



## FY20 Annual School Test Results

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### Description

Every spring, following the adoption of the capital budget, the Planning Board certifies the results of the annual school test for the upcoming fiscal year. The annual school test determines if new residential subdivisions in any school cluster service area or individual school service area should be subject to a moratorium, based on the estimated utilization of school facilities.

#### *Staff Recommendations*

Certify the FY20 Annual School Test results, effective July 1, 2019.

### Summary

The FY20 annual school test was prepared by Planning staff following the County Council's adoption of the FY20 capital budget and amendments to the FY19-24 Capital Improvements Program. **The test results identify four cluster service areas and 13 individual elementary school service areas that will be in moratorium in FY20.** Detailed results follow and are included in the Appendix A.

### Background

The County Council adopted the 2016 Subdivision Staging Policy (SSP) on November 15, 2016. Under the SSP, school capacity is monitored by means of an annual school test. The school test results are finalized in May of each year upon the Council's adoption of the Capital Budget and either the Capital Improvements Program (CIP) in even numbered years or amendments to the CIP in odd numbered years.

The school test is a hybrid test that compares projected enrollment five years into the future with projected capacity for each of the 25 high school clusters, and each individual elementary and middle school. Projected capacity is based on existing capacity and capacity funded in the 6-year CIP and identified in the Master Plan of Educational Facilities for Montgomery County Public Schools (MCPS). In some cases, the capacity associated with a capital project at a specific school or in a specific cluster is designed to relieve the enrollment burden at multiple schools or in multiple clusters. While the impacts of these projects are not reflected in the MCPS Master Plan projections until the Board of Education finalizes any required boundary adjustments, estimated enrollment is proportionately distributed when a school or cluster is evaluated in the annual test. (This is explained in more detail in the "Methodology Note" section of this report.)

#### *Cluster Test*

For the FY20 test, if projected clusterwide enrollment at any level (elementary, middle or high school) exceeds 120 percent of projected program capacity for the 2024-25 school year, the cluster capacity is identified as inadequate and the entire cluster service area will be under a moratorium for FY20.

*Individual Elementary School Test*

If projected enrollment at an individual elementary school exceeds 120 percent of the projected program capacity and results in a projected seat deficit of at least 110 students for the 2024-25 school year, the school capacity is identified as inadequate and the school’s service area will be under a moratorium for FY20.

*Individual Middle School Test*

If projected enrollment at an individual middle school exceeds 120 percent of the projected program capacity and results in a projected seat deficit of at least 180 students for the 2024-25 school year, the school capacity is identified as inadequate and the school’s service area will be under a moratorium for FY20.

The Planning Board cannot approve a new residential subdivision in an area under moratorium, unless it meets one of the following moratorium exceptions:

- The project results in a net increase of three or fewer dwelling units.
- The project’s residential component consists entirely of age-restricted units for seniors.

**FY20 Annual School Test – Cluster Level**

For FY20, Montgomery Blair HS, Albert Einstein HS and Walter Johnson HS each exceed the 120 percent program capacity utilization ceiling. Therefore, residential subdivisions will be subject to moratoria in these cluster service areas. In addition, the James H. Blake cluster service area will be in a moratorium because its ten elementary schools collectively exceed the 120 percent utilization threshold. Additional information about these cluster moratoria is provided in Table 1.

**TABLE 1. Cluster Service Areas in Moratoria**

<b>Cluster</b>	<b>School Level</b>	<b>Projected Utilization</b>	<b>Notes</b>
Montgomery Blair	High School	124.3%	It is anticipated that MCPS will relieve overutilization at both Montgomery Blair HS and Albert Einstein HS by reassigning students to Northwood HS when its addition is completed. Funding for the Northwood project is included in the adopted CIP (P651907), however, the project is not expected to be completed until the fall of 2025, which is beyond the timeframe of the FY20 school test.
Albert Einstein	High School	130.1%	
Walter Johnson	High School	129.3%	It is anticipated that MCPS will relieve overutilization at Walter Johnson HS by reassigning students to a reopened Woodward HS (P651908). Woodward is expected to be rebuilt by the fall of 2023, however, it will serve as a holding facility for Northwood HS students until their addition is completed (P651907). Therefore, Woodward is not available to relieve Walter Johnson until the fall of 2025, which is beyond the timeframe of the FY20 school test.
James H. Blake	Elementary School	124.8%	The adopted CIP includes nearly \$120 million for unspecified “Major Capital Projects” (P651913). The amended CIP identifies two Blake cluster elementary schools to begin project planning as part of this funding. It is anticipated that MCPS will reallocate this funding to specific school projects in the next CIP (FY21-26), designating funding for construction and identifying project completion dates.

Five other cluster service areas will avoid moratorium due to planned projects in other clusters that will relieve projected overcrowding through the future reassignment of students. These clusters, which are identified as “conditionally open” in the annual school test results, include the Clarksburg, Richard Montgomery, Northwest, Northwood and Quince Orchard clusters. Table 2 provides additional information about the clusters open conditionally.

**TABLE 2. Cluster Service Areas Open Conditionally due to CIP Projects in Other Clusters**

<b>Cluster</b>	<b>School Level</b>	<b>Projected Utilization</b>	<b>Notes</b>
Clarksburg	High School	140.0%	The Clarksburg and Northwest cluster service areas are open conditionally due to an approved CIP project that will reassign students to the adjacent Seneca Valley cluster. Seneca Valley HS has a revitalization/expansion project in the CIP (P926575), which is scheduled to be completed in August 2020. This fall, the Board of Education will approve a boundary realignment that will move some Clarksburg HS and Northwest HS students to Seneca Valley upon completion of that school’s expansion project. The impact of these boundary changes will be reflected in the FY21 MCPS Master Plan.
Northwest	High School	130.4%	
Richard Montgomery	High School	122.7%	The Richard Montgomery and Quince Orchard cluster service areas are open conditionally due to an approved CIP project that will reassign students to the new Crown HS (P651909). According to the Crown HS CIP project description form, at least 120 Richard Montgomery HS students and 150 Quince Orchard HS students will be reassigned to Crown HS by September 2024.
Quince Orchard	High School	125.8%	
Northwood	High School	138.7%	The Northwood cluster service area is open conditionally due to the temporary relocation of Northwood HS students to a reopened Charles W. Woodward HS in September 2023 (P651908). Woodward will have a capacity of 2,700 students. Northwood students will remain at Woodward until their own school reopens, which is anticipated in September 2025 (P651907).

**FY20 Annual School Test – School Level**

For FY20, there are thirteen elementary schools that exceed both the 120 percent program capacity utilization ceiling and the 110-seat deficit threshold, and for which there is no approved and funded solution. Residential subdivisions will be under moratorium in these thirteen elementary school service areas, which are identified in Table 3, below.

