

CITY OF GAITHERSBURG

APFO Joint Public Hearing



July 6, 2015

Joint Hearing - MCC & PC
CTAM-7036-2015
11

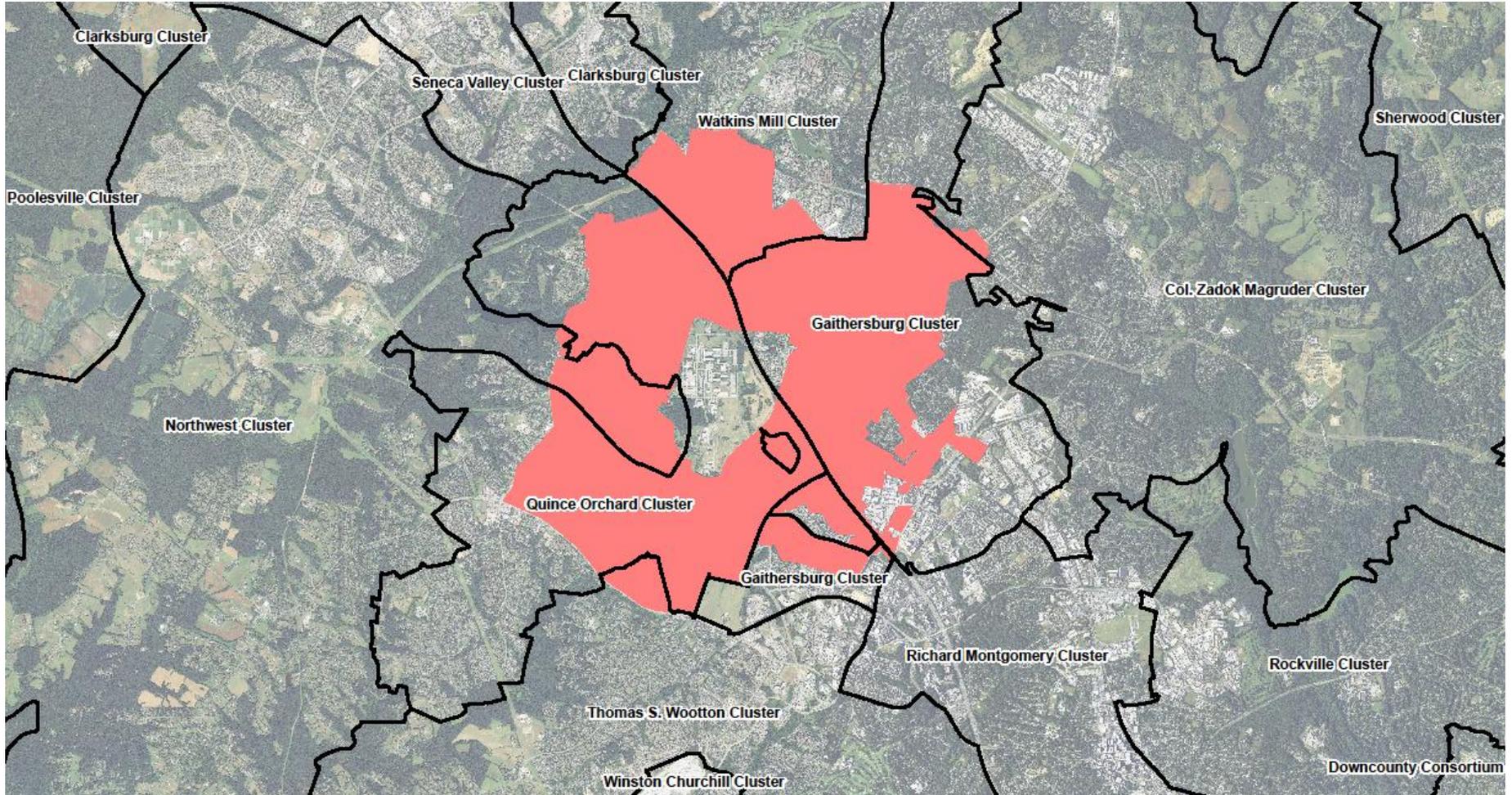


BACKGROUND

M&CC Planning Retreat

- APFO originally adopted January 16, 2007, last amended May 21, 2012
- M&CC Planning Retreat held February 23, 2015
- Staff Presentation on both Transportation and Schools
- Council direction: no change on Transportation, produce options on Schools

School Clusters



Gaithersburg – Current Process

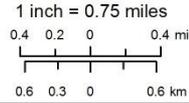
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- Individual School Level Test that looks at Capacity with a 5 year horizon
- If an individual school is over 110% capacity a waiver can be issued in certain circumstances to allow for Schematic Development or Preliminary Plan approval
- If an individual school is over 120% of capacity, the school shall remain in moratorium

Schools APFO 2015-2016

Schools that exceed 110% of capacity for SY 2019-2020 (based on MCPS FY16 CIP/MP)

Schools APFO 2015-2016.mxd • 26-Jun-2015 • jke

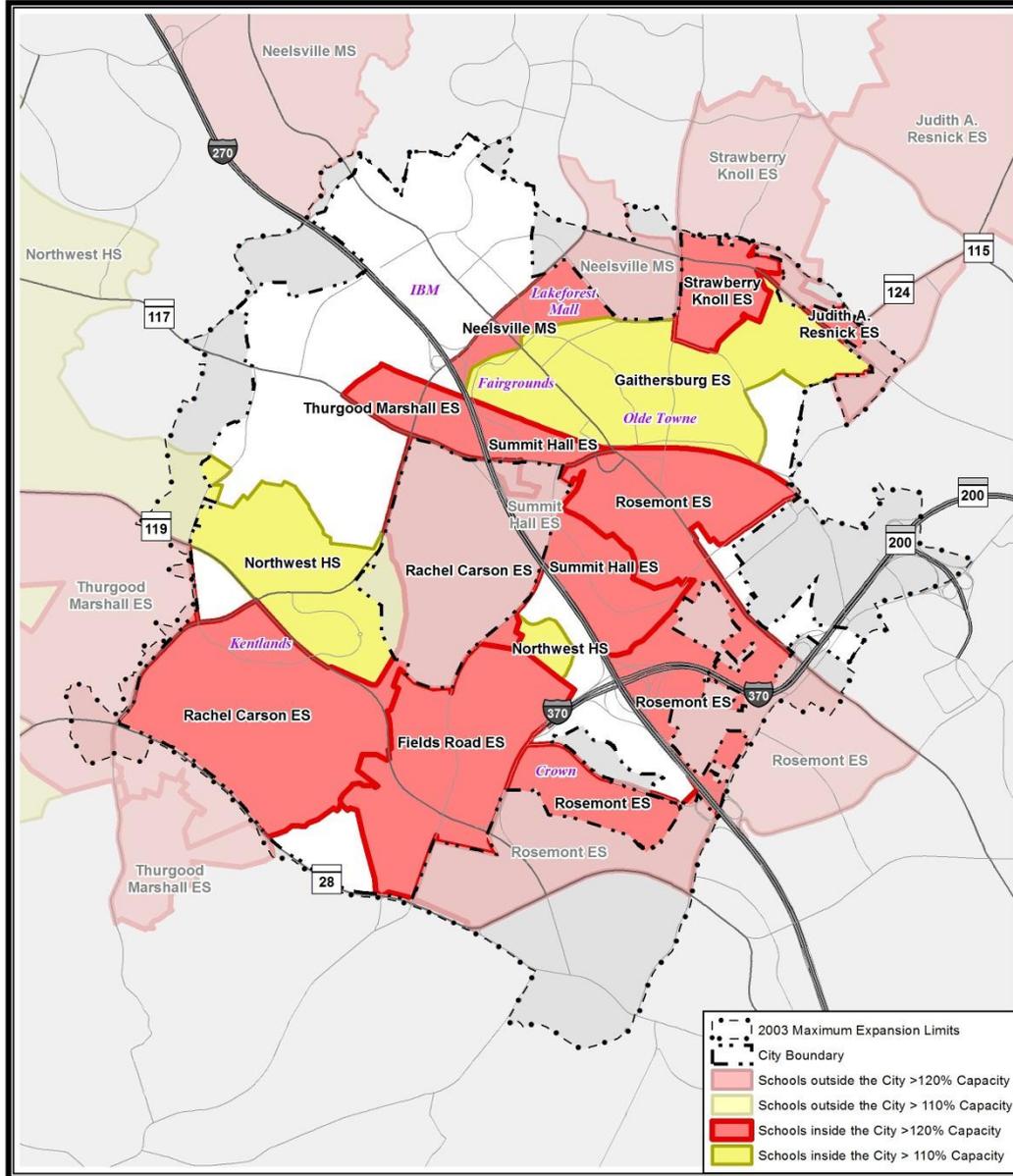


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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



Schools in Moratorium

| High School Cluster | Schools Exceeding 110% in SY 2019-20 | Exceeded 110% in FY2015 | Eligible for Waiver FY2016 |
|----------------------------|---|--------------------------------|-----------------------------------|
| Gaithersburg | Gaithersburg ES | No | Yes (117.6%) |
| | Rosemont ES | Yes (132.7%) | No (133.9%) |
| | Strawberry Knoll ES | Yes (124.3%) | No (138.0%) |
| | Summit Hall ES | Yes (151.0%) | No (140.1%) |
| Magruder | Judith A. Resnick ES | Yes (143.2%) | No (125.8%) |
| Northwest | Northwest HS | No | Yes (110.3%) |
| Quince Orchard | Fields Road ES | No | No (125.5%) |
| | Rachel Carson ES | Yes (142.7%) | No (148.1%) |
| | Thurgood Marshall ES | Yes (127.5%) | No (124.2%) |
| Watkins Mill | Neelsville MS | Yes (112.3%) | No (122.8%) |
| | South Lake ES | Yes (119.9%) | No (118.0%) |

