

SENECA VALLEY CLUSTER

■ CLUSTER PLANNING ISSUES

The Seneca Valley Cluster includes the following land-use plans that will add both single-family and multi-family housing units in the future. It is anticipated that each of these plans will take 20–30 years to build-out, and the pace of construction will be market driven. A brief description of each plan is below.

The Germantown Plan for the Town Sector Zone was adopted in 2020. Housing types allowed in the recommended zoning are single family, duplexes, townhouses, and multi-family units. Additional information can be found at the following link: <https://montgomeryplanning.org/planning/communities/upcounty/germantown/germantown-plan-town-sector-zone/>

The Marc Rail Communities Plan was adopted in 2019. Seneca Valley, Northwest, Clarksburg, and Poolesville clusters serve the families within the plan area. Additional information can be found at the following link: <https://montgomeryplanning.org/planning/communities/upcounty/marc-rail-communities/>

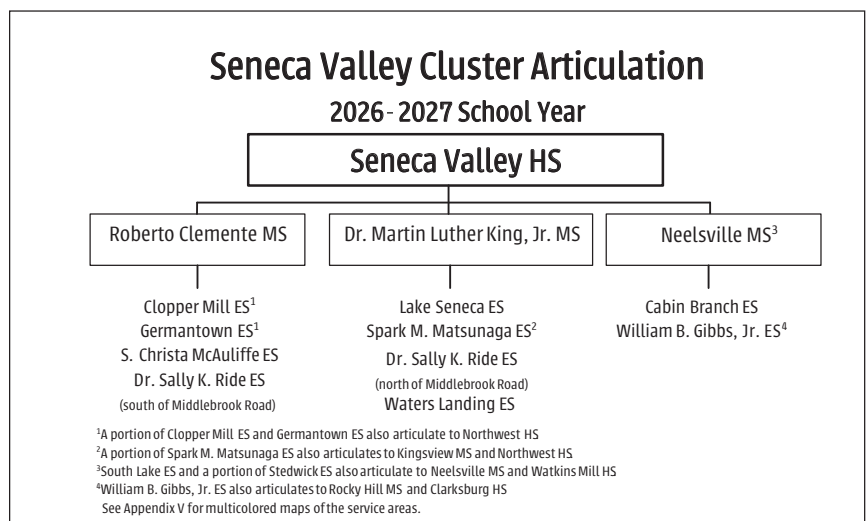
PLANNING ISSUE: On March 19, 2024, the Board of Education approved the boundary study scope to determine the service area for the new Crown High School and the expansion of Damascus High School. The scope of the boundary study included the following high schools: Winston Churchill, Clarksburg, Damascus, Gaithersburg, Richard Montgomery, Northwest, Poolesville, Quince Orchard, Seneca Valley, Watkins Mill, and Thomas S. Wootton. The scope also included the following middle schools: John T. Baker, Cabin John, Roberto W. Clemente, Forest Oak, Robert Frost, Gaithersburg, Herbert Hoover, Dr. Martin Luther King, Jr. Kingsview, Lakelands Park, Montgomery Village, Neelsville, John Poole, Ridgeview Rocky Hill, Hallie Wells, and Julius West. No elementary schools were included in the boundary study.

As part of the adopted FY 2025–2030 CIP, the approved completion date for the new Crown High School is August 2027. Due to fiscal constraints, the County Council shifted the expenditures for Damascus High School Major Capital Project to the out-years of the adopted FY 2025–2030 CIP with a “to be determined” completion date.

In the Adopted FY 2027–2032 CIP the completion date for the Damascus HS replacement is August 2031. On March 26, 2026 the Board of Education approved the boundaries with an implementation timeline beginning in the 2027-2028 school year. Based on declining enrollment a 27th high school is not needed to open at this time and the decision was that Thomas S. Wootton High School will be relocated to the Crown Farm facility site.

Information regarding this boundary study is available on the MCPS website at the following link: www.montgomeryschoolsmd.org/departments/facilities/boundary-study

Due to declining enrollment the Board of Education on March 26, 2026 approved a study for consolidation and closure along with a countywide elementary school boundary study along with any impacted secondary schools for implementation in the 2029-2030 school year.



