments to the FY 2015-2020 Capital Improvements Program. Using this updated information is consistent with all other projected

enrollments and cluster utilizations used in the FY16 Annual School Test. It also has the effect of removing the school facility payment requirement for the Clarksburg and Northwest clusters at the high school level.

Under the FY16 Annual School Test, no preliminary plans have been approved in the Northwest cluster, and only two preliminary plans for residential development have been approved in the Clarksburg cluster. One is preliminary plan 11987271C, Milestone. The other is preliminary plan 120150060, The Courts at Clarksburg – an age-restricted community. Because age-restricted development is exempt from the test for school adequacy, only the Milestone project is affected by the calculation error. The applicant is aware of the issue.

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 6 (summary table), 7, 8 and 9 (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.

In addition, Planning staff recommends that the Planning Board consider an amendment to the Milestone preliminary plan on its consent agenda to eliminate the condition requiring a school facility payment at the high school level. Although the Board does not typically review changes to conditions of approval on its consent agenda, since this condition is the result of an error and no fault of the applicant, it seems appropriate in this case.



November 11, 2015



Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
Vice Chair, Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Mr. Anderson:

This letter provides an update to the Fiscal Year (FY) 2016 Subdivision Staging Policy (SSP), Public School Adequacy Test. It has come to my attention that in the current School Test, high school utilization levels in the Clarksburg and Northwest clusters do not fully reflect Montgomery County Public Schools (MCPS) capital improvements plans.

The SSP Public School Adequacy Test includes approved capacity projects in the calculation of cluster utilization levels. The additional capacity planned at Seneca Valley High School, when its revitalization/expansion project is completed in August 2019, will relieve through boundary reassignments the overutilization at Clarksburg and Northwest high schools.

When the current FY 2016 SSP Public School Adequacy Test was adopted, effective July 1, 2015, the full impact of the relief that will be provided by the expansion/revitalization project of Seneca Valley High School was not reflected. Instead, in order to keep Clarksburg High School below the 120 percent utilization threshold for moratorium, a “placeholder” capacity project of eight classrooms was included in the adopted Capital Improvements Program. The utilization in the Northwest Cluster did not exceed the 120 percent threshold at the high school level; therefore, no placeholder was provided for the school. Given the approach applied, utilization levels in the current SSP School Test exceed the 105 percent level at Clarksburg and Northwest high schools, and utilization therefore requires that developers make a school facility payment in order to obtain plan approval.

The Seneca Valley High School revitalization/expansion project will increase the school’s capacity by approximately 1,000 students—from the current 1,374 to 2,400 students. Given the projected Seneca Valley High School enrollment of 1,395 students in the 2020–2021 school year, there will be 1,005 seats available to relieve the overutilization at Clarksburg and Northwest high schools. In the 2020–2021 school year, Clarksburg and Northwest high schools combined will have a space deficit of less than 1,005 seats. Therefore, there will be ample capacity at Seneca Valley High School to bring both Clarksburg and Northwest high schools within capacity.

Office of the Chief Operating Officer

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850 Hungerford Drive, Room 149 ♦ Rockville, Maryland 20850 ♦ 301-279-3626

Since boundary changes for Clarksburg and Northwest high schools will not be made until one year prior to August 2019, it is not possible to precisely predict what the enrollment levels will be at these schools after the boundary changes. However, to update the FY 2016 SSP School Test, the chart below provides enrollment estimates at Clarksburg, Northwest, and Seneca Valley high schools and their subsequent utilization levels.

**Estimated Enrollment and Utilization in 2020–2021**

School	Enrollment	Capacity	Utilization
Clarksburg High School	1,910	1,980	96.5%
Northwest High School	2,165	2,241	96.6%
Seneca Valley High School	2,318	2,400	96.6%

The enrollment estimates shown above were derived to show how the expanded Seneca Valley High School could bring all three high schools to equal levels of utilization. It also is noted that the figures shown above are based on the MCPS *FY 2016 Educational Facilities Master Plan and Amendments to the FY 2015–2020 Capital Improvements Program*. This is done to make the updated information consistent with all other projected enrollments and cluster utilizations used in the FY 2016 SSP School Test.

In summary, I am recommending that the Montgomery County Planning Board update the FY 2016 SSP School Test to reflect the 2020–2021 high school enrollments and utilizations presented above. If you have any questions, please contact Mr. James Song, director, Department of Facilities Management, at 240-314-1064, or Mr. Bruce Crispell, director, Division of Long-range Planning, Department of Facilities Management, at 240-314-4702.

Sincerely,



Andrew M. Zuckerman, Ed.D.  
Chief Operating Officer

AMZ:JS:bmr

Copy to:

- |                                   |            |
|-----------------------------------|------------|
| Members of the County Council     | Mr. Song   |
| Members of the Board of Education | Ms. Dunn   |
| Mr. Bowers                        | Mr. Orlin  |
| Mr. Crispell                      | Ms. Wright |



## 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 January 14, 2016

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%) 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.