**TABLE 3. Individual School Service Areas in Moratoria**

School Name (Cluster(s))	Utilization	Seat Deficit	Notes
Burning Tree ES (Whitman)	133.6%	-127	No solution currently being pursued.
Burnt Mills ES* (Blake/Springbrook)	170.7%	-277	The amended CIP identifies Burnt Mills ES, South Lake ES and Stonegate ES for initial planning funding under the "Major Capital Projects" CIP item (P651913). It is anticipated that the next CIP (FY21-26) will include projects for each of these schools.
South Lake ES (Watkins Mill)	125.1%	-176	
Stonegate ES* (Blake)	143.3%	-161	
Clopper Mill ES (Northwest)	131.5%	-148	
Cloverly ES* (Paint Branch/Blake)	131.0%	-143	
William T. Page ES* (Blake)	174.7%	-289	The amended CIP includes FY20 funding for feasibility studies for potential additions at Clopper Mill ES, Cloverly ES and William T. Page ES.
Farmland ES* (Walter Johnson)	125.6%	-183	
Highland View ES (Northwood)	139.6%	-114	MCPS is currently conducting a study to explore all possible solutions to add elementary school capacity in the B-CC and Walter Johnson clusters. It is possible the recommended solution will resolve overutilization at Farmland ES.
Lake Seneca ES (Seneca Valley)	141.7%	-173	
Thurgood Marshall ES (Quince Orchard)	132.1%	-179	
Judith A. Resnik ES (Magruder)	130.9%	-154	The amended CIP includes planning funding for additions at Highland View ES, Lake Seneca ES and Thurgood Marshall ES, but no construction funds and no completion dates.
Sargent Shriver ES (Wheaton)	124.8%	-167	MCPS has begun planning for an addition at Resnik ES, but the approved CIP does not include construction funds and does not identify a completion date.
			No solution currently being pursued.

\* Part or all of the service areas for these five schools will be under moratoria at the cluster level (see cluster level test results above).

Note that there are no middle school service areas under moratoria for FY20.

The Council has included three placeholder capital projects in the amended FY19-24 CIP.<sup>1</sup> The approved placeholders, identified in Table 4 below, cover two elementary schools and one middle school, thus allowing their service areas to remain open conditionally.

<sup>1</sup> The Council will approve placeholders in service areas that have development pressure, if MCPS is actively studying potential solutions for the schools with inadequate capacity and if MCPS ensures that the chosen solution will be implemented within the timeframe of the annual school test. The placeholders appear in the CIP as classroom additions at the overutilized schools, but the ultimate solutions may involve student reassignments, additions at different schools, and/or the opening of a new school.

**TABLE 4. Individual School Service Areas Open Conditionally due to Placeholder Projects**

School Name (Cluster(s))	Utilization	Seat Deficit	Placeholder Info	Notes
Bethesda ES (B-CC)	130.5%	-171	6 classrooms (P651916)	MCPS is currently conducting a study to explore all possible solutions to add elementary school capacity in the B-CC and Walter Johnson clusters. It is anticipated that the recommended solution will resolve overutilization at both Bethesda ES and Somerset ES.
Somerset ES (B-CC)	127.4%	-141	4 classrooms (P651914)	
Francis Scott Key MS (Springbrook/Blake)	121.8%	-209	4 classrooms (P652004)	The amended CIP includes FY20 funding for a feasibility study for a potential addition at Francis Scott Key MS.

There are also six elementary school service areas relieved of moratoria due to CIP projects at other schools that will result in future reassignments. The details on these are provided in Table 5.

**TABLE 5. Individual School Service Areas Open Conditionally due to CIP Projects at Other Schools**

School Name (Cluster(s))	Utilization	Seat Deficit	Notes
Rachel Carson ES	151.4%	-355	The Rachel Carson ES service area is open conditionally due to an approved CIP project that will reassign students to DuFief ES in September 2022 (P651905).
Clarksburg ES	203.2%	-321	The Clarksburg ES service area is open conditionally due to an approved CIP project that will reassign students to Clarksburg ES #9 in September 2022 (P651901).
Forest Knolls ES	146.5%	-246	The Forest Knolls ES service area is open conditionally due to approved CIP projects that will reassign students to Montgomery Knolls ES (K-2) and Pine Crest ES (3-5) in September 2020 (P651708 and P651709).
JoAnn Leleck ES at Broad Acres	139.4%	-282	The JoAnn Leleck ES service area is open conditionally due to an approved CIP project that will reassign students to Roscoe R. Nix ES and Cresthaven ES in September 2022 (P651902 and P651903).
Strawberry Knoll ES	154.4%	-247	The Strawberry Knoll ES and Summit Hall ES service areas are open conditionally due to an approved CIP project that will reassign students to Gaithersburg ES #8 in September 2022 (P651518).
Summit Hall ES	163.4%	-276	

There are no middle school service areas open conditionally due to CIP projects at other schools.

## FY20 School Queue

The 2007-2009 Growth Policy introduced the administration of a moratorium threshold or school capacity ceiling, commonly referred to as the School Queue. If a subdivision would cause a cluster to exceed the 120 percent threshold at any level, the applicant would only be allowed to build the number of dwelling units producing students up to that threshold. After passage of the 2016 Subdivision Staging Policy, the School Queue also applies to individual elementary and middle schools.

The annual school test results included in Appendix A identify the moratorium thresholds for each cluster and each individual elementary and middle school. Tables 6 and 7, below, highlight the clusters and schools, respectively, that are closest to moratoria and provide the number of additional projected students that would trigger a moratorium.

**TABLE 6. Cluster Service Areas Close to Moratoria**

Cluster	School Level	Utilization	Moratorium Threshold
Damascus	Middle School	117.5%	25 students
Rockville	Middle School	115.8%	39 students

**TABLE 7. Individual School Service Areas Close to Moratoria**

School Name (Cluster(s))	Utilization	Seat Deficit	Moratorium Trigger
Bannockburn ES (Whitman)	129.8%	-109	1 student
Watkins Mill ES (Watkins Mill)	118.7%	-120	9 students
Olney ES (Sherwood)	117.8%	-108	14 students
Greencastle ES (Paint Branch)	116.2%	-100	24 students
Cashell ES (Magruder)	124.7%	-84	26 students
Capt. James E. Daly ES (Clarksburg)	115.7%	-83	27 students
John T. Baker MS (Damascus)	122.4%	-167	13 students
Argyle MS (Kennedy)	117.5%	-157	23 students
Earle B. Wood MS (Rockville)	115.8%	-149	40 students

## Student Generation Rates

The 2016 SSP requires the Planning Department to update student generation rates on a biannual basis, effective July 1 of odd-numbered years. As such, Planning staff has calculated new countywide and regional student generation rates using 2018-19 MCPS enrollment data and fall 2018 housing stock data. The regional rates, calculated by school level (elementary, middle and high) and dwelling type (single family detached, single family attached, multifamily low-rise and multifamily high-rise), are used to estimate the enrollment impacts of master plan recommendations and development applications. The countywide rates are used to calculate updated school impact tax rates.

