

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 middle schools for implementation in the 2029–2030 school year.

SCHOOLS

Seneca Valley High School

Planning Issue: See text under Cluster Planning Issues.

Roberto W. Clemente Middle School

Planning Issue: See text under Cluster Planning Issues.

Dr. Martin Luther King, Jr. Middle School

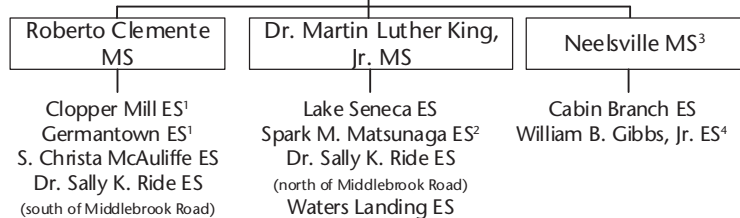
Planning Issue: See text under Cluster Planning Issues

Cabin Branch Elementary School

Planning Study: Projections indicate that enrollment will exceed 125 seats by the end of the six-year planning period. Therefore, enrollment will continue to be monitored.

Seneca Valley Cluster Articulation 2025–2026 School Year

Seneca Valley HS



¹A portion of Clopper Mill ES and Germantown ES also articulate to Northwest HS.

²A portion of Spark M. Matsunaga ES also articulates to Kingsview MS and Northwest HS.

³South Lake ES and a portion of Stedwick ES also articulate to Neelsville MS and Watkins Mill HS.

⁴William B. Gibbs, Jr. ES also articulates to Rocky Hill MS and Clarksburg HS.

See Appendix V for multicolored maps of the service areas.

SENECA VALLEY CLUSTER

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
Seneca Valley HS		Program Capacity	2519	2519	2519	2519	2519	2519	2519	2519	2519
		Enrollment	2373	2304	2275	2341	2346	2428	2427	2400	2400
		Available Space	146	215	244	178	173	91	92	119	119
		Comments	See Text								
Roberto W. Clemente MS		Program Capacity	1141	1141	1141	1141	1141	1141	1141	1141	1141
		Enrollment	909	920	1042	1046	1055	1023	989	995	995
		Available Space	232	221	99	95	86	118	152	146	146
		Comments	See Text								
Dr. Martin Luther King Jr. MS		Program Capacity	905	905	905	905	905	905	905	905	905
		Enrollment	773	750	806	840	850	822	812	820	820
		Available Space	132	155		65	55	83	93	85	85
		Comments	See Text								
Neelsville MS		Program Capacity	956	956	956	956	956	956	956	956	956
		Enrollment	759	768	798	796	792	770	781	790	790
		Available Space	197	188	158	160	164	186	175	166	166
		Comments	See Text								
Cabin Branch ES		Program Capacity	687	687	687	687	687	687	687		
		Enrollment	716	784	822	836	839	838	812		
		Available Space	(29)	(97)	(135)	(149)	(152)	(151)	(125)		
		Comments									
Germantown ES	CSR	Program Capacity	279	279	279	279	279	279	279		
		Enrollment	316	321	314	317	315	315	318		
		Available Space	(37)	(42)	(35)	(38)	(36)	(36)	(39)		
		Comments									
William B. Gibbs, Jr. ES	CSR	Program Capacity	664	664	664	664	664	664	664		
		Enrollment	567	583	564	559	549	548	547		
		Available Space	97	81	100	105	115	116	117		
		Comments									
Lake Seneca ES	CSR	Program Capacity	402	402	402	402	402	402	402		
		Enrollment	404	403	375	361	363	362	357		
		Available Space	(2)	(1)	27	41	39	40	45		
		Comments									
S. Christa McAuliffe ES	CSR	Program Capacity	691	691	691	691	691	691	691		
		Enrollment	508	500	484	477	478	458	449		
		Available Space	183	191	207	214	213	233	242		
		Comments									
Dr. Sally K. Ride ES	CSR	Program Capacity	509	509	509	509	509	509	509		
		Enrollment	399	384	376	367	369	364	370		
		Available Space	110	125	133	142	140	145	139		
		Comments									
Waters Landing ES	CSR	Program Capacity	703	703	703	703	703	703	703		
		Enrollment	744	785	791	779	777	768	760		
		Available Space	(41)	(82)	(88)	(76)	(74)	(65)	(57)		
		Comments									
Cluster Information		HS Utilization	94%	91%	90%	93%	93%	96%	96%	95%	95%
		HS Enrollment	2373	2304	2275	2341	2346	2428	2427	2400	2400
		MS Utilization	80%	80%	88%	88%	88%	86%	84%	85%	85%
		MS Enrollment	1668	1688	1840	1842	1847	1793	1770	1785	1785
		ES Utilization	90%	92%	89%	88%	88%	87%	86%		
			ES Enrollment	2938	2976	2904	2860	2851	2815	2801	

SENECA VALLEY CLUSTER

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%***
Seneca Valley HS	2373	4.3%	35.9%	11.0%	37.3%	11.4%	47.6%	16.1%	15.9%
Roberto W. Clemente MS	909	4.2%	32.0%	16.3%	38.2%	8.9%	52.0%	16.8%	13.7%
Dr. Martin Luther King, Jr. MS	773	3.6%	35.2%	12.5%	36.1%	12.3%	45.9%	16.4%	16.0%
Neelsville MS	759	4.6%	29.9%	13.7%	43.7%	7.8%	52.4%	23.2%	16.0%
Cabin Branch ES	716	6.6%	30.7%	39.5%	13.0%	9.5%	25.1%	10.6%	25.0%
Germantown ES	316	4.7%	36.1%	19.6%	26.6%	12.0%	50.6%	13.9%	22.4%
William B. Gibbs, Jr. ES	567	7.9%	30.7%	26.3%	19.8%	15.2%	39.9%	13.2%	23.5%
Lake Seneca ES	404	5.9%	37.9%	5.2%	44.8%	5.7%	55.0%	23.3%	30.8%
S. Christa McAuliffe ES	508	6.5%	35.2%	6.9%	43.3%	8.1%	53.1%	24.6%	27.0%
Dr. Sally K. Ride ES	399	4.8%	33.8%	12.0%	38.6%	10.5%	57.6%	23.3%	21.9%
Waters Landing ES	744	5.2%	37.0%	6.9%	38.7%	12.1%	54.2%	25.4%	19.8%
Elementary Cluster Total	3654	6.1%	34.2%	17.8%	31.0%	10.6%	46.3%	19.0%	18.0%
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
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			

**See Appendix H for relocatable use.*