Redevelopment Opportunities at Risk

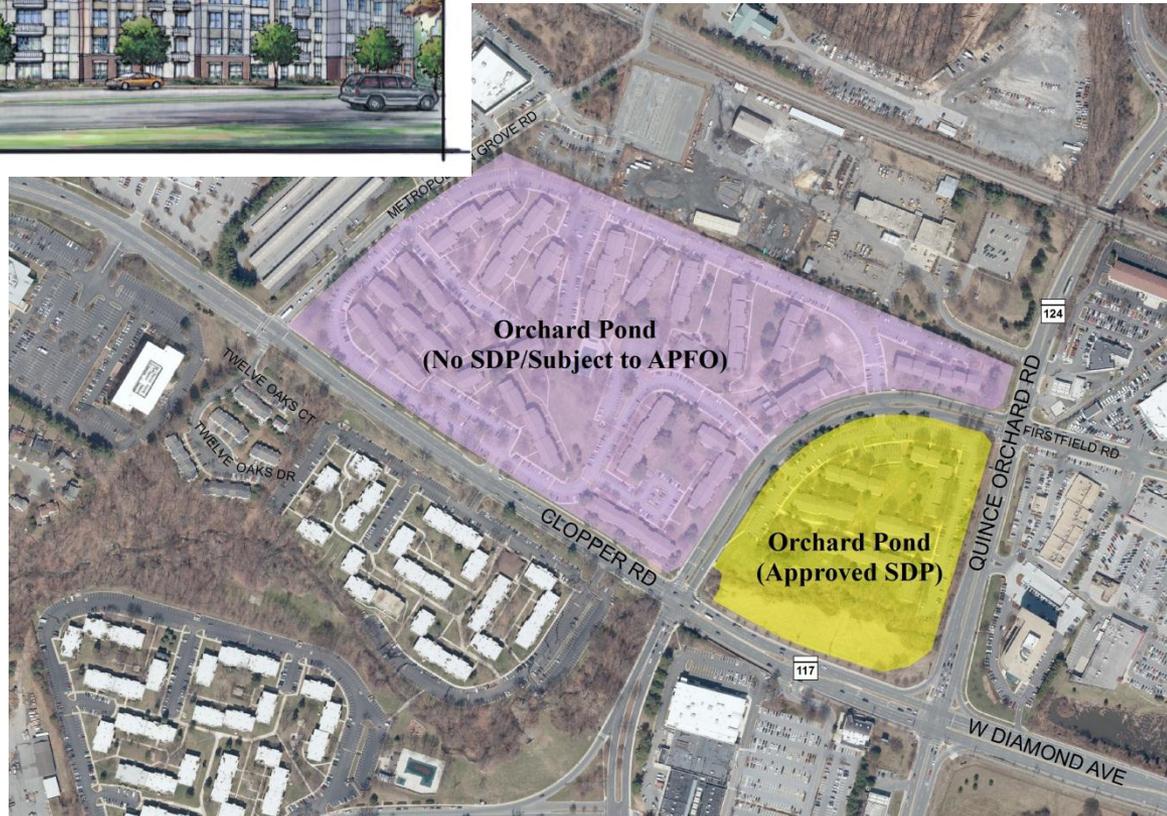


Lakeforest Mall Area Redevelopment

Redevelopment Opportunities at Risk



Orchard Pond II



Redevelopment Opportunities at Risk

11



Kentlands Boulevard Commercial District

M&CC Work Session

- Work Session Held April 13, 2005
- Staff presented six options ranging from no change to adopt County test
- M&CC near consensus on Option 4, a school-based test with higher moratorium threshold, fees, and waiver provisions

Option 4. Adopt a hybrid APFO with elements of the County APFO and add exempted areas

- School-based test
- Moratorium at higher limit, perhaps 150%
- Fees charged between 105% and the higher limit
- Examples of exempted areas might be redevelopment along 355, Lakeforest Mall, or transit-adjacent development

M&CC Introduction

- Draft Text Amendment Introduced at M&CC Meeting on May 18, 2015
- Discussion included logistics with the County, targeting the affordable housing waiver, and transit location identification
- Council voted to introduce as drafted subject to later modification

DRAFT TEXT AMENDMENT

Draft Text Amendment Changes

- Current 110% maximum for forecasted enrollment (in five years) changed to 150%
- A new Gaithersburg Schools Facilities Payment Fee required for any new residential unit in a district where the school capacity exceeds 105% capacity
- Council given authority to waive either the 150% capacity ceiling or the Gaithersburg Schools Facilities Payment Fee (or both) with defined justifications

Gaithersburg Schools Facilities Payment Fee

- New fee in addition to the Montgomery County School Impact Tax already paid for all new residential units in County
- Fee to be based on County Schools Facilities Payment Fee and established by Council upon coordination with Montgomery County
- Funds to be used for capital needs of specific school within fifteen (15) years
- Implementation to be established in formal City Regulation adopted under subsequent process

Waiver Justifications

- Properties being annexed into the City
- Properties identified in three elements of the City's Master Plan
 - ▣ Frederick Avenue Corridor Land Use Plan
 - ▣ Gaithersburg Olde Towne District Master Plan
 - ▣ Kentlands Boulevard Commercial District Special Study Area

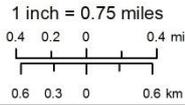
Waiver Justifications (continued)

19

- Properties within one quarter (1/4) mile from existing or proposed transit
- Proposed development includes thirty percent (30%) or greater affordable fee-simple ownership dwelling units
- Proposed development provides land or funding for public benefit

Schools APFO 2015-2016

Schools that exceed 105% of capacity for SY 2019-2020 (based on MCPS FY16 CIP/MP)



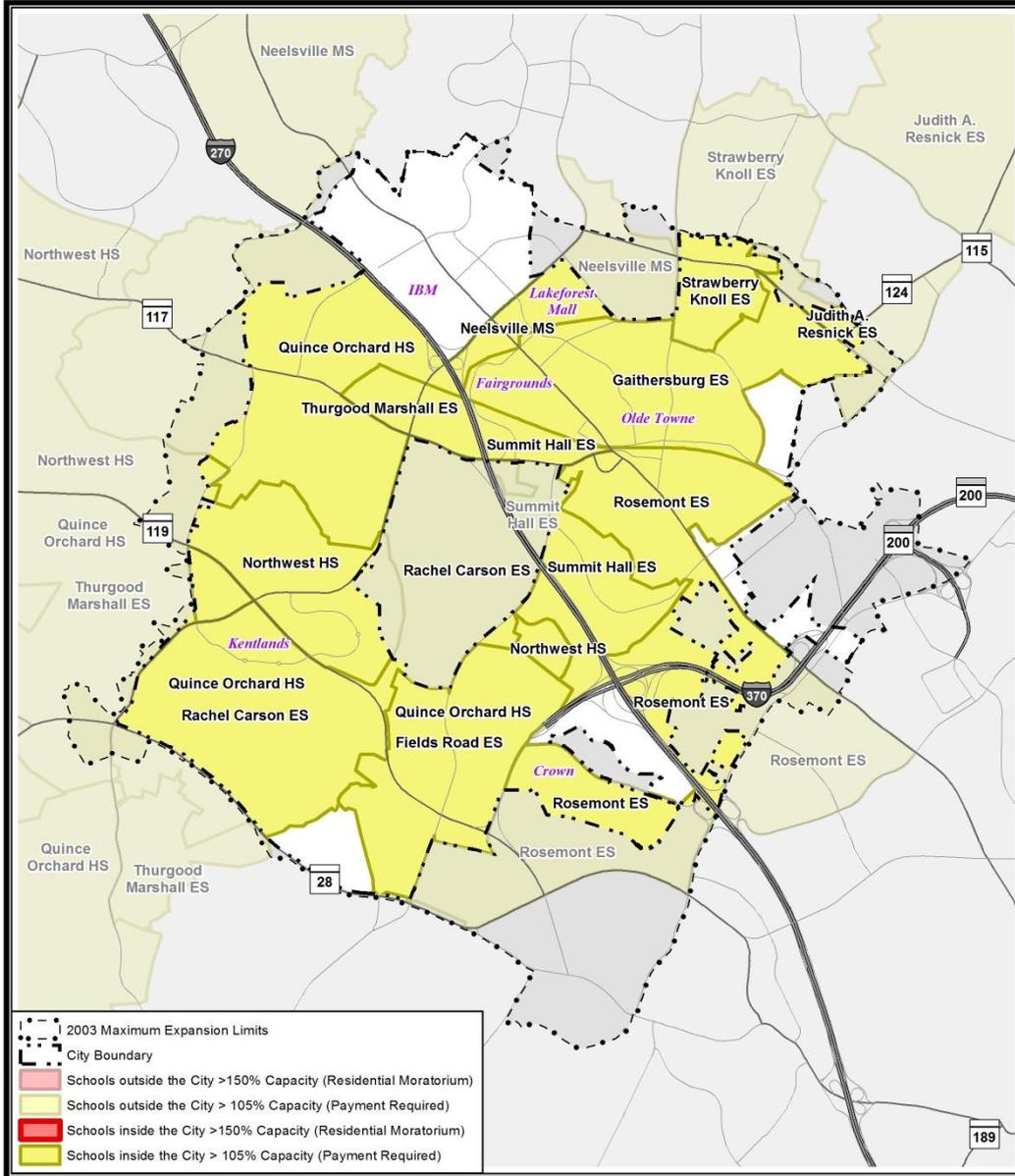
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Schools proposed APFO 2015-2016.mxd • 29-Jun-2015 • jke



Next Steps

- Conduct Public Hearing
- Tentative Joint Work Session on August 10, 2015
- Planning Commission recommendation on September 2, 2015
- Mayor and City Council Policy Discussion and Final Action on September 21, 2015



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

Mayor and City Council Regular Session Minutes City Hall - Council Chambers Monday, July 6, 2015

I. CALL TO ORDER

A Mayor and City Council regular session was called to order at 7:30 p.m. with Mayor Ashman presiding. Council Members present: Drzyzgula, Harris, Marraffa, Sesma, and Spiegel. Staff present: City Manager Tomasello, City Attorney Board, Chief of Police Sroka, Planning and Code Administration Director Schlichting, Economic Development Director Lonergan, Planning Division Chief Matsen, Long Range Planning Manager Robinson, Assistant City Attorney Johnson, Legislative Affairs Manager Marquina, Parks, Recreation and Culture Director Potter, Public Works Operations Division Chief Scafide, Lieutenant Vance, Sergeant Delgado, Corporal Karon, Corporal Eastman, and Municipal Clerk Stokes. Planning Commission present for joint public hearings: Bauer, Hopkins, Kaufman, and Winborne.

* * * * *

VIII. JOINT PUBLIC HEARING

B. CTAM-7036-2015: Adequate Public Facility Ordinance Revisions (APFO)

Planning staff proposed an amendment to Chapter 24 (City Zoning Ordinance): Article XV, entitled, "Adequate Public Facilities," § 24-246, entitled, "Adequacy of School Capacity," so as to define applicability of and establish a Gaithersburg Schools Facilities Payment Fee and waiver provisions of section. Staff submitted a memorandum (Exhibit 8), detailing the proposed amendment to the Mayor and City Council and Planning Commission.

Planning and Code Administration Director Schlichting presented CTAM-7036-2015 for joint public hearing stating nine (9) exhibits are currently in the record file. The hearing was duly advertised in the *Montgomery Sentinel* on June 18 and 25, 2015. The APFO was originally adopted on January 16, 2007, and last amended in May 21, 2012. During the Mayor and City Council Planning Retreat on February 23, 2015, staff presented on both the Transportation and Schools Elements of the APFO. The City Council directed staff to make no change on Transportation and to provide options on the Schools. He stated the issue is that Gaithersburg is

served by six (6) high school cluster and development outside the City and its residents and the capacity of schools both within and outside the City are impacted. The moratorium on development within the City hasn't kept the schools within capacity. He reviewed the current process for the school level test for capacity with a 5-year horizon. Explained that if a school is over 110% capacity, a waiver can be issued in certain circumstances. A school over 120% of capacity will remain in moratorium. He presented maps from the 2014-2015 and 2015-2016 school years showing the schools in and outside the City that are at the 110% and 120% capacity based on Montgomery County Public Schools CIP/Master Plan. With schools over capacity and moratorium issues, three redevelopment opportunities such as Lakeforest Mall area redevelopment, Orchard Pond II and the Kentlands Boulevard Commercial District are at risk.