Appendix B provides the updated student generation rates, effective July 1, 2019.

Appendix C identifies the new impact taxes (both school and transportation), also effective July 1, 2019.

## Methodology Note

For purposes of evaluating development applications, Planning staff needs to know how many additional students each cluster and individual school can accommodate before triggering a moratorium. For those clusters or schools open conditionally, these figures must include the capacity impacts of placeholder projects and the enrollment impacts of, as yet undetermined, boundary adjustments.

For placeholders, Planning staff uses the classroom capacities as indicated in Table 8, to determine capacity impacts.

**TABLE 8. Placeholder Classroom Capacities**

School Level	Classroom Capacity
Class Size Reduction (CSR) Elementary School	22 students
Non-CSR Elementary School	23 students
Middle School	21.25 students
High School	22.5 students

For approved CIP projects at other schools or in other clusters, Planning staff estimated the enrollment impacts resulting from a future reassignment of students between schools in cases where MCPS has not yet determined the boundary adjustments and the corresponding enrollment impacts. If the description of the approved CIP project indicates the number of students that the project will accommodate from another school, then Planning staff used those numbers to determine the future enrollments at the applicable schools. But when no specific number is identified, Planning staff assumed a goal of equalizing capacity utilization across the applicable schools.

Furthermore, if one of the schools (either the receiving school or the sending school) has a split articulation (meaning that it falls within the cluster boundaries of two different high schools) then an assumption was made that the reassigned students would not switch clusters. For example, the opening of a new elementary school in the Clarksburg cluster will help relieve the enrollment burden at Cedar Grove ES, which is split between the Clarksburg and Damascus clusters. In this case, Planning staff has assumed that only Clarksburg cluster students will be reassigned from Cedar Grove ES to the new school.

## Staff Recommendations

Planning staff recommends that the Planning Board certify the results of the school test, as calculated by Planning staff, for FY20. Appendix A details the report findings with a summary table and notes, detailed cluster test results, and detailed individual school test results. Once accepted by the Planning Board, Appendix A (along with the resolution adopted by the Council in November 2016) will constitute Montgomery County's Subdivision Staging Policy as it relates to school capacity for FY20.

**Appendix A: FY20 Annual School Test Results**



Subdivision Staging Policy FY 2020 School Test Results Summary  
 Reflects Approved FY 2020 Capital Budget and Amendments to the FY 2019-2024 Capital Improvements Program (CIP)  
 Effective July 1, 2019

School Test Description and Details	School Test Outcome	Elementary School Inadequate	Middle School Inadequate	High School Inadequate
<b>CLUSTER TEST</b>  Inadequate if cluster is over 120% utilization, by level  Test year 2024-25	<b>MORATORIUM</b> Moratorium required in cluster service areas that are inadequate.	James Hubert Blake (124.8%)		Montgomery Blair (124.3%) Albert Einstein (130.1%) Walter Johnson (129.3%)
	<b>OPEN CONDITIONALLY - Placeholder</b> Placeholder projects prevent these cluster service areas from entering moratoria. <i>See notes.</i>			
	<b>OPEN CONDITIONALLY - CIP</b> Planned projects in other clusters and/or future reassignments prevent these cluster service areas from entering moratoria. <i>See notes.</i>			Clarksburg (140.0%) <sup>1</sup> Richard Montgomery (122.7%) <sup>2</sup> Northwest (130.4%) <sup>1</sup> Northwood (138.7%) <sup>3</sup> Quince Orchard (125.8%) <sup>2</sup>
<b>INDIVIDUAL SCHOOL TEST</b>  Inadequate if school is over 120% utilization and at or above seat deficit thresholds  Elementary: 110 seats Middle: 180 seats  Test year 2024-25	<b>MORATORIUM</b> Moratorium required in school service areas that are inadequate.	Burning Tree ES (-127, 133.6%) Burnt Mills ES (-277, 170.7%) Clopper Mill ES (-148, 131.5%) Cloverly ES (-143, 131.0%) Farmland ES (-183, 125.6%) Highland View ES (-114, 139.6%) Lake Seneca ES (-173, 141.7%) Thurgood Marshall ES (-179, 132.1%) William T. Page ES (-289, 174.7%) Judith A. Resnik ES (-154, 130.9%) Sargent Shriver ES (-167, 124.8%) South Lake ES (-176, 125.1%) Stonegate ES (-161, 143.3%)		
	<b>OPEN CONDITIONALLY - Placeholder</b> Placeholder projects prevent these school service areas from entering moratoria. <i>See notes.</i>	Bethesda ES (-171, 130.5%) <sup>a</sup> Somerset ES (-141, 127.4%) <sup>b</sup>	Francis Scott Key MS (-209, 121.8%) <sup>c</sup>	
	<b>OPEN CONDITIONALLY - CIP</b> Planned projects in other schools and/or future reassignments prevent these school service areas from entering moratoria. <i>See notes.</i>	Rachel Carson ES (-355, 151.4%) <sup>4</sup> Clarksburg ES (-321, 203.2%) <sup>5</sup> Forest Knolls ES (-246, 146.5%) <sup>6</sup> JoAnn Leleck ES (-282, 139.4%) <sup>7</sup> Strawberry Knoll ES (-247, 154.4%) <sup>8</sup> Summit Hall ES (-276, 163.4%) <sup>8</sup>		

## FY2020 ANNUAL SCHOOL TEST NOTES

The test outcome for any school or cluster service area not identified on the results summary table is "open."

<sup>a</sup> The Bethesda ES service area is open conditionally due to an approved 6-classroom placeholder project.

<sup>b</sup> The Somerset ES service area is open conditionally due to an approved 4-classroom placeholder project.

<sup>c</sup> The Francis Scott Key MS service area is open conditionally due to an approved 4-classroom placeholder project.

<sup>1</sup> The Clarksburg and Northwest cluster service areas are open conditionally due to an approved CIP project that will reassign students to Seneca Valley HS in September 2020.

<sup>2</sup> The Richard Montgomery cluster and Quince Orchard cluster service areas are open conditionally due to an approved CIP project that will reassign students to the new Crown HS by September 2024.