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Projected Enrollment and Space Availability

Effects of the Superintendent's Recommended FY 2028 Capital Budget and Amendments to the FY 2027-2032 Capital Improvements Program

Schools		Prelim.	Projections										
		26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	41-42
Seneca Valley HS	Program Capacity	2527	2527	2527	2527	2527	2527	2527	2527	2527	2527	2527	2527
	Enrollment	2325	2175	2226	2310	2466	2439	2405	2357	2295	2240	2208	2190
	Available Space	202	352	301	217	61	88	122	170	232	287	319	337
	Comments		See Text										
Roberto W. Clemente MS	Program Capacity	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134
	Enrollment	913	1139	1155	1190	1153	1131	1102	1096	1101	1097	1085	1085
	Available Space	221	(5)	(21)	(56)	(19)	3	32	38	33	37	49	49
	Comments	See Text											
Dr. Martin Luther King Jr. MS	Program Capacity	876	876	876	876	876	876	876	876	876	876	876	876
	Enrollment	783	840	853	846	833	807	786	783	787	788	774	774
	Available Space	93	36	23	30	43	69	90	93	89	88	102	102
	Comments	See Text											
Neelsville MS	Program Capacity	956	956	956	956	956	956	956	956	956	956	956	956
	Enrollment	796	806	777	758	730	716	697	691	693	690	686	686
	Available Space	160	150	179	198	226	240	259	265	263	266	270	270
	Comments	See Text											
Cabin Branch ES	Program Capacity	752	752	752	752	752	752	752	752	752	752	752	
	Enrollment	706	760	791	806	816	812	813	805	795	794	791	
	Available Space	46	(8)	(39)	(54)	(64)	(60)	(61)	(53)	(43)	(42)	(39)	
	Comments	See Text											
Germantown ES	Program Capacity	295	295	295	295	295	295	295	295	295	295	295	
	Enrollment	291	279	300	299	302	307	306	305	302	301	297	
	Available Space	4	16	(5)	(4)	(7)	(12)	(11)	(10)	(7)	(6)	(2)	
	Comments	See Text											
William B. Gibbs, Jr. ES	Program Capacity	637	637	637	637	637	637	637	637	637	637	637	
	Enrollment	545	531	540	538	517	513	519	502	496	494	492	
	Available Space	92	106	97	99	120	124	118	135	141	143	145	
	Comments	See Text											
Lake Seneca ES	Program Capacity	419	419	419	419	419	419	419	419	419	419	419	
	Enrollment	390	346	329	311	311	296	305	303	298	298	297	
	Available Space	29	73	90	108	108	123	114	116	121	121	122	
	Comments	See Text											
S. Christa McAuliffe ES	Program Capacity	748	748	748	748	748	748	748	748	748	748	748	
	Enrollment	484	486	483	490	456	446	454	449	443	444	440	
	Available Space	264	262	265	258	292	302	294	299	305	304	308	
	Comments	See Text											
Dr. Sally K. Ride ES	Program Capacity	504	504	504	504	504	504	504	504	504	504	504	
	Enrollment	368	350	337	335	334	330	336	333	328	327	324	
	Available Space	136	154	167	169	170	174	168	171	176	177	180	
	Comments	See Text											
Waters Landing ES	Program Capacity	702	702	702	702	702	702	702	702	702	702	702	
	Enrollment	685	710	696	693	680	673	680	675	666	664	661	
	Available Space	17	(8)	6	9	22	29	22	27	36	38	41	
	Comments	See Text											
Cluster Information	HS Utilization	92%	86%	88%	91%	98%	97%	95%	93%	91%	89%	87%	87%
	HS Enrollment	2325	2175	2226	2310	2466	2439	2405	2357	2295	2240	2208	2190
	MS Utilization	84%	94%	94%	94%	92%	89%	87%	87%	87%	87%	86%	85%
	MS Enrollment	2492	2785	2785	2794	2716	2654	2585	2570	2581	2575	2545	1771
	ES Utilization	86%	85%	86%	86%	84%	83%	84%	83%	82%	82%	81%	
		2763	2702	2685	2666	2600	2565	2600	2567	2533	2528	2511	