During the April 13, 2015 Mayor and City Council work session, staff presented six (6) options ranging from no change to adopting the County test. There was consensus on Option 4, a school-based test with higher moratorium threshold, fees, and waiver provisions. Staff was directed to draft an ordinance to adopt a hybrid APFO with elements of the County's APFO and add exempted areas. The City Council voted to introduce legislation during their May 18, 2015 meeting. The discussion focused and included logistics with the County, targeting the affordable housing waiver, and transit location identification. The vote to introduce as drafted was subject to modifications at a later date. Since the introduction, several discussions occurred between staff and Pam Dunn, Montgomery County Park and Planning and Bruce Crispell, Montgomery County Public Schools. Staff is researching ways to target affordable housing waivers.

The proposed draft text amendment changes were reviewed, noting that five (5) waiver justifications had been incorporated. In addition, three significant changes were proposed as follows: increasing the current 110% maximum for forecasted enrollment to 150% on a school-by-school basis; introduction of a new Gaithersburg Schools Facilities Payment Fee required for any new residential development where the individual school capacity exceeded the 105% capacity; and the City Council be given the authority to waive either the 150% capacity ceiling or the Facilities Payment Fee or both with defined justifications. Staff clarified that the City's current ordinance would require funds to go specifically to the overcrowded school whereas the County's ordinance would require funds to go to the cluster. Staff proposed that the draft ordinance be revised so that funds go to capital projects or projects that received capacity at the impacted school. Staff also proposed that the following five (5) waiver justifications be written into the ordinance: properties being annexed into the City, waiving the APFO requirements; properties identified in three (3) elements of the City's Master Plan (Frederick Avenue Corridor Land Use Plan, Gaithersburg Olde Towne District Master Plan, and Kentlands Boulevard Commercial District Special Study Area); properties within one quarter (1/4) mile from existing or proposed transit; proposed development includes thirty percent (30%) or greater affordable fee-simple ownership dwelling units (does not include rental properties); and proposed development provides land or funding for public benefit.

It was reported that the City of Rockville recently adopted the County's ordinance based on the cluster-based test. Questions were raised whether the county's impact taxes and school facilities payment fee charge and allocation of funds would send relief to Gaithersburg's school capacity problems. The possibility of diverting funds was suggested to lessen the impact on those schools over capacity. Concerns were raised with the proposed waiver justifications and ensuring that it provides the public benefit and helps the City reach its Strategic goals and priorities. All were not in agreement with raising the maximum

for forecasted enrollment to 150% for any school. Several concurred to have more stringent criteria for waiver approval to ensure that it provides the community benefit.

Staff announced that a tentative joint work session has been scheduled for August 10, 2015, for further discussion and guidance regarding any changes to the draft APFO.

Speakers from the public:

1. *Ken Miller, COO of Beatty Management, owner of Kentlands Market Square*, spoke in favor of said application and supported the text amendments to implement their vision for the Kentlands Market Square. Stated the existing APFO and moratorium hinders redevelopment and new development, retail and housing in surrounding areas due to school capacity issues.
2. *Melissa McKenna, 22 Hidden Field Drive, Rockville Cluster Coordinator for the Montgomery County Council of PTAs*, reported that she has worked with MCPS and the Board of Education. She applauded City staff and offered her assistance for research and information. Questioned Gaithersburg's authority to implement a third fee for developers. Stated that the increased enrollment is due to turnover and shared housing, not being driven by development. It was noted by the City that the County's impact tax fee does apply in the City of Gaithersburg, but the facility fee does not. It was further clarified that the fee applies to properties in the City, not clusters.
3. *Joe Allen, 641-B Main Street*, thanked the City for addressing this important issue and expressed support for the amendment. Recognized that other area schools will be over capacity in 2020. Stated that further discussion and future planning for potential development and annexations to fund schools, is necessary.

There were no other speakers from public.

Motion was made by Lloyd Kaufman, seconded by Danny Winborne, that the Planning Commission record on CTAM-7036-2015: Adequate Public Facility Ordinance Revisions, remain open until 5 p.m. Monday, August 24, 2015 (49 days) with anticipated recommendation on September 2, 2015.

Vote: 4-0

Motion was made by Neil Harris, seconded by Henry Marraffa, that the City Council record on CTAM-7036-2015: Adequate Public Facility Ordinance Revisions, remain open until 5 p.m. Friday, September 11, 2015 (67 days) with anticipated Policy Discussion on September 21, 2015.

Vote: 5-0

XVI. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 10:40 p.m.

Respectfully submitted,

Doris Stokes, Municipal Clerk

MEMORANDUM

TO: Mayor & City Council
Planning Commission

FROM: John Schlichting, Director, Planning and Code Administration
Martin Matsen, Planning Division Chief
Rob Robinson, Long Range Planning Manager
Kirk Eby, GIS Planner

RE: Proposed Text Amendment CTAM-7036-2015

DATE: July 24, 2015

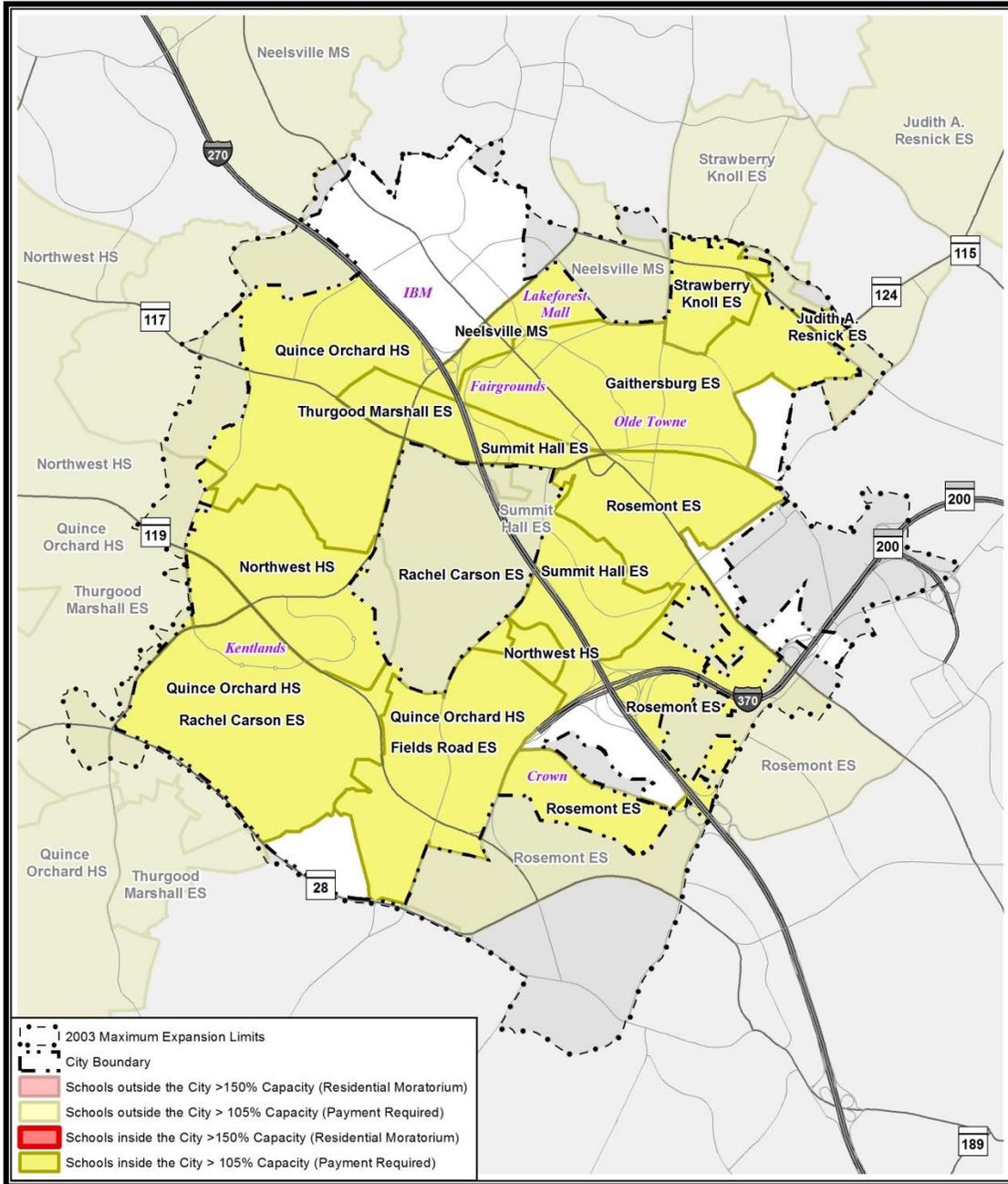
The City Council and Planning Commission conducted a public hearing regarding text amendment CTAM-7036-2015: Amending the Schools Test related to the Adequate Public Facilities Ordinance (APFO) on July 6, 2015. In response to questions or requests for clarifications concerning various facets of the proposed ordinance, Staff is providing this memo explaining the rationale for each facet and, where applicable, alternatives to the current draft.

Part I: Moratorium Limits

As currently proposed, the school moratorium limit would be raised from 110% to 150% capacity. Staff has reviewed all of the schools in Montgomery County that are above 100% of their capacity. Of the 96 schools in the County that are over 100% capacity, only 4 schools are over 150% (Westland MS, Rocky Hill MS, Cedar Grove ES, and Clarksburg ES) and all of those schools are located in clusters that have construction projects budgeted within the 6-year CIP to increase capacity.