## 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 January 14, 2016

### 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 2020-21**  
 Reflects County Council Adopted FY 2016 Capital Budget and Amendments to the FY 2015–2020 Capital Improvements Program (CIP)  
 Effective July 1, 2015, Updated January 14, 2016

**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
<b>Montgomery Blair</b>	<b>2,756</b>	<b>2,354</b>	<b>117.1%</b>	<b>Inadequate</b>	<b>School Payment</b>
James Hubert Blake	1,263	1,345	93.9%	Adequate	Open
Winston Churchill	1,422	1,698	83.8%	Adequate	Open
Clarksburg*	2,164	2,322	93.2%	Adequate	Open
<b>Damascus</b>	<b>919</b>	<b>841</b>	<b>109.3%</b>	<b>Inadequate</b>	<b>School Payment</b>
Albert Einstein	1,269	1,420	89.4%	Adequate	Open
<b>Gaithersburg</b>	<b>1,994</b>	<b>1,882</b>	<b>106.0%</b>	<b>Inadequate</b>	<b>School Payment</b>
Walter Johnson	2,212	2,408	91.9%	Adequate	Open
<b>John F. Kennedy</b>	<b>1,775</b>	<b>1,536</b>	<b>115.6%</b>	<b>Inadequate</b>	<b>School Payment</b>
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
<b>Northwood*</b>	<b>1,854</b>	<b>1,678</b>	<b>110.5%</b>	<b>Inadequate</b>	<b>School Payment</b>
Paint Branch	1,404	1,401	100.2%	Adequate	Open
Poolesville	300	468	64.1%	Adequate	Open
Quince Orchard	1,503	1,638	91.9%	Adequate	Open
<b>Rockville</b>	<b>1,053</b>	<b>961</b>	<b>109.6%</b>	<b>Inadequate</b>	<b>School Payment</b>
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
<b>Wheaton**</b>	<b>1,771</b>	<b>1,551</b>	<b>114.2%</b>	<b>Inadequate</b>	<b>School Payment</b>
<b>Walt Whitman</b>	<b>1,443</b>	<b>1,289</b>	<b>111.9%</b>	<b>Inadequate</b>	<b>School Payment</b>
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 January 14, 2016

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
<b>Montgomery Blair</b>	<b>3,212</b>	<b>2,921</b>	<b>110.0%</b>	<b>Inadequate</b>	<b>School Payment</b>
James Hubert Blake	1,781	1,743	102.2%	Adequate	Open
<b>Winston Churchill</b>	<b>2,142</b>	<b>2,013</b>	<b>106.4%</b>	<b>Inadequate</b>	<b>School Payment</b>
Clarksburg	1,910	1,980	96.5%	Adequate	Open
Damascus	1,467	1,551	94.6%	Adequate	Open
<b>Albert Einstein**</b>	<b>1,978</b>	<b>1,739</b>	<b>113.7%</b>	<b>Inadequate</b>	<b>School Payment</b>
Gaithersburg	2,451	2,407	101.8%	Adequate	Open
<b>Walter Johnson ***</b>	<b>2,798</b>	<b>2,515</b>	<b>111.3%</b>	<b>Inadequate</b>	<b>School Payment</b>
<b>John F. Kennedy</b>	<b>1,975</b>	<b>1,833</b>	<b>107.7%</b>	<b>Inadequate</b>	<b>School Payment</b>
Col. Zadok Magruder	1,886	1,941	86.9%	Adequate	Open
<b>Richard Montgomery</b>	<b>2,479</b>	<b>2,237</b>	<b>110.8%</b>	<b>Inadequate</b>	<b>School Payment</b>
Northwest	2,165	2,241	96.6%	Adequate	Open
<b>Northwood****</b>	<b>1,963</b>	<b>1,744</b>	<b>112.6%</b>	<b>Inadequate</b>	<b>School Payment</b>
<b>Paint Branch</b>	<b>2,158</b>	<b>2,034</b>	<b>106.1%</b>	<b>Inadequate</b>	<b>School Payment</b>
Poolesville	1,208	1,170	103.2%	Adequate	Open
<b>Quince Orchard</b>	<b>2,019</b>	<b>1,857</b>	<b>108.7%</b>	<b>Inadequate</b>	<b>School Payment</b>
Rockville	1,536	1,571	97.8%	Adequate	Open
Seneca Valley	2,318	2,400	96.6%	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
<b>Wheaton</b>	<b>1,737</b>	<b>1,596</b>	<b>108.8%</b>	<b>Inadequate</b>	<b>School Payment</b>
<b>Walt Whitman</b>	<b>2,155</b>	<b>1,891</b>	<b>114.0%</b>	<b>Inadequate</b>	<b>School Payment</b>
Wootton	2,188	2,167	101.0%	Adequate	Open

\*\* 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.