<sup>3</sup> The Northwood cluster service area is open conditionally due to relocation to a reopened Woodward HS in September 2023.

<sup>4</sup> The Rachel Carson ES service area is open conditionally due to an approved CIP project that will reassign students to DuFief ES in September 2022.

<sup>5</sup> The Clarksburg ES service area is open conditionally due to an approved CIP project that will reassign students to Clarksburg ES #9 in September 2022.

<sup>6</sup> The Forest Knolls ES service area is open conditionally due to approved CIP projects that will reassign students to Montgomery Knolls ES (K-2) and Pine Crest ES (3-5) in September 2020.

<sup>7</sup> The JoAnn Leleck ES at Broad Acres service area is open conditionally due to an approved CIP project that will reassign students to Roscoe R. Nix ES and Cresthaven ES in September 2022.

<sup>8</sup> The Strawberry Knoll ES and Summit Hall ES service areas are open conditionally due to an approved CIP project that will reassign students to Gaithersburg ES #8 in September 2022.

# Subdivision Staging Policy FY 2020 School Test: Cluster Utilization in 2024-2025

## Reflects Approved FY 2020 Capital Budget and Amendments to the FY 2019-2024 Capital Improvements Program (CIP)

**CLUSTER Test:** Percent Utilization > 120% = Moratorium

Cluster Area	Level	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected Cluster Utilization in September 2024	School Test Results		
					Cluster Capacity is:	Cluster Area Status is:	Moratorium Threshold*
Bethesda-Chevy Chase <sup>a</sup>	ES	3,714	4,020	92.4%	Adequate	Open	1,111
	MS	1,917	2,024	94.7%	Adequate		511
	HS	2,410	2,457	98.1%	Adequate		538
Montgomery Blair <sup>1</sup>	ES	4,920	4,927	99.9%	Adequate	Moratorium	N/A
	MS	2,687	2,772	96.9%	Adequate		
	HS	3,619	2,912	124.3%	Inadequate		
James Hubert Blake <sup>2,b</sup>	ES	3,448	2,763	124.8%	Inadequate	Moratorium	N/A
	MS	1,624	1,588	102.3%	Adequate		
	HS	1,763	1,743	101.1%	Adequate		
Winston Churchill	ES	2,662	2,859	93.1%	Adequate	Open	769
	MS	1,588	1,785	89.0%	Adequate		553
	HS	2,181	1,986	109.8%	Adequate		202
Clarksburg <sup>3,4</sup>	ES	4,796	5,107	93.9%	Adequate	Open Conditionally	1,333
	MS	2,224	2,185	101.8%	Adequate		397
	HS	2,848	2,034	140.0%	Inadequate		119
Damascus <sup>3</sup>	ES	2,209	2,313	95.5%	Adequate	Open	567
	MS	1,222	1,040	117.5%	Adequate		25
	HS	1,371	1,556	88.1%	Adequate		496
Albert Einstein	ES	2,941	3,079	95.5%	Adequate	Moratorium	N/A
	MS	1,345	1,481	90.8%	Adequate		
	HS	2,119	1,629	130.1%	Inadequate		
Gaithersburg	ES	4,694	4,668	100.6%	Adequate	Open	908
	MS	1,882	1,958	96.1%	Adequate		467
	HS	2,764	2,429	113.8%	Adequate		150
Walter Johnson	ES	4,660	4,542	102.6%	Adequate	Moratorium	N/A
	MS	2,398	2,433	98.6%	Adequate		
	HS	3,001	2,321	129.3%	Inadequate		
John F. Kennedy	ES	3,254	3,164	102.8%	Adequate	Open	543
	MS	1,875	1,778	105.5%	Adequate		258
	HS	2,062	2,221	92.8%	Adequate		603
Col. Zadok Magruder	ES	2,739	2,667	102.7%	Adequate	Open	462
	MS	1,301	1,619	80.4%	Adequate		641
	HS	1,725	1,941	88.9%	Adequate		604
Richard Montgomery <sup>5</sup>	ES	2,853	3,008	94.8%	Adequate	Open Conditionally	757
	MS	1,467	1,432	102.4%	Adequate		251
	HS	2,722	2,218	122.7%	Inadequate		59
Northwest <sup>4</sup>	ES	4,191	3,851	108.8%	Adequate	Open Conditionally	431
	MS	2,363	2,300	102.7%	Adequate		396
	HS	2,981	2,286	130.4%	Inadequate		135
Northwood <sup>1,6</sup>	ES	3,142	3,020	104.0%	Adequate	Open Conditionally	483
	MS	1,634	1,720	95.0%	Adequate		429
	HS	2,092	1,508	138.7%	Inadequate		1,147
Paint Branch	ES	2,752	2,455	112.1%	Adequate	Open	195
	MS	1,390	1,297	107.2%	Adequate		166
	HS	2,142	2,020	106.0%	Adequate		281

**CLUSTER Test: Percent Utilization > 120% = Moratorium**

Cluster Area	Level	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected Cluster Utilization in September 2024	School Test Results		
					Cluster Capacity is:	Cluster Area Status is:	Moratorium Threshold*
Poolesville	ES	631	758	83.2%	Adequate		279
	MS	405	468	86.5%	Adequate	Open	156
	HS	1,237	1,170	105.7%	Adequate		166
Quince Orchard <sup>5,7</sup>	ES	2,915	2,982	97.8%	Adequate	Open Conditionally	664
	MS	1,489	1,643	90.6%	Adequate		482
	HS	2,311	1,837	125.8%	Inadequate		43
Rockville	ES	2,772	2,597	106.7%	Adequate	Open	345
	MS	1,093	944	115.8%	Adequate		39
	HS	1,664	1,549	107.4%	Adequate		194
Seneca Valley <sup>4</sup>	ES	2,358	2,398	98.3%	Adequate	Open	520
	MS	1,326	1,345	98.6%	Adequate		287
	HS	1,301	2,581	50.4%	Adequate		896
Sherwood	ES	2,356	2,498	94.3%	Adequate	Open	642
	MS	1,289	1,448	89.0%	Adequate		448
	HS	1,966	2,188	89.9%	Adequate		659
Springbrook <sup>2,b</sup>	ES	3,104	3,266	95.0%	Adequate	Open	816
	MS	1,247	1,232	101.2%	Adequate		231
	HS	2,014	2,121	95.0%	Adequate		531
Watkins Mill	ES	3,073	2,767	111.1%	Adequate	Open	248
	MS	1,397	1,359	102.8%	Adequate		233
	HS	1,939	1,933	100.3%	Adequate		380
Wheaton	ES	3,271	3,439	95.1%	Adequate	Open	856
	MS	1,772	1,700	104.2%	Adequate		267
	HS	2,318	2,234	103.8%	Adequate		362
Walt Whitman	ES	2,665	2,540	104.9%	Adequate	Open	384
	MS	1,591	1,502	105.9%	Adequate		211
	HS	2,227	2,262	98.5%	Adequate		487
Thomas S. Wootton <sup>7</sup>	ES	3,043	3,527	86.3%	Adequate	Open	1,190
	MS	1,414	1,514	93.4%	Adequate		402
	HS	1,968	2,142	91.9%	Adequate		602

\* Indicates the number of additional projected students that would trigger a moratorium for the cluster area.