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Demographic Characteristics of Schools

Schools	2026-2027						2025-2026		
	Total Enrollment	Two or more races %	Black or Afr. Amer. %	Asian%	Hispanic %	White %	FARMS%*	ELD%*	Mobility Rate%***
Seneca Valley HS	2325	4.5%	36.4%	10.5%	37.7%	10.7%	47.6%	16.1%	14.6%
Roberto W. Clemente MS	913	3.9%	32.3%	16.0%	38.2%	9.2%	52.0%	16.8%	15.3%
Dr. Martin Luther King, Jr. MS	783	4.3%	36.1%	13.2%	34.1%	12.1%	45.9%	16.4%	17.5%
Neelsville MS	796	4.8%	29.0%	15.3%	42.6%	7.9%	52.4%	23.2%	14.6%
Cabin Branch ES	706	6.9%	31.7%	38.2%	11.5%	11.0%	25.1%	10.6%	18.8%
Germantown ES	291	5.8%	33.3%	16.8%	28.5%	14.4%	50.6%	13.9%	23.3%
William B. Gibbs, Jr. ES	545	7.9%	34.1%	22.0%	20.7%	15.0%	39.9%	13.2%	21.9%
Lake Seneca ES	390	6.2%	38.7%	5.1%	44.1%	5.6%	55.0%	23.3%	30.1%
S. Christa McAuliffe ES	484	7.4%	35.1%	6.8%	43.2%	7.4%	53.1%	24.6%	21.8%
Dr. Sally K. Ride ES	368	6.5%	31.5%	13.0%	38.9%	9.8%	57.6%	23.3%	21.6%
Waters Landing ES	685	5.5%	35.6%	8.6%	39.0%	11.2%	54.2%	25.4%	23.7%
Elementary Cluster Total	3469	6.7%	34.2%	17.3%	30.8%	10.8%	48.7%	20.1%	16.9%
Elementary County Total	67343	6.3%	21.7%	12.8%	36.0%	23.0%	41.6%	25.5%	14.1%

*Percent of students approved for Free and Reduced-priced Meals Program (FARMS) during the 2025–2026 school year.

**Percent of English Language Development students (ELD) during the 2025–2026 school year. High School students are served in regional ELD centers.

***Mobility Rate is the number of entries plus withdrawals during the 2025–2026 school year compared to total enrollment.

Notes: Native Hawaiian/Pacific Islander and American Indian/Alaskan Native categories total less than 1% and were therefore excluded from the table.

Due to federal and state guidelines, demographic characteristics of schools of less than or equal to 5 students per category are reported as 0%.

Program Capacity Table

(School Year 2026–2027)

		Special Education Services																	
		Quad Cluster Based						County & Regional Based											
		ELC @8	LANG @8	LFI @8	SCB @8	AAC@8	AUT @8	BRIDGE @8	DH0H @8	SESES @8	EXTENSIONS @8	2e @8	PD @8	PEP@6	PEP @12	PEP @18	VISION (Elementary) @8		
				7	4														
			4				3					1							
			</																

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Facility Characteristics of Schools 2026–2027

Schools	Year Facility Opened	Year Reopened/ Revitalized/ Maj. Cap. Proj.	Total Square Footage	Site Size Acres	Adjacent Park	Relocatable Classrooms*	County Programs
Seneca Valley HS	1974	2020	457,600	29.37			HSWC
Roberto W. Clemente MS	1992		148,246	19.87			
Dr. Martin Luther King, Jr. MS	1996		135,867	18.61			
Neelsville MS	1981	2024	162,684	29.19			
Cabin Branch ES	2023		95,327	9.61	Yes		
Germantown ES	1935	1978	57,668	7.75		4	
William B. Gibbs, Jr. ES	2009		88,042	10.75			
Lake Seneca ES	1985		58,770	9.35		7	
S. Christa McAuliffe ES	1987		102,111	10.6	Yes		
Dr. Sally K. Ride ES	1994		78,686	13.49		2	
Waters Landing ES	1988		101,352	10		2	

*See Appendix H for relocatable use.