

GAITHERSBURG CLUSTER

CLUSTER PLANNING ISSUES

The City of Gaithersburg Is updating its Master Plan, Build Gaithersburg 2040 which gives a big picture look, defining visions and goals with land use and transportation elements. The overall recommendations for key areas of the City will be presented in June 2026 to the Mayor and City Council.

As of January 2026 the portion of the City of Rockville within the Gaithersburg Cluster had 0 detached units, 626 attached units, and 1,645 multifamily units in the development pipeline.

The Shady Grove Innovation Center site plan approval approved in October 2025 includes Phase 1 with 136 units and phase 2 with 360 units.

Planning Issue: There are three Master Plans—The Great Seneca Science Corridor Minor Master Plan, The Shady Grove Minor Master Plan Amendment, and The Montgomery Village Master Plan—that involve portions of the Gaithersburg Cluster. It is anticipated that these plans will take 20–30 years to build-out, with the pace of construction being market driven. In addition, there are approximately 2,800 units in the development pipeline approved, but unbuilt, within the cluster. Of the 2,800 units, approximately 2,260 are multifamily and 540 are single family units.

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

SCHOOLS

Gaithersburg High School

Planning Issue: See text under Cluster Planning Issues.

Forest Oak Middle School

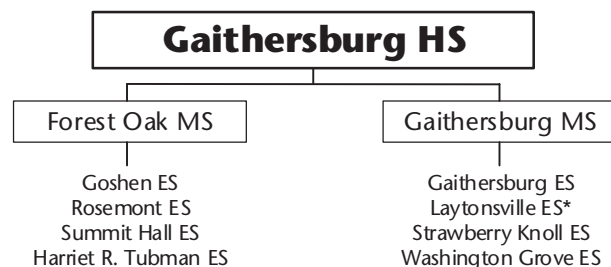
Planning Issue: See text under Cluster Planning Issues.

Gaithersburg Middle School

Planning Issue: See text under Cluster Planning Issues.

Gaithersburg Cluster Articulation

2025–2026 School Year



* A portion of Laytonsville ES also articulates to John T. Baker MS and then Damascus HS. See Appendix V for multicolored maps of the service areas.

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Projected Enrollment and Space Availability

Effects of the Adopted FY2027 Capital Budget and the FY2027-2032 Capital Improvements Program

Schools			Official	Projections							
			25-26	26-27	27-28	28-29	29-30	30-31	31-32	2035	2040
Gaithersburg HS		Program Capacity	2457	2457	2457	2457	2457	2457	2457	2457	2457
		Enrollment	2343	2293	2196	2208	2170	2169	2141	2175	2175
		Available Space	114	164	261	249	287	288	316	282	282
		Comments	See Text								
Forest Oak MS		Program Capacity	971	971	971	971	971	971	971	971	971
		Enrollment	761	782	980	961	964	915	847	850	850
		Available Space	210	189	(9)	10	7	56	124	121	121
		Comments	See Text								
Gaithersburg MS		Program Capacity	1028	1028	1028	1028	1028	1028	1028	1028	1028
		Enrollment	880	896	970	983	962	919	909	910	910
		Available Space	148	132	58	45	66	109	119	118	118
		Comments	See Text								
Gaithersburg ES	CSR	Program Capacity	785	785	785	785	785	785	785		
		Enrollment	583	530	498	482	475	467	458		
		Available Space	202	255	287	303	310	318	327		
		Comments									
Goshen ES	CSR	Program Capacity	593	593	593	593	593	593	593		
		Enrollment	475	456	455	455	442	446	441		
		Available Space	118	137	138	138	151	147	152		
		Comments									
Laytonsville ES		Program Capacity	507	507	507	507	507	507	507		
		Enrollment	365	361	365	367	364	364	357		
		Available Space	142	146	142	140	143	143	150		
		Comments									
Rosemont ES	CSR	Program Capacity	577	577	577	577	577	577	577		
		Enrollment	593	585	554	545	552	555	525		
		Available Space	(16)	(8)	23	32	25	22	52		
		Comments									
Strawberry Knoll ES	CSR	Program Capacity	470	470	470	470	470	470	470		
		Enrollment	430	422	386	373	367	365	358		
		Available Space	40	48	84	97	103	105	112		
		Comments									
Summit Hall ES	CSR	Program Capacity	434	434	434	434	434	434	434		
		Enrollment	407	409	394	388	387	388	377		
		Available Space	27	25	40	46	47	46	57		
		Comments									
Harriet R. Tubman ES	CSR	Program Capacity	633	633	633	633	633	633	633		
		Enrollment	586	607	612	601	593	591	588		
		Available Space	47	26	21	32	40	42	45		
		Comments									
Washington Grove ES	CSR	Program Capacity	552	552	552	552	552	552	552		
		Enrollment	449	502	490	499	498	498	483		
		Available Space	103	50	62	53	54	54	69		
		Comments									
Cluster Information		HS Utilization	95%	93%	89%	90%	88%	88%	87%	89%	89%
		HS Enrollment	2343	2293	2196	2208	2170	2169	2141	2175	2175
		MS Utilization	82%	84%	98%	97%	96%	92%	88%	88%	88%
		MS Enrollment	1641	1678	1950	1944	1926	1834	1756	1760	1760
		ES Utilization	84%	85%	69%	68%	68%	68%	66%		
		ES Enrollment	3302	3872	3142	3109	3678	3674	3587		