The cluster service area status and moratorium thresholds reflect the estimated impacts of:

- <sup>1</sup> CIP projects (P651708 and P651709) that will reassign students from Forest Knolls ES (Northwood cluster) to Montgomery Knolls ES (K-2) and Pine Crest ES (3-5) (both in the Montgomery Blair cluster) in September 2020.
- <sup>2</sup> CIP projects (P651902 and P651903) that will reassign students from JoAnn Leleck ES (at Broad Acres) (Springbrook cluster) to Roscoe R. Nix ES (K-2) and Cresthaven ES (3-5) (both with split articulation between the James H. Blake and Springbrook clusters) in September 2022.
- <sup>3</sup> a CIP project (P651901) that will reassign students from Cedar Grove ES and Wilson Wims ES (both with split articulation between the Clarksburg and Damascus clusters) to Clarksburg ES #9 (Clarksburg cluster) in September 2022.
- <sup>4</sup> a CIP project (P926575) that will reassign students from Clarksburg HS and Northwest HS to Seneca Valley HS in September 2020.
- <sup>5</sup> a CIP project (P651909) that will reassign students from Richard Montgomery HS and Quince Orchard HS to the new Crown HS in September 2024.
- <sup>6</sup> Northwood HS temporarily relocating to a reopened Woodward HS (P651908) in September 2023.
- <sup>7</sup> a CIP project (P651905) that will reassign students from Rachel Carson ES (Quince Orchard cluster) to DuFief ES (Thomas S. Wootton cluster) in September 2022.

The cluster service area status and moratorium thresholds reflect the impacts of:

- <sup>a</sup> a six-classroom placeholder project (P651916) at Bethesda ES and a four-classroom placeholder project (P651914) at Somerset ES.
- <sup>b</sup> a four-classroom placeholder project (P652004) at Francis Scott Key MS.

**Subdivision Staging Policy FY 2020 School Test: School Utilization in 2024-2025**  
**Reflects Approved FY 2020 Capital Budget**

**INDIVIDUAL Elementary School Test: Seat Deficit  $\geq$  110 seats and Percent Utilization  $>$  120% = Moratorium**

Elementary School Area	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected School Seat Deficit/Surplus in September 2024	Projected School Utilization in September 2024	School Test Results		
					School Capacity is:	Elementary School Area Status is:	Moratorium Threshold*
Arcola	691	651	-40	106.1%	Adequate	Open	91
Ashburton	865	770	-95	112.3%	Adequate	Open	60
Bannockburn	475	366	-109	129.8%	Adequate	Open	1
Lucy V. Barnsley	729	652	-77	111.8%	Adequate	Open	54
Beall	589	639	+50	92.2%	Adequate	Open	178
Bel Pre <sup>i</sup>	1,041	1,079	+38	96.5%	Adequate	Open	254
Bells Mill	627	626	-1	100.2%	Adequate	Open	125
Belmont	331	424	+93	78.1%	Adequate	Open	203
Bethesda <sup>a</sup>	731	560	-171	130.5%	Inadequate	Open Conditionally	107
Beverly Farms	594	689	+95	86.2%	Adequate	Open	233
Bradley Hills	661	664	+3	99.5%	Adequate	Open	136
Brooke Grove	443	517	+74	85.7%	Adequate	Open	184
Brookhaven	477	475	-2	100.4%	Adequate	Open	108
Brown Station	570	761	+191	74.9%	Adequate	Open	344
Burning Tree	505	378	-127	133.6%	Inadequate	Moratorium	N/A
Burnt Mills	669	392	-277	170.7%	Inadequate	Moratorium	N/A
Burtonsville	571	513	-58	111.3%	Adequate	Open	52
Candlewood	402	515	+113	78.1%	Adequate	Open	223
Cannon Road	437	481	+44	90.9%	Adequate	Open	154
Carderock Springs	413	407	-6	101.5%	Adequate	Open	104
Rachel Carson <sup>1</sup>	1,045	690	-355	151.4%	Inadequate	Open Conditionally	173
Cashell	424	340	-84	124.7%	Adequate	Open	26
Cedar Grove <sup>2</sup>	394	418	+24	94.3%	Adequate	Open	187
Chevy Chase <sup>ii</sup>	1,197	1,459	+262	82.0%	Adequate	Open	554
Clarksburg <sup>2</sup>	632	311	-321	203.2%	Inadequate	Open Conditionally	167
Clearspring	696	642	-54	108.4%	Adequate	Open	75
Clopper Mill	618	470	-148	131.5%	Inadequate	Moratorium	N/A
Cloverly	604	461	-143	131.0%	Inadequate	Moratorium	N/A
Cold Spring	306	458	+152	66.8%	Adequate	Open	262
College Gardens	673	678	+5	99.3%	Adequate	Open	141
Cresthaven <sup>3,iii</sup>	1,080	1,480	+400	73.0%	Adequate	Open	377
Capt. James E. Daly	611	528	-83	115.7%	Adequate	Open	27
Damascus	374	351	-23	106.6%	Adequate	Open	87
Darnestown	306	419	+113	73.0%	Adequate	Open	223
Diamond	782	679	-103	115.2%	Adequate	Open	33
Dr. Charles R. Drew	480	501	+21	95.8%	Adequate	Open	131
DuFief <sup>1</sup>	314	740	+426	42.4%	Adequate	Open	186
East Silver Spring	527	560	+33	94.1%	Adequate	Open	146
Fairland	668	653	-15	102.3%	Adequate	Open	116
Fallsmead	542	551	+9	98.4%	Adequate	Open	120
Farmland	898	715	-183	125.6%	Inadequate	Moratorium	N/A
Fields Road	489	457	-32	107.0%	Adequate	Open	78
Flower Hill	477	470	-7	101.5%	Adequate	Open	103
Flower Valley	488	416	-72	117.3%	Adequate	Open	38
Forest Knolls <sup>4</sup>	775	529	-246	146.5%	Inadequate	Open Conditionally	141
Fox Chapel	606	683	+77	88.7%	Adequate	Open	214
Gaithersburg <sup>5</sup>	931	788	-143	118.1%	Adequate	Open	142
Galway	780	764	-16	102.1%	Adequate	Open	137
Garrett Park	842	776	-66	108.5%	Adequate	Open	90
Georgian Forest	684	649	-35	105.4%	Adequate	Open	95
Germantown	339	309	-30	109.7%	Adequate	Open	80
William B. Gibbs Jr.	671	714	+43	94.0%	Adequate	Open	186
Glen Haven	494	561	+67	88.1%	Adequate	Open	180
Glenallan	838	762	-76	110.0%	Adequate	Open	77
Goshen	637	594	-43	107.2%	Adequate	Open	76
Great Seneca Creek	573	561	-12	102.1%	Adequate	Open	101