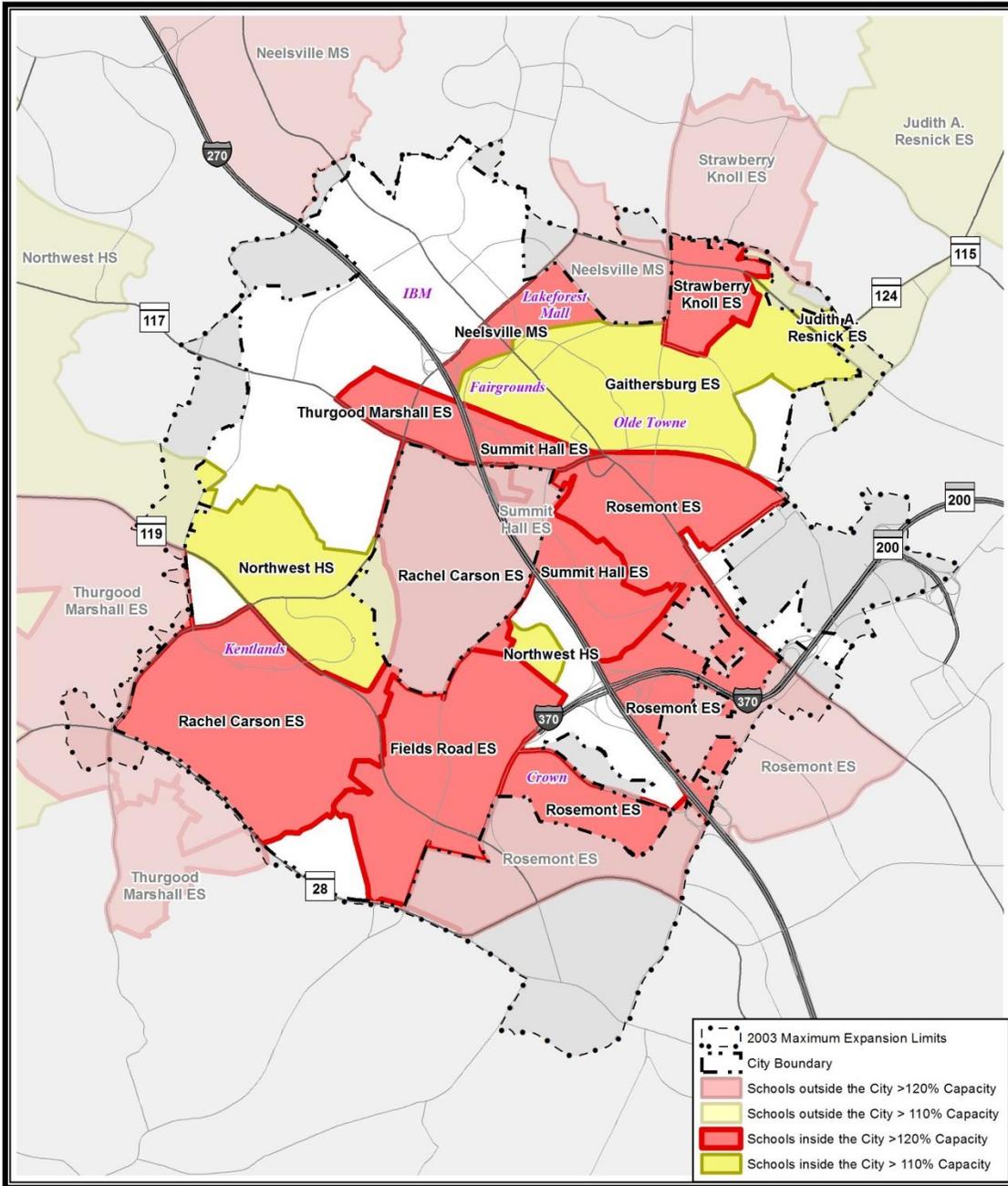
Questions were raised during the public hearing concerning the appropriateness of the 150% limit. A statistical analysis of the same 96 schools over 100% capacity shows that there is only a 2% likelihood that a school will be greater than 147% capacity, thus virtually ensuring that a moratorium would not occur anywhere in the City with a 150% limit.

Map of Schools Exceeding 150% of Program Capacity



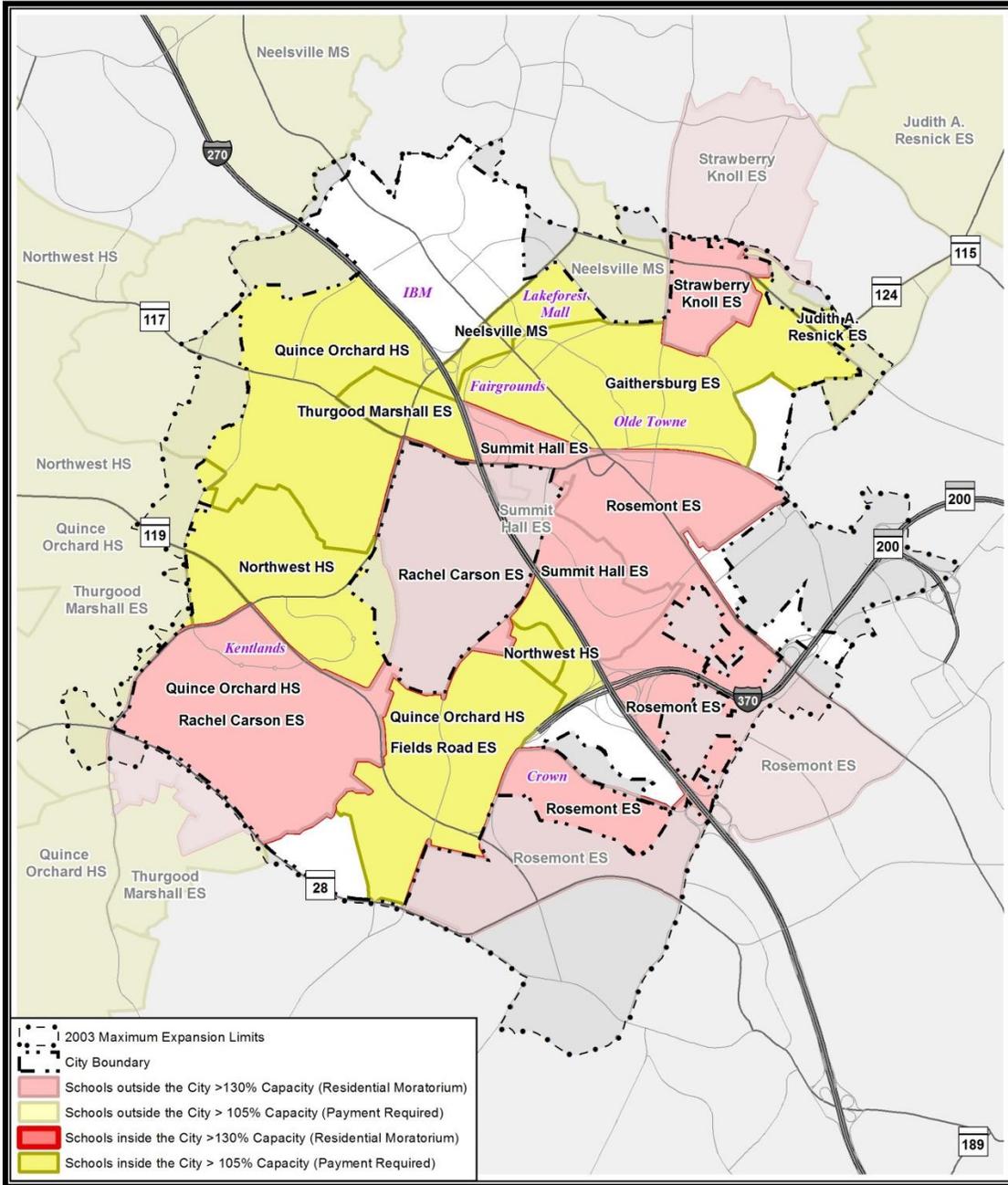
In contrast, the current APFO moratorium limit of 120% would place 27 of the 96 schools, or 28% of *all* schools in the County in moratorium. Staff does not recommend the 120% standard given the high likelihood that a school would fall under moratorium within the City even if no development moratorium exists under the County’s APFO test. As shown in the map below, taken from the current year’s adequacy of school capacity determination, most of the City currently exceeds the 120% limit already and no substantive moratorium relief would be gained by retaining the 120% standard.

Map of Schools Exceeding 120% of Program Capacity

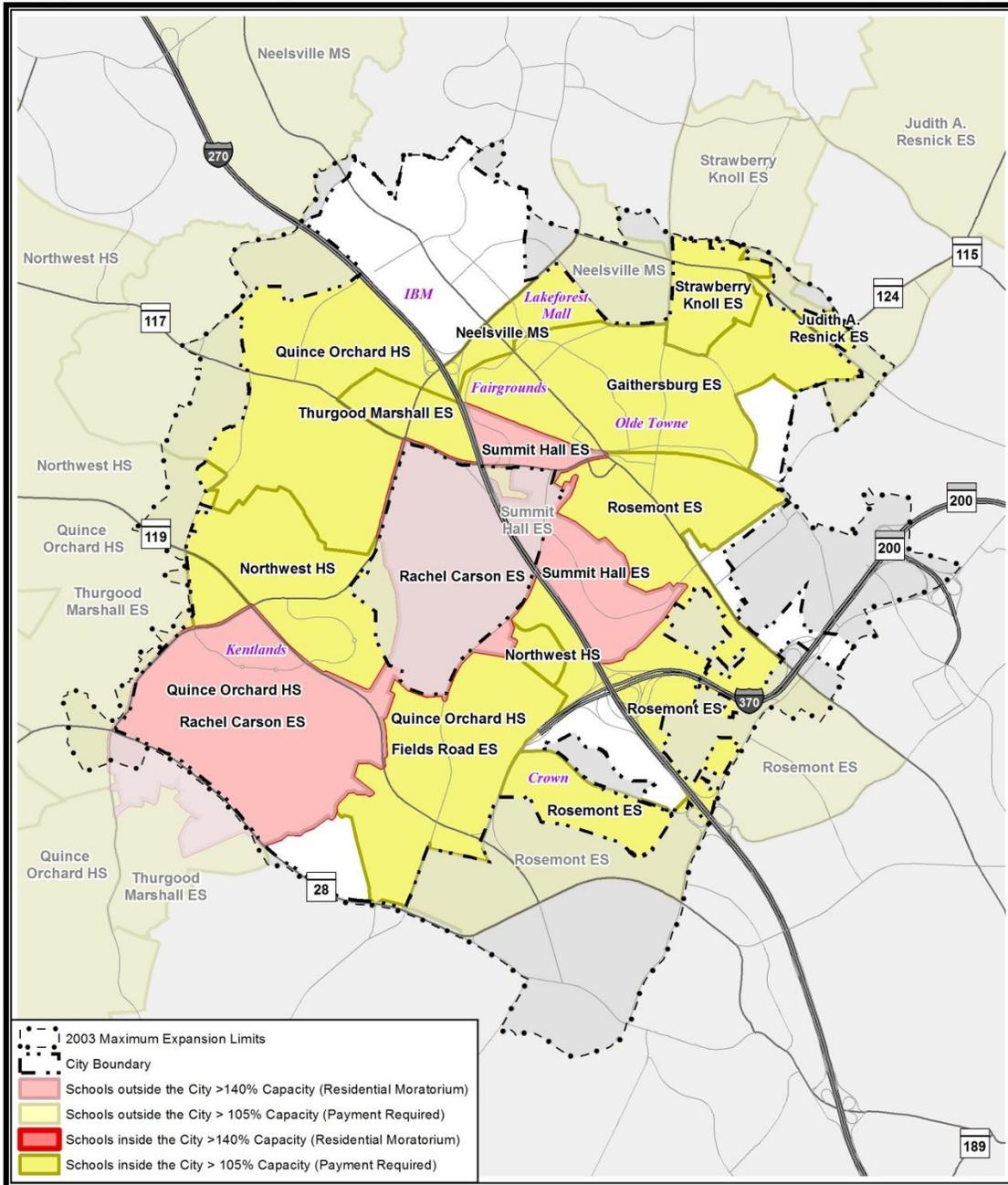


As a possible alternative to the two ends of the spectrum illustrated by a 120% or 150% limit, Staff has prepared two additional maps showing the 130% capacity and 140% capacity moratorium limits' impacts.

Map of Schools Exceeding 130% of Program Capacity



Map of Schools Exceeding 140% of Program Capacity



For detailed information about the schools in the County that exceed 100% of program capacity, please refer to Appendix 1: School Capacity Analysis.

Part II: Information Regarding the Proposed Facilities Payment Fee

The proposed ordinance includes the requirement to pay a new Gaithersburg Schools Facilities Payment Fee (Fee) which is based on the Montgomery County Schools Facilities Payment Fee. The Gaithersburg Fee would be charged for any residential unit being constructed within an individual school boundary that is identified as exceeding a 105% capacity threshold five years from the time of schematic development plan or preliminary site plan application. The fee would be collected at the time of issuance of a building permit.