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Demographic Characteristics of Schools

Schools	2025-2026								2024-2025
	Total Enrollment	Two or more races %	Black or Afr. Amer. %	Asian%	Hispanic %	White %	FARMS%*	ELD%*	Mobility Rate%***
Gaithersburg HS	2343	3.2%	20.6%	7.3%	61.0%	7.8%	55.6%	31.7%	20.8%
Forest Oak MS	761	1.4%	21.9%	4.9%	65.6%	5.9%	54.9%	29.6%	15.4%
Gaithersburg MS	880	5.6%	22.2%	5.7%	56.0%	10.3%	62.3%	28.6%	19.9%
Gaithersburg ES	583	2.4%	15.1%	2.2%	78.0%	1.9%	64.5%	63.5%	30.5%
Goshen ES	475	4.6%	23.4%	8.6%	53.1%	9.9%	49.7%	24.4%	13.7%
Laytonsville ES	365	8.2%	18.1%	7.4%	34.8%	31.5%	37.5%	14.2%	13.9%
Rosemont ES	593	5.7%	29.5%	8.3%	48.9%	6.6%	57.8%	37.6%	29.7%
Strawberry Knoll ES	430	4.4%	22.3%	10.9%	50.5%	11.4%	48.8%	17.9%	15.3%
Summit Hall ES	407	2.0%	19.7%	3.4%	73.0%	2.0%	64.9%	42.5%	31.5%
Harriet R. Tubman ES	586	4.3%	16.2%	5.5%	69.6%	4.1%	58.9%	45.4%	28.6%
Washington Grove ES	449	2.4%	26.7%	7.1%	51.4%	12.0%	48.1%	24.9%	36.6%
Elementary Cluster Total	3888	4.2%	21.4%	6.6%	58.6%	8.9%	54.7%	35.7%	18.9%
Elementary County Total	69536	6.0%	21.5%	12.9%	36.3%	23.0%	40.3%	24.7%	14.6%

*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 2024–2025 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 2025–2026)

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Facility Characteristics of Schools 2025–2026

Schools	Year Facility Opened	Year Reopened/ Revitalized/ Maj. Cap. Proj.	Total Square Footage	Site Size Acres	Adjacent Park	Relocatable Classrooms*	County Programs
Gaithersburg HS	1951	2013	427,048	40.97	Yes		HSWC
Forest Oak MS	1999		132,259	41.2			LTL
Gaithersburg MS	1960	1988	157,694	22.82			LTL
Gaithersburg ES	1947	1983	94,468	8.39		4	SBHC
Goshen ES	1988		76,740	10.48			
Laytonsville ES	1951	1989	64,160	10.4			
Rosemont ES	1965	1995	88,764	8.9		4	LTL
Strawberry Knoll ES	1988		78,723	10.8	Yes	2	
Summit Hall ES	1971		68,059	10.17	Yes	17	SBHC
Harriet R. Tubman ES	2022		99,893	5.72	Yes		LTL
Washington Grove ES	1956	1984	86,266	10.66			LTL

*See Appendix H for relocatable use.