**INDIVIDUAL Elementary School Test: Seat Deficit  $\geq$  110 seats and Percent Utilization  $>$  120% = Moratorium**

Elementary School Area	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected School Seat Deficit/Surplus in September 2024	Projected School Utilization in September 2024	School Test Results		
					School Capacity is:	Elementary School Area Status is:	Moratorium Threshold*
Greencastle	719	619	-100	116.2%	Adequate	Open	24
Greenwood	508	584	+76	87.0%	Adequate	Open	193
Harmony Hills	727	709	-18	102.5%	Adequate	Open	124
Highland	581	540	-41	107.6%	Adequate	Open	69
Highland View	402	288	-114	139.6%	Inadequate	Moratorium	N/A
Jackson Road	661	699	+38	94.6%	Adequate	Open	178
Jones Lane	463	516	+53	89.7%	Adequate	Open	163
Kemp Mill	533	458	-75	116.4%	Adequate	Open	35
Kensington-Parkwood	665	746	+81	89.1%	Adequate	Open	231
Lake Seneca	588	415	-173	141.7%	Inadequate	Moratorium	N/A
Lakewood	485	556	+71	87.2%	Adequate	Open	183
Laytonsville	359	449	+90	80.0%	Adequate	Open	200
JoAnn Leleck <sup>3</sup>	997	715	-282	139.4%	Inadequate	Open Conditionally	182
Little Bennett	608	611	+3	99.5%	Adequate	Open	126
Luxmanor	654	758	+104	86.3%	Adequate	Open	256
Thurgood Marshall	737	558	-179	132.1%	Inadequate	Moratorium	N/A
Maryvale	699	694	-5	100.7%	Adequate	Open	134
Spark M. Matsunaga	708	652	-56	108.6%	Adequate	Open	75
S. Christa McAuliffe	555	740	+185	75.0%	Adequate	Open	334
Ronald McNair	865	761	-104	113.7%	Adequate	Open	49
Meadow Hall	423	375	-48	112.8%	Adequate	Open	62
Mill Creek Towne	393	336	-57	117.0%	Adequate	Open	53
Monocacy	147	219	+72	67.1%	Adequate	Open	182
Montgomery Knolls <sup>4,iv</sup>	961	1,315	+354	73.1%	Adequate	Open	341
New Hampshire Estates <sup>v</sup>	932	810	-122	115.1%	Adequate	Open	41
Roscoe R. Nix <sup>3,iii</sup>	1,080	1,480	+400	73.0%	Adequate	Open	377
North Chevy Chase <sup>ii</sup>	1,197	1,459	+262	82.0%	Adequate	Open	554
Oak View <sup>v</sup>	932	810	-122	115.1%	Adequate	Open	41
Oakland Terrace	458	526	+68	87.1%	Adequate	Open	178
Olney	715	607	-108	117.8%	Adequate	Open	14
William T. Page	676	387	-289	174.7%	Inadequate	Moratorium	N/A
Pine Crest <sup>4,iv</sup>	961	1,315	+354	73.1%	Adequate	Open	341
Piney Branch <sup>vi</sup>	1,390	1,355	-35	102.6%	Adequate	Open	237
Poolesville	484	539	+55	89.8%	Adequate	Open	165
Potomac	434	472	+38	91.9%	Adequate	Open	148
Judith A. Resnik	652	498	-154	130.9%	Inadequate	Moratorium	N/A
Dr. Sally K. Ride	485	467	-18	103.9%	Adequate	Open	92
Ritchie Park	436	388	-48	112.4%	Adequate	Open	62
Rock Creek Forest	807	709	-98	113.8%	Adequate	Open	44
Rock Creek Valley	433	460	+27	94.1%	Adequate	Open	137
Rock View	583	674	+91	86.5%	Adequate	Open	226
Lois P. Rockwell	492	530	+38	92.8%	Adequate	Open	148
Rolling Terrace	658	709	+51	92.8%	Adequate	Open	193
Rosemary Hills <sup>ii</sup>	1,197	1,459	+262	82.0%	Adequate	Open	554
Rosemont <sup>5</sup>	714	595	-119	120.0%	Adequate	Open	108
Bayard Rustin	612	745	+133	82.1%	Adequate	Open	283
Sequoyah	391	508	+117	77.0%	Adequate	Open	227
Seven Locks	434	424	-10	102.4%	Adequate	Open	100
Sherwood	520	530	+10	98.1%	Adequate	Open	120
Sargent Shriver	840	673	-167	124.8%	Inadequate	Moratorium	N/A
Flora M. Singer	735	680	-55	108.1%	Adequate	Open	82
Sligo Creek	698	710	+12	98.3%	Adequate	Open	155
Somerset <sup>b</sup>	656	515	-141	127.4%	Inadequate	Open Conditionally	73
South Lake	877	701	-176	125.1%	Inadequate	Moratorium	N/A
Stedwick	630	675	+45	93.3%	Adequate	Open	181
Stone Mill	635	695	+60	91.4%	Adequate	Open	200
Stonegate	533	372	-161	143.3%	Inadequate	Moratorium	N/A
Strathmore <sup>i</sup>	1,041	1,079	+38	96.5%	Adequate	Open	254
Strawberry Knoll <sup>5</sup>	701	454	-247	154.4%	Inadequate	Open Conditionally	101
Summit Hall <sup>5</sup>	711	435	-276	163.4%	Inadequate	Open Conditionally	101