The proposed ordinance states that the Fee rate will be established by the City Council upon coordination with Montgomery County and establishes the rational nexus and reversionary provisions necessary to satisfy legal requirements. The Fee serves the same purpose as the County fee, but the trigger of the Fee differs because the County's fee is charged on a cluster-basis whereas this ordinance proposes an individual school-based criteria. The Fee must be used for the capital needs of the specific school which has exceeded the 105% threshold, or the capital needs of another school which would relieve the congestion of a specific school serving the City, within fifteen years of its collection. If the collected Fee from a development is not used within this timeframe, said Fee must be refunded to the applicable party.

The Montgomery County Schools Facilities Payment Fee is calculated annually and is based upon 60% of the estimated cost to house an individual student per each level of schooling: elementary, middle or high. The County then uses Montgomery County Public Schools (MCPS) student generation rates for each type of dwelling unit (single family detached and attached, multi-family mid- and high-rise) multiplied by the estimated housing cost to calculate the fee for each type of residential unit. As a hypothetical example, if the 60% rate for a middle school student is \$100 and the student generation rate for a townhome is 1.5 middle school students: the County Fee would be $100 \times 1.5 = \$150$ per townhome unit built in a cluster where all middle schools in a cluster collectively exceed 105% capacity. If the example townhome unit is to be constructed in a school cluster where more than one school level; elementary, middle or high exceeds 105% capacity, then fees for each of these types of schools would be charged.

The Gaithersburg Fee, as stated, would be similar in methodology, but established on an individual school, not cluster, basis. The noted difference being that a hypothetical cluster "A" may have two middle schools with cluster capacity of 110%, but one school is at 100% and the other at 120%. Under the County Fee, all units being developed within "A" will pay the fee whereas in the City; only those units being served by the 120% middle school will pay. Of note, the Fee will be in addition to the Montgomery County School Impact Tax which is already paid for all new residential development everywhere in the County (including the municipalities).

The administrative and/or procedural aspects to implement the Fee will be outlined and defined in a formal City Regulation to be adopted under a separate subsequent process following adoption of the ordinance. This process is the same as was done for the

Regulations associated with both the Affordable Housing ordinance and the Traffic Impact Studies under the APFO. Currently, Staff has initiated discussions with representatives at Montgomery Planning, County Permitting Services, County Finance, County Office of Management and Budget, and MCPS about the logistics thereof and all entities have been receptive and supportive.

Preliminary discussions on the appropriate process indicate that our Planning Division staff would determine the Gaithersburg Fee at Preliminary or Schematic Development Plan, and it would be approved at that time by either the Planning Commission or the Mayor and Council. Our Permits and Inspections Division would collect the fee at Building Permit. Planning staff would then review the MCPS Master Plan to formulate a recommendation for the use of the funds to the Mayor and Council for approval. The funds would then be transferred with a Memorandum of Understanding with Montgomery County to the appropriate CIP account at County Finance.

Staff has asked County Finance for a reporting on the collection of the County Fee since its inception as well as an accounting of how the funds were spent. We anticipate receiving this analysis prior to the Work Session.

Part III: Proposed Waivers

Staff has proposed in the draft ordinance a collection of criteria that may be used by the Council to grant waivers from either the moratorium test itself and/or the Fee discussed in Part II above. Staff has attempted to identify criteria that reflect either goals or policy established by Council in either the Strategic Plan or the Master Plan. The waiver provisions proposed are intended to be used by Council only in the consideration of granting waivers and are not intended to be a default entitlement to said waivers. Please note that the Council has no obligation to grant any waivers.

1) The property being developed is identified within the City's Maximum Expansion Limits as defined in the City's Municipal Growth Element; and/or

The intent of this waiver is to allow the Council to consider properties considering annexation into the City without the need for an annexation agreement negotiation.

Established goals and policies

- FY' 16 SP Planning: Identify properties which present opportunities for adding value to the City and aggressively pursue annexations
- 2009 Master Plan Process & Overview: State Vision 3, Growth Areas – growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers. Guiding City Strategies – Explore opportunities for those areas located within the City's Maximum Expansion Limits.
- 2009 Master Plan Process & Overview: State Vision 11, Stewardship – government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection. Guiding City Strategies – Balance the future type, location, and phasing of major public and transportation facilities with the City's urban expansion, including possible annexations and infill development.

Options for modification of the waiver

- Include the waiver as presented
- Do not include this waiver

2) Is a property identified in either the “Frederick Avenue Corridor Land Use Plan”, “Gaithersburg Olde Towne District Master Plan”, or “Kentlands Boulevard Commercial District Special Study Area”; and/or

The intent is to identify specific areas of the City determined to be of importance for redevelopment. By just listing the “Master Plan”, virtually all properties would be eligible. As currently written, this allowance would be for those properties delineated in the Special Study Area (SSA). In response to a comment from Council, these areas are governed by floating zones and as such, redevelopment approvals must consider compliance with both the intents of the Zone and the recommendations of the Master Plan. Consequently, concerns regarding a less-than-worthy application for consideration should not be an issue; otherwise the project itself should not be approved.

Established goals and policies

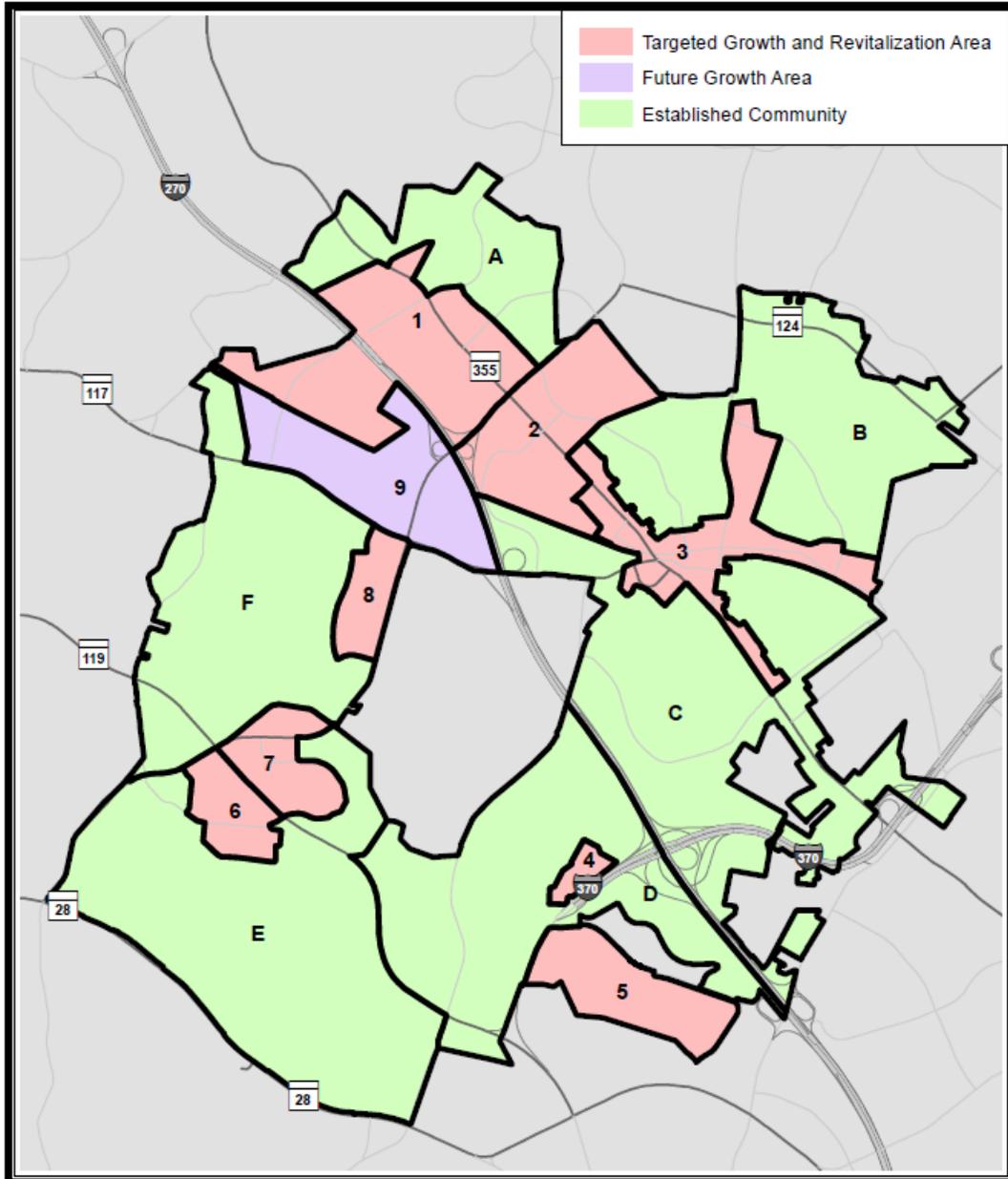
- FY’16 SP Key Strategy (KS) Economic Development: Support implementation of the Gaithersburg Master Plan and Frederick Avenue Corridor and Vicinity Capacity Study
- FY’16 SP KS Econ: Stimulate Revitalization of Olde Towne
- 2009 Master Plan Process & Overview: State Vision 3, Growth Areas – growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers. Guiding City Strategies – Focus growth within the City towards City activity centers [such as Olde Towne/Frederick Avenue and Kentlands Commercial District].
- 2009 Master Plan Process & Overview: State Vision 8, Economic Development – economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the state’s natural resources, public services, and public facilities are encouraged. Guiding City Strategies – Develop City incentives to facilitate implementation of the Frederick Avenue Corridor and Olde Towne Master Plans and to encourage redevelopment opportunities for sites such as Lakeforest Mall and the Montgomery County Agricultural Center.
- 2009 Master Plan Transportation Element: Section 4 – Areas of Special Focus, is dedicated to addressing the unique transportation challenges of Olde Towne, Frederick Avenue Corridor, and Kentlands Vicinity. The recommendations in this section are complementary to the policy objectives and recommendations found in Section 7.

Options for modification of the waiver

- Include the waiver as presented
- Do not include this waiver
- Limit the waiver provision to one or more of these areas
- Identify other/additional areas to be considered for inclusion. A possible alternative is to refer to those areas defined as either “Targeted Growth & Revitalization” or

“Future Growth” under PlanMaryland, which was approved by both the Council and the Maryland Smart Growth Sub-Committee (see map below)

Map of City of Gaithersburg’s Adopted PlanMaryland Areas



3) Is a property located within one quarter (1/4) mile of an existing or proposed bus-rapid transit station, MARC station, Metro or MTA Express Bus Service stop, or Regional Transit Center; and/or

The intent of this waiver is to consider those projects that strive to be Transit-Oriented Developments (TOD) and thereby locate residential near alternative modes of transportation and usually in a mixed-use environment (live where you work), thus reducing the negative impacts of single-occupancy vehicular commutes. Staff has defined what types of transit are to be considered and must be within a 5 minute (1/4 Mile) walk. Of note, Ride-On stops do not warrant a waiver.

Established goals and policies

- FY'16 Overall City Mission & Vision: Has safe, livable neighborhoods with a variety of housing types and styles served by diverse transportation options
- 2009 Master Plan Process & Overview: State Vision 4, Community Design – compact, mixed-use, walkable design consistent with existing community character, located near available or planned transit option is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources. Guiding City Strategies – Continue to foster transit-friendly communities by providing infrastructure, transit shelters, pull-off lanes, and hiker-biker links to existing and planned residential and commercial developments, public facilities such as parks and schools, and transportation facilities such as park-and-ride lots and rail centers.
- 2009 Master Plan Process & Overview: State Vision 6, Transportation – a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers. Guiding City Strategies – Promote alternatives to single-occupant vehicle trips, such as shared ride programs, transit, bicycling, and walking to reduce pollution and promote mobility for all residents.
- 2009 Master Plan Transportation Element: Policy Objectives and Recommendations, Objective 3 – Encourage and promote the City of Gaithersburg as a multi-modal community and reduce the dependence upon single occupancy vehicles (SOV). Sub-recommendation: Encourage mixed-use transit oriented development projects that promote automobile alternatives and allow for shared and/or reduced parking.

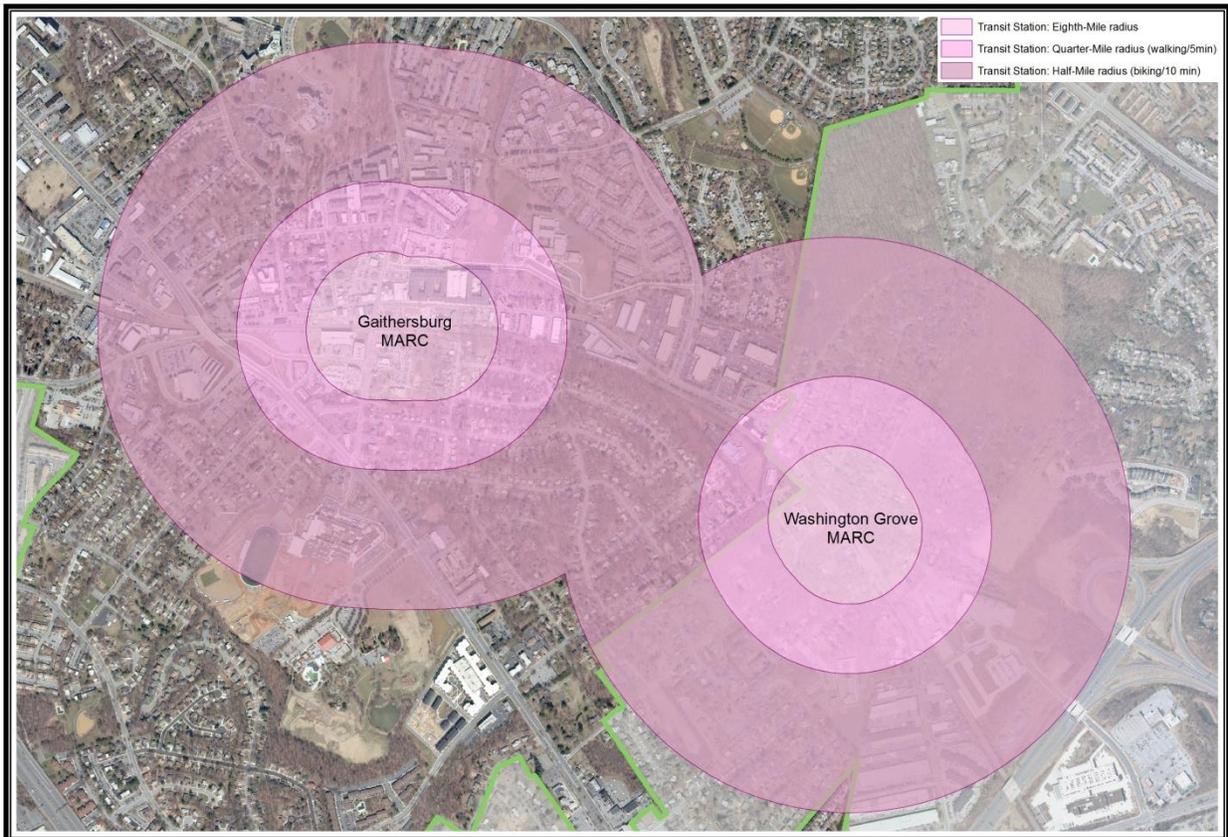
Options for modification of the waiver

- Include the waiver as presented
- Do not include this waiver
- Limit waiver to those projects fully funded for construction or existing only
- Limit the waiver to 1/8 of a mile
- Expand the waiver to 1/2 of a mile

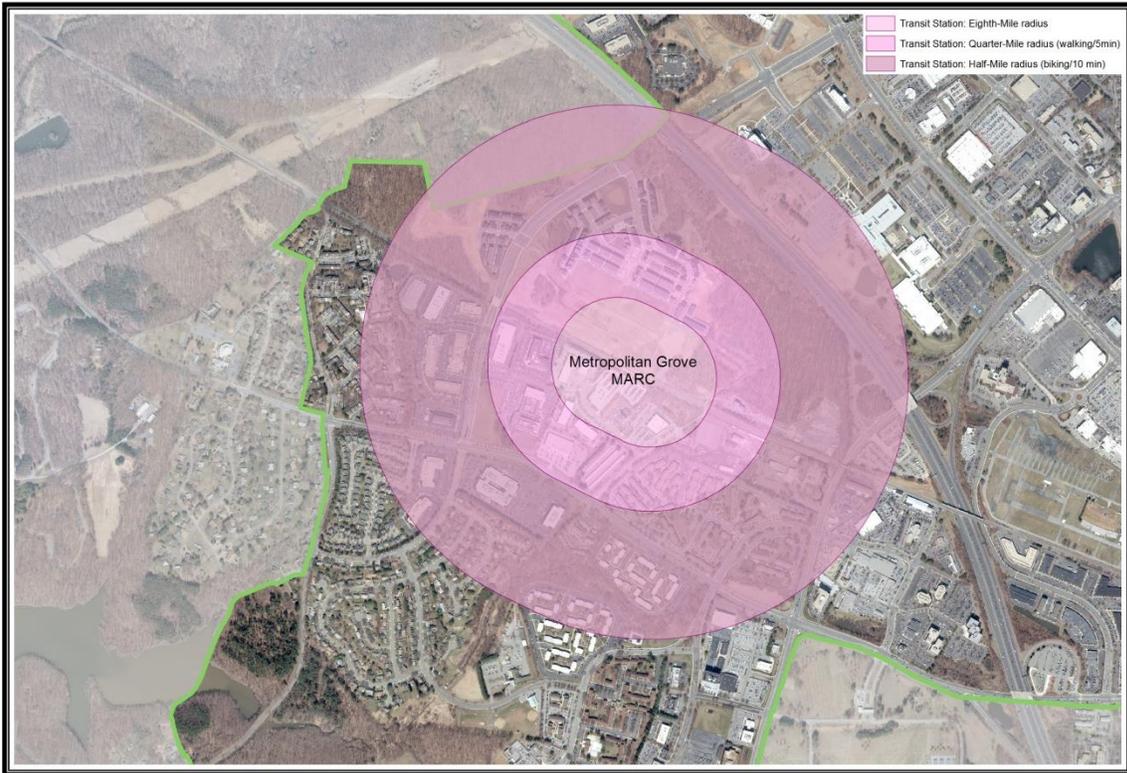
Additional information about this waiver

The 1/4 mile distance proposed by staff is frequently used by urban planners to define a 5-minute walk to the station, which is considered a distance that most people are willing to travel by foot. Alternative distances used for transit-oriented development are 1/8 mile (approximately 2.5-minute walk) and 1/2 mile (approximately 10-minute walk or 5-minute bicycle ride). To illustrate these various distances, staff has prepared the following four maps of existing and proposed major transit stations, showing the areas that are within 1/8, 1/4, and 1/2 mile of each station.

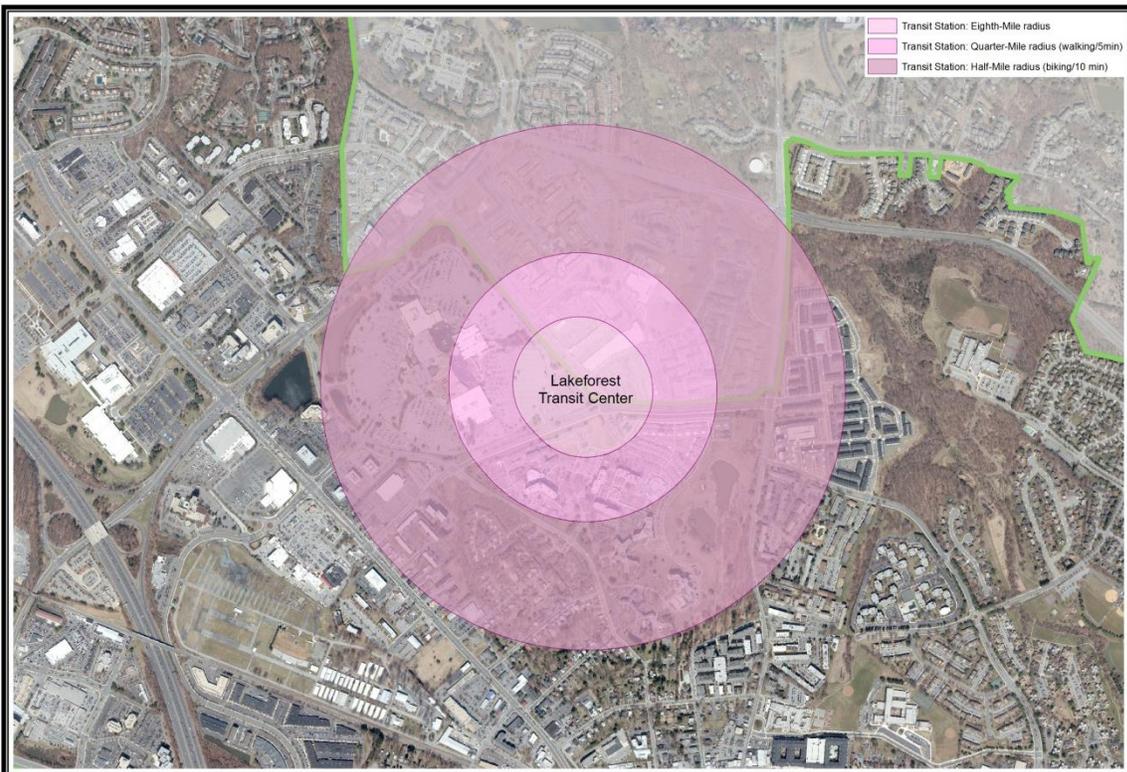
Map of Gaithersburg and Washington Grove MARC Stations