**INDIVIDUAL Elementary School Test: Seat Deficit  $\geq$  110 seats and Percent Utilization  $>$  120% = Moratorium**

Elementary School Area	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected School Seat Deficit/Surplus in September 2024	Projected School Utilization in September 2024	School Test Results		
					School Capacity is:	Elementary School Area Status is:	Moratorium Threshold*
Takoma Park <sup>vi</sup>	1,390	1,355	-35	102.6%	Adequate	Open	237
Travilah	372	527	+155	70.6%	Adequate	Open	265
Twinbrook	543	558	+15	97.3%	Adequate	Open	127
Viers Mill	629	743	+114	84.7%	Adequate	Open	263
Washington Grove <sup>v</sup>	641	613	-28	104.6%	Adequate	Open	111
Waters Landing	730	776	+46	94.1%	Adequate	Open	202
Watkins Mill	761	641	-120	118.7%	Adequate	Open	9
Wayside	573	648	+75	88.4%	Adequate	Open	205
Weller Road	743	772	+29	96.2%	Adequate	Open	184
Westbrook	323	547	+224	59.0%	Adequate	Open	334
Westover	268	283	+15	94.7%	Adequate	Open	125
Wheaton Woods	546	741	+195	73.7%	Adequate	Open	344
Whetstone	805	750	-55	107.3%	Adequate	Open	96
Wilson Wims <sup>ii</sup>	785	752	-33	104.4%	Adequate	Open	290
Wood Acres	611	725	+114	84.3%	Adequate	Open	260
Woodfield	328	399	+71	82.2%	Adequate	Open	181
Woodlin	584	659	+75	88.6%	Adequate	Open	207
Wyngate	736	777	+41	94.7%	Adequate	Open	197

\* Indicates the number of additional projected students that would trigger a moratorium for the elementary school area.

The school service area status and moratorium threshold reflect the estimated impacts of:

<sup>i</sup> a CIP project (P651905) that will reassign students from Rachel Carson ES to DuFief ES in September 2022.

<sup>ii</sup> a CIP project (P651901) that will reassign students from Clarksburg ES, Cedar Grove ES and Wilson Wims ES to Clarksburg ES #9 in September 2022.

<sup>iii</sup> CIP projects (P651902 and P651903) that will reassign students from JoAnn Leleck ES at Broad Acres to Roscoe R. Nix ES (K-2) and Cresthaven ES (3-5) in September 2022.

<sup>iv</sup> CIP projects (P651708 and P651709) that will reassign students from Forest Knolls ES to Montgomery Knolls ES (K-2) and Pine Crest ES (3-5) in September 2020.

<sup>v</sup> a CIP project (P651518) that will reassign students from Gaithersburg ES, Rosemont ES, Strawberry Knoll ES, Summit Hall ES and Washington Grove ES to Gaithersburg ES #8 in September 2022.

The school service area status and moratorium threshold reflect the impacts of:

<sup>a</sup> a six-classroom placeholder project (P651916) at Bethesda ES.

<sup>b</sup> a four-classroom placeholder project (P651914) at Somerset ES.

Test data and results reflect the combined utilization of the following school pairings, which serve the same geographic areas:

<sup>i</sup> Bel Pre ES (K-2) and Strathmore ES (3-5).

<sup>ii</sup> Rosemary Hills ES (K-2), Chevy Chase ES (3-5) and North Chevy Chase ES (3-5).

<sup>iii</sup> Roscoe R. Nix ES (K-2) and Cresthaven ES (3-5).

<sup>iv</sup> Montgomery Knolls ES (K-2) and Pine Crest ES (3-5).

<sup>v</sup> New Hampshire Estates ES (K-2) and Oak View ES (3-5).

<sup>vi</sup> Takoma Park ES (K-2) and Piney Branch ES (3-5).

# Subdivision Staging Policy FY 2020 School Test: School Utilization in 2024-2025

## Reflects Approved FY 2020 Capital Budget and Amendments to the FY 2019-2024 Capital Improvements Program (CIP)

**INDIVIDUAL Middle School Test:** Seat Deficit  $\geq$  180 seats and Percent Utilization  $>$  120% = Moratorium

Middle School Area	Projected Enrollment September 2024	Projected MCPS Program Capacity September 2024	Projected School Seat Deficit/Surplus in September 2024	Projected School Utilization in September 2024	School Test Results		
					School Capacity is:	Middle School Area Status is:	Moratorium Threshold*
Argyle	1,054	897	-157	117.5%	Adequate	Open	23
John T. Baker	912	745	-167	122.4%	Adequate	Open	13
Benjamin Banneker	848	824	-24	102.9%	Adequate	Open	156
Briggs Chaney	1,044	926	-118	112.7%	Adequate	Open	68
Cabin John	1,004	1,076	+72	93.3%	Adequate	Open	288
Roberto Clemente	1,394	1,231	-163	113.2%	Adequate	Open	84
Eastern	960	1,012	+52	94.9%	Adequate	Open	255
William H. Farquhar	726	784	+58	92.6%	Adequate	Open	238
Forest Oak	940	949	+9	99.1%	Adequate	Open	199
Robert Frost	1,012	1,084	+72	93.4%	Adequate	Open	289
Gaithersburg	942	1,009	+67	93.4%	Adequate	Open	269
Herbert Hoover	986	1,139	+153	86.6%	Adequate	Open	381
Francis Scott Key <sup>a</sup>	1,169	960	-209	121.8%	Inadequate	Open Conditionally	86
Martin Luther King, Jr	838	914	+76	91.7%	Adequate	Open	259
Kingsview	979	1,041	+62	94.0%	Adequate	Open	271
Lakelands Park	1,195	1,147	-48	104.2%	Adequate	Open	182
Col. E. Brooke Lee	885	1,000	+115	88.5%	Adequate	Open	316
A. Mario Loiederman	1,071	978	-93	109.5%	Adequate	Open	103
Montgomery Village	918	881	-37	104.2%	Adequate	Open	143
Neelsville	957	956	-1	100.1%	Adequate	Open	191
Newport Mill	669	837	+168	79.9%	Adequate	Open	348
North Bethesda	1,246	1,233	-13	101.1%	Adequate	Open	234
Parkland	1,168	1,203	+35	97.1%	Adequate	Open	276
Rosa Parks	853	978	+125	87.2%	Adequate	Open	321
John Poole	405	468	+63	86.5%	Adequate	Open	243
Thomas W. Pyle	1,591	1,502	-89	105.9%	Adequate	Open	212
Redland	609	765	+156	79.6%	Adequate	Open	336
Ridgeview	772	955	+183	80.8%	Adequate	Open	375
Rocky Hill	1,023	1,020	-3	100.3%	Adequate	Open	202
Shady Grove	692	854	+162	81.0%	Adequate	Open	342
Silver Creek	1,018	935	-83	108.9%	Adequate	Open	105
Silver Spring International	1,252	1,298	+46	96.5%	Adequate	Open	306
Sligo	965	920	-45	104.9%	Adequate	Open	140
Takoma Park	1,289	1,306	+17	98.7%	Adequate	Open	279
Tilden	1,152	1,200	+48	96.0%	Adequate	Open	289
Hallie Wells	1,032	982	-50	105.1%	Adequate	Open	147
Julius West	1,467	1,432	-35	102.4%	Adequate	Open	252
Westland	899	1,089	+190	82.6%	Adequate	Open	408
White Oak	909	1,008	+99	90.2%	Adequate	Open	301
Earle B. Wood	1,093	944	-149	115.8%	Adequate	Open	40

\* Indicates the number of additional projected students that would trigger a moratorium for the middle school area.