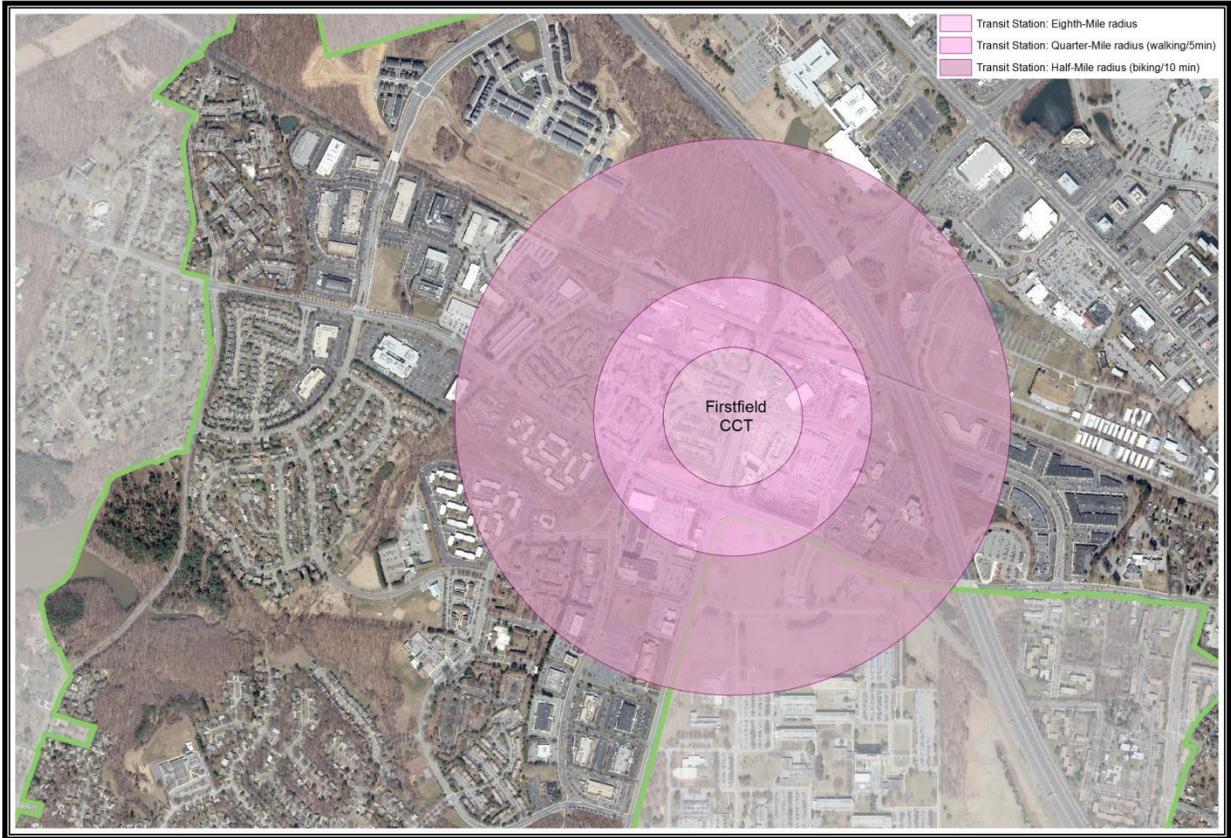
Map of Metropolitan Grove MARC Station



Map of Lakeforest Transit Center



Map of Proposed Firstfield Corridor Cities Transitway (CCT) Station



4) Is a non-rental residential development that proposes thirty (30) percent or greater of the total fee-simple dwelling units be sold as Affordable Housing in accordance with of Article XVI of this Chapter; and/or

The intent of this waiver is to consider those projects that propose a greater specific public benefit facet (Affordable Housing) than required by code (double), but which also may negatively influence another public benefit (school class size). The affordable housing must be fee-simple /owner-occupied and not rental. The proposed affordable component above the required 7.5% moderately-priced dwelling units (MPDU) and 7.5% work-force dwelling units (WFDU) may be either solely WFDU, MPDU, or a variable combination of the two that, coupled with the required, equals 30% total. The Council would decide which public benefit facet or scale of impact is of greater importance at the time of application.

Established goals and policies

- FY'16 SP Action Item, Housing: Prepare a list of areas, for review and prioritization by the Mayor and City Council, where the City would like to focus its affordable housing
- FY'16 KS Housing: Encourage and support homeownership in the City
- FY'16 SP Housing: Encourage a diversity of home prices in new developments
- FY'16 SP Housing: Increase the stock of affordable units throughout the City
- 2009 Master Plan Process & Overview: State Vision 7, Housing – a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes. Guiding City Strategies – Ensure that the current and future housing stock allows residents to remain in the City as their financial, employment, and familial situations change.
- 2009 Master Plan Process & Overview: State Vision 11, Stewardship – government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection. Guiding City Strategies – Address broad areas of concern such as: Future fiscal health of the City; future housing mix and affordability and demographic makeup of the City; future of the City's transportation network; and quality of life issues.

Options for modification of the waiver

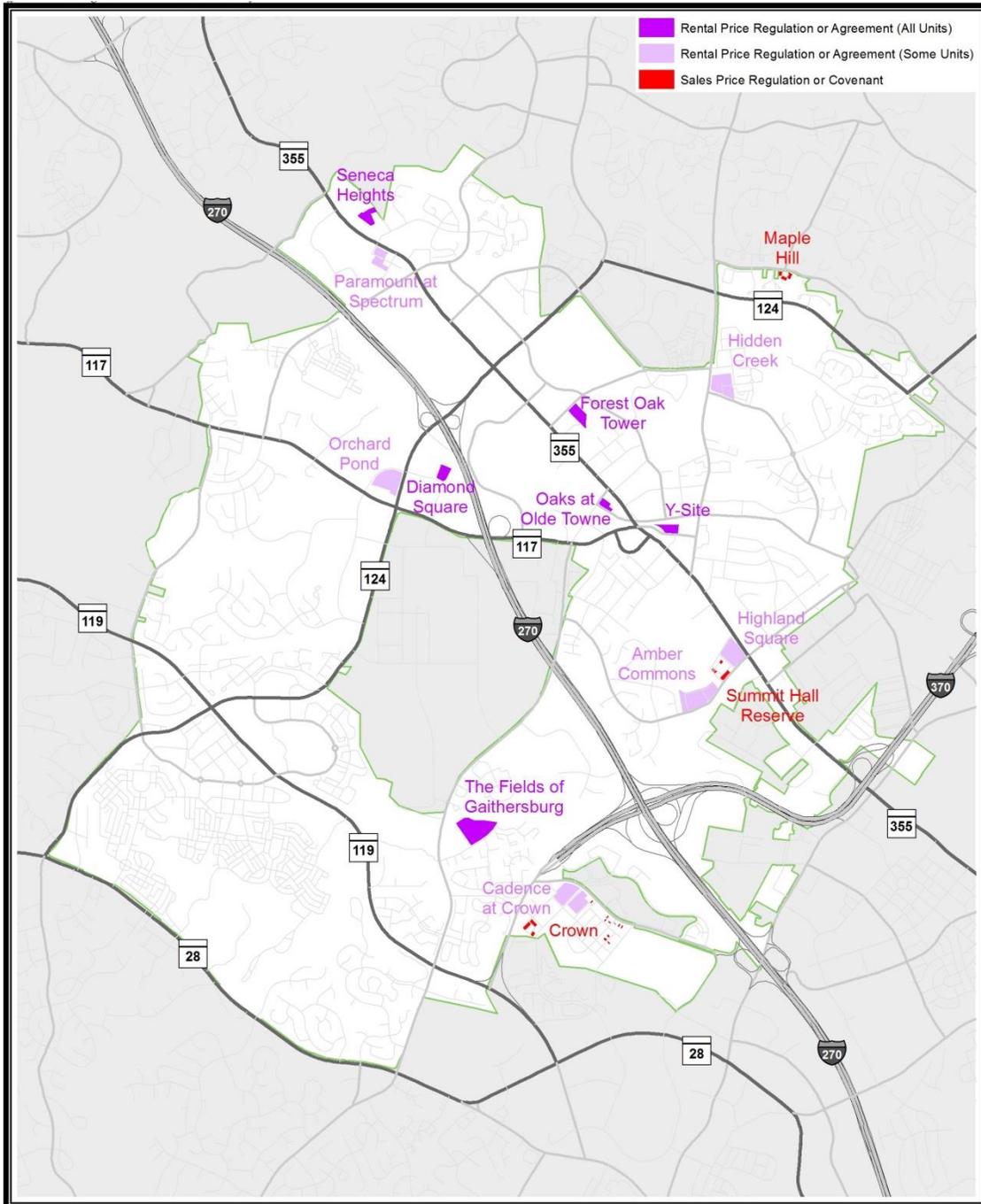
- Include the waiver as presented
- Do not include this waiver
- Define the mix of Workforce/MPDU's above the mandatory 15%
- Identify geographical areas for application of the waiver

Additional information about this waiver

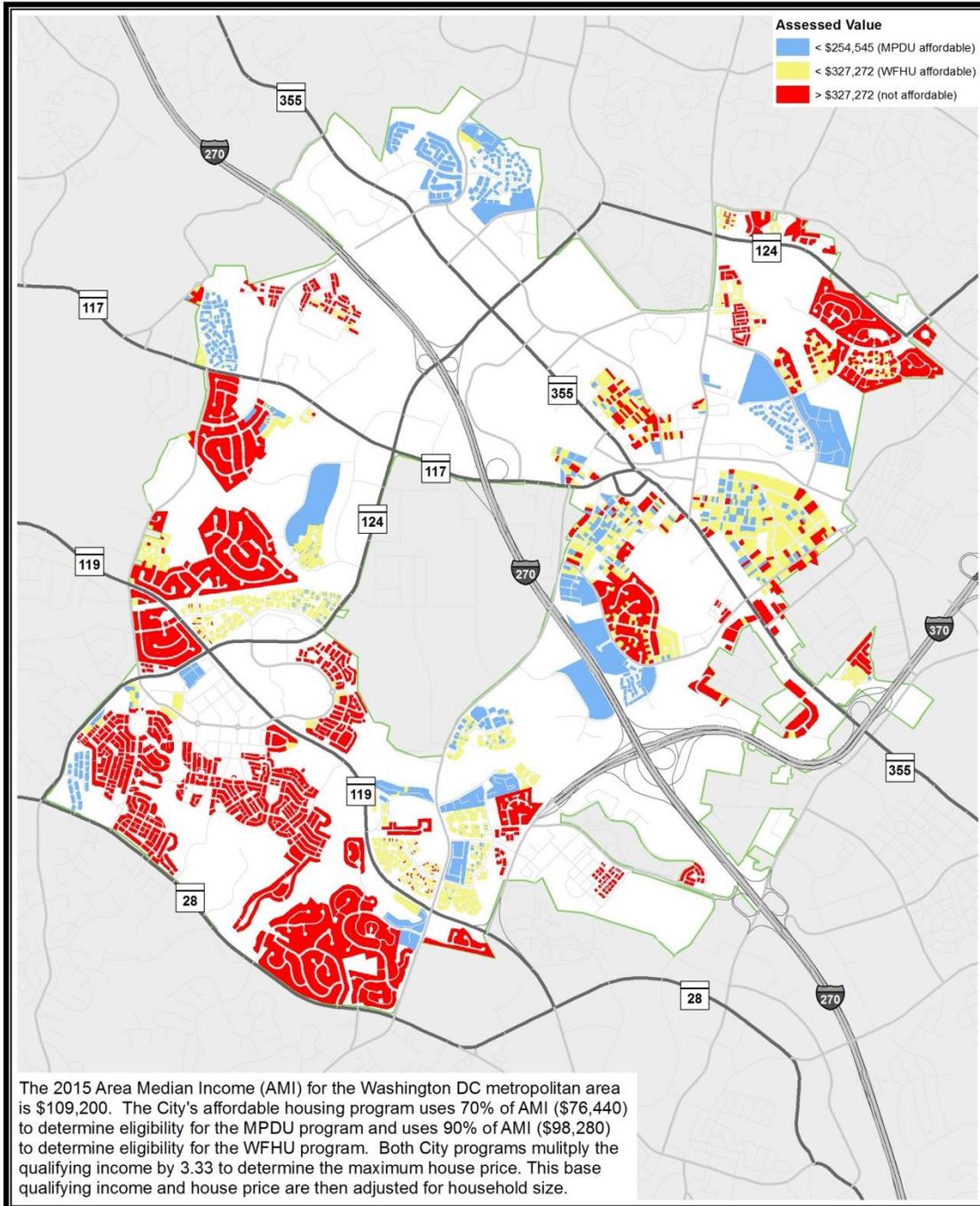
Staff has prepared two maps illustrating the location of affordable housing in the City. The first map shows the location of dwelling units that are subject to regulations or agreements (restrictions) that control the price of the unit, whether for-sale or rental. Staff notes that