The school service area status and moratorium threshold reflect the impacts of:

<sup>a</sup> a four-classroom placeholder project (P652004) at Francis Scott Key MS.



## Appendix B: Updated Student Generation Rates

## 2018 MCPS Student Generation Rates by Region and Housing Type

COUNTYWIDE STUDENT GENERATION RATES		ES	MS	HS	K-12
<b>Countywide</b>	Single Family Detached	0.199	0.110	0.154	0.462
	Single Family Attached	0.227	0.113	0.150	0.490
	Multi-Family Low to Med Rise	0.197	0.086	0.109	0.393
	Multi-Family High Rise	0.055	0.023	0.031	0.110

REGIONAL STUDENT GENERATION RATES		ES	MS	HS	K-12
<b>East</b>  Blair, Einstein, Kennedy, Northwood, Wheaton, Blake, Paint Branch and Springbrook clusters	Single Family Detached	0.203	0.103	0.144	0.450
	Single Family Attached	0.219	0.115	0.160	0.494
	Multi-Family Low to Med Rise	0.253	0.112	0.148	0.512
	Multi-Family High Rise	0.088	0.036	0.047	0.171
<b>Southwest</b>  Bethesda-Chevy Chase, Churchill, Walter Johnson, Richard Montgomery, Rockville, Whitman, and Wootton clusters	Single Family Detached	0.186	0.109	0.151	0.446
	Single Family Attached	0.167	0.085	0.111	0.363
	Multi-Family Low to Med Rise	0.150	0.068	0.085	0.303
	Multi-Family High Rise	0.041	0.018	0.025	0.084
<b>Upcounty</b>  Clarksburg, Damascus, Gaithersburg, Magruder, Northwest, Poolesville, Quince Orchard, Seneca Valley, Sherwood, and Watkins Mill clusters	Single Family Detached	0.210	0.120	0.169	0.499
	Single Family Attached	0.248	0.121	0.157	0.526
	Multi-Family Low to Med Rise	0.183	0.077	0.093	0.352
	Multi-Family High Rise	0.020	0.008	0.010	0.038

Rates are calculated using Fall 2018 enrollment data from Montgomery County Public Schools. Of the nearly 163,000 students enrolled in MCPS schools in Fall 2018, Planning Staff were able to match 99.4% of the students to a housing type.

**Appendix C: Updated School and Transportation Impact Taxes**




DEPARTMENT OF FINANCE  
MEMORANDUM

Marc Elrich  
County Executive

Michael J. Coveyou  
Acting Director

April 24, 2019

TO: Marc Elrich, County Executive

FROM: Michael J. Coveyou, Acting Director 

SUBJECT: Required (Biennial) Publication of New Impact Tax Rates

The purpose of this memorandum is to forward to the County Executive the revised Transportation and School Impact Tax Rates for publication in the May 2019 edition of the Montgomery County Register.

Pursuant to Chapter 52, Article IV and Article V of the Montgomery County Code (Development Impact Tax for Transportation Improvements and Development Impact Tax for Public School Improvements, respectively), the Director of Finance has adjusted the tax rates set under Sections 52-49 and 52-55. As prescribed by law, the Director must adjust the Transportation Improvements tax rates by the annual average increase or decrease in a published construction cost index specified by regulation for the two most recent calendar years. The Director must calculate the adjustment to the nearest multiple of 5 cents for rates per square foot of gross floor area or one dollar for rates per dwelling unit. Based on the change in the Engineering-News Record's Baltimore Construction Cost Index for calendar years 2017 and 2018, the existing rates were increased by a rate of 10.83% percent. The rates were adjusted to the nearest 5 cents for rates calculated per square foot of gross floor area (GFA) or adjusted to the nearest dollar for rates calculated per dwelling unit.

The revised Schools Impact Tax Rates were developed by the Montgomery County Planning Board staff, with input from Montgomery County Public Schools staff, and are based on 2018-2019 school year construction costs and enrollment data.

The current rates and the new rates are as shown in the accompanying text, which should be published in the May edition of the County Register. If you have any questions, please feel free to contact me.

MJC:dgh

TABLE 1

## Transportation Impact Taxes

New Rates for the Period 7/1/2019 through 6/30/2021

	Existing Rates	New Rates
<b>Residential</b>		
<i>Red</i>		
Single-family detached	\$7,072	\$7,838
Single-family attached	\$5,786	\$6,413
Multi-family residential (except high-rise)	\$4,499	\$4,986
High-rise residential	\$3,213	\$3,561
Multi-family senior residential	\$1,285	\$1,424
<i>Orange</i>		
Single-family detached	\$17,677	\$19,591
Single-family attached	\$14,464	\$16,030
Multi-family residential (except high-rise)	\$11,247	\$12,465
High-rise residential	\$8,034	\$8,904
Multi-family senior residential	\$3,214	\$3,562
<i>Yellow</i>		
Single-family detached	\$22,097	\$24,490
Single-family attached	\$18,080	\$20,038
Multi-family residential (except high-rise)	\$14,059	\$15,582
High-rise residential	\$10,042	\$11,130
Multi-family senior residential	\$4,017	\$4,452
<i>Green</i>		
Single-family detached	\$22,097	\$24,490
Single-family attached	\$18,080	\$20,038
Multi-family residential (except high-rise)	\$14,059	\$15,582
High-rise residential	\$10,042	\$11,130
Multi-family senior residential	\$4,017	\$4,452
<b>Non-Residential (per square foot GFA)</b>		
<i>Red</i>		
Office	\$6.45	\$7.15
Industrial	\$3.25	\$3.60
Bioscience facility	\$0.00	\$0.00
Retail	\$5.75	\$6.35
Place of worship	\$0.00	\$0.00
Private elementary and secondary school	\$0.50	\$0.55



TABLE 2

Public School Improvements Impact Taxes

	Existing Rates	New Rates
<i>Countywide</i>		
Single-family detached	\$23,062	\$26,207
Single-family attached	\$24,227	\$27,598
Multi-family (except high-rise)	\$19,937	\$21,961
High-rise	\$6,791	\$6,113
Multi-family senior	\$0	\$0