units with rental price restrictions are dispersed across the City, while the small numbers of restricted for-sale units are limited to the Crown, Maple Hill, and Reserve at Summit Hall subdivisions. The second map shows the location of properties with assessed values that would or would not qualify for one of the City's affordable housing programs (MPDU or WFHU). Staff notes that these properties are dispersed throughout the City and tend to be homogenous groups rather than mixed together. The majority of the properties that are valued lower than the City's MPDU program consist of townhouses and condominiums in older neighborhoods, while the properties valued lower than the WFHU program include townhouses, condominiums, and detached houses in both older and newer subdivisions. Most importantly, the areas valued higher than the City's affordable housing programs are located in established neighborhoods that offer limited opportunities for additional affordable housing through redevelopment or infill.

Map of Properties Subject to Price Restrictions



Map of Total Assessed Values for Residential Properties as of July 1, 2015.



5) Is a development that provides either land at no cost for, funding of, or construction of a public/civic use benefitting the City of Gaithersburg.

The intent of this waiver is to consider developer proffers as identified benefits for the City of Gaithersburg. Examples may include the dedication at no cost of land for a public amenity or facility (such as a school, park, or senior center), funding of a private transit system, or improvements to off-site public land or facilities. These proffers should be sizable in scale and address something that would otherwise take years to fund or would not be considered at all.

Established goals and policies

- FY'16 SP Econ: Explore the use of alternative funding methods to enhance infrastructure throughout the City
- 2009 Master Plan Process & Overview: State Vision 12, Implementation – strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions. Guiding City Strategies – Ensure that all planning and development considers and responds to the City's environmental, transportation, economic, social, and civic needs.
- 2009 Master Plan Environment Element: Environmental Planning, Health, and Sustainability section; Recommendation 7.10.H – Continue to consider equity in the development of policies and programs. Sub-recommendation: Promote and encourage private investment for reduction of impervious surface areas for creation of community gardens on private property. Continue to consider open space through the site development plan review process.
- 2003 Master Plan Community Facilities Element: Recommendations, Objective 5 – The City should enhance existing facilities and services to realize their full potential. Sub-recommendation: Pursue acquisition of land for passive and active parks in conjunction with new development and redevelopment projects.
- 2003 Master Plan Community Facilities Element: Recommendations, Objective 6 – The City should evaluate additional facilities or services to complement its existing portfolio of community resources.

Options for modification of the waiver

- Include the waiver as presented
- Do not include this waiver
- Identify minimum contribution amounts (Acreage or dollar amount)
- Limit waiver to certain public benefits (i.e., school sites, park land, parking facilities, etc.)
- Identify eligible projects through the yearly CIP or Strategic Plan

Appendix 1: School Capacity Analysis

| School | Level | Cluster | Capacity | 2019-20 | Gaithersburg | 2020-21 | MC |
|----------------------|-------|---------------------------|----------|------------|--------------|------------|-------------|
| | | | | Enrollment | Utilization | Enrollment | Utilization |
| Westland * | MS | Bethesda-Chevy Chase | 1097 | 1749 | 159.4% | 1765 | 160.9% |
| Somerset | ES | Bethesda-Chevy Chase | 515 | 540 | 104.9% | 511 | 99.2% |
| Winston Churchill | HS | Winston Churchill | 2013 | 2171 | 107.8% | 2142 | 106.4% |
| Bells Mill | ES | Winston Churchill | 609 | 641 | 105.3% | 635 | 104.3% |
| Seven Locks | ES | Winston Churchill | 425 | 419 | 98.6% | 427 | 100.5% |
| Clarksburg [b] | HS | Clarksburg | 1980 | 2332 | 117.8% | 2458 | 124.1% |
| Neelsville * | MS | Clarksburg / Watkins Mill | 922 | 1132 | 122.8% | 1128 | 122.3% |
| Rocky Hill * | MS | Clarksburg / Damascus | 995 | 1698 | 170.7% | 1778 | 178.7% |
| Cedar Grove | ES | Clarksburg / Damascus | 405 | 690 | 170.4% | 690 | 170.4% |
| Clarksburg | ES | Clarksburg | 312 | 468 | 150.0% | 506 | 162.2% |
| James Daly | ES | Clarksburg | 518 | 604 | 116.6% | 600 | 115.8% |
| William Gibbs | ES | Clarksburg | 740 | 750 | 101.4% | 733 | 99.1% |
| Wilson Wims | ES | Clarksburg | 754 | 971 | 128.8% | 972 | 128.9% |
| John Baker | MS | Damascus | 741 | 758 | 102.3% | 754 | 101.8% |
| Gaithersburg | HS | Gaithersburg | 2407 | 2352 | 97.7% | 2451 | 101.8% |
| Forest Oak | MS | Gaithersburg | 949 | 972 | 102.4% | 1019 | 107.4% |
| Gaithersburg | MS | Gaithersburg | 933 | 934 | 100.1% | 975 | 104.5% |
| Gaithersburg [a] | ES | Gaithersburg | 771 | 907 | 117.6% | 868 | 112.6% |
| Goshen [a] | ES | Gaithersburg | 533 | 594 | 111.4% | 592 | 111.1% |
| Rosemont [a] | ES | Gaithersburg | 613 | 821 | 133.9% | 855 | 139.5% |
| Strawberry Knoll [a] | ES | Gaithersburg | 476 | 625 | 131.3% | 626 | 131.5% |
| Summit Hall [a] | ES | Gaithersburg | 466 | 653 | 140.1% | 650 | 139.5% |
| Walter Johnson | HS | Walter Johnson | 2335 | 2676 | 114.6% | 2798 | 119.8% |
| Tilden | MS | Walter Johnson | 972/1200 | 995 | 102.4% | 1050 | 87.5% |
| Ashburton | ES | Walter Johnson | 652/881 | 840 | 128.8% | 835 | 94.8% |
| Garrett Park | ES | Walter Johnson | 753 | 783 | 104.0% | 769 | 102.1% |
| Cashell | ES | Zadok Magruder | 341 | 369 | 108.2% | 367 | 107.6% |
| Mill Creek Towne | ES | Zadok Magruder | 326 | 386 | 118.4% | 386 | 118.4% |
| Judith Resnik | ES | Zadok Magruder | 493/751 | 585 | 118.7% | 599 | 79.8% |
| Sequoyah | ES | Zadok Magruder | 470 | 485 | 103.2% | 481 | 102.3% |
| Richard Montgomery | HS | Richard Montgomery | 2236 | 2460 | 110.0% | 2479 | 110.9% |
| Beall * | ES | Richard Montgomery | 638 | 790 | 123.8% | 783 | 122.7% |

Appendix 1: School Capacity Analysis

| | | | | | | | |
|----------------------|----|----------------------------|------|------|--------|------|--------|
| College Gardens * | ES | Richard Montgomery | 694 | 838 | 120.7% | 834 | 120.2% |
| Ritchie Park * | ES | Richard Montgomery | 387 | 554 | 143.2% | 551 | 142.4% |
| Northwest | HS | Northwest | 2241 | 2471 | 110.3% | 2540 | 113.3% |
| Roberto Clemente | MS | Northwest / Seneca Valley | 1231 | 1291 | 104.9% | 1286 | 104.5% |
| Lakelands Park | MS | Northwest / Quince Orchard | 1122 | 1135 | 101.2% | 1184 | 105.5% |
| Clopper Mill * | ES | Northwest | 457 | 542 | 118.6% | 546 | 119.5% |
| Germantown * | ES | Northwest | 328 | 360 | 109.8% | 343 | 104.6% |
| Great Seneca Creek * | ES | Northwest | 566 | 668 | 118.0% | 675 | 119.3% |
| Spark Matsunaga * | ES | Northwest | 652 | 822 | 126.1% | 843 | 129.3% |
| Ronald McNair * | ES | Northwest | 623 | 792 | 127.1% | 794 | 127.4% |
| Poolesville | HS | Poolesville | 1170 | 1204 | 102.9% | 1208 | 103.2% |
| Quince Orchard | HS | Quince Orchard | 1857 | 2011 | 108.3% | 2019 | 108.7% |
| Rachel Carson | ES | Quince Orchard | 667 | 988 | 148.1% | 968 | 145.1% |
| Fields Road | ES | Quince Orchard | 419 | 526 | 125.5% | 529 | 126.3% |
| Thurgood Marshall | ES | Quince Orchard | 534 | 663 | 124.2% | 656 | 122.8% |
| Earle Wood | MS | Rockville | 961 | 1043 | 108.5% | 1053 | 109.6% |
| Flower Valley | ES | Rockville | 429 | 437 | 101.9% | 437 | 101.9% |
| Meadow Hall | ES | Rockville | 370 | 421 | 113.8% | 413 | 111.6% |
| Rock Creek Valley | ES | Rockville | 393 | 426 | 108.4% | 428 | 108.9% |
| Lake Seneca | ES | Seneca Valley | 410 | 517 | 126.1% | 510 | 124.4% |
| Christa McAuliffe | ES | Seneca Valley | 526 | 654 | 124.3% | 665 | 126.4% |
| South Lake | ES | Watkins Mill | 716 | 855 | 119.4% | 845 | 118.0% |
| Walt Whitman | HS | Walt Whitman | 1891 | 2148 | 113.6% | 2155 | 114.0% |
| Thomas Pyle | MS | Walt Whitman | 1289 | 1509 | 117.1% | 1443 | 111.9% |
| Bannockburn | ES | Walt Whitman | 365 | 376 | 103.0% | 373 | 102.2% |
| Burning Tree | ES | Walt Whitman | 379 | 428 | 112.9% | 432 | 114.0% |
| Thomas Wootton | HS | Thomas Wootton | 2167 | 2230 | 102.9% | 2188 | 101.0% |
| Montgomery Blair | HS | Downcounty Consortium | 2920 | 3110 | 106.5% | 3212 | 110.0% |
| Albert Einstein | HS | Downcounty Consortium | 1604 | 1828 | 114.0% | 1978 | 123.3% |
| John Kennedy | HS | Downcounty Consortium | 1833 | 1925 | 105.0% | 1975 | 107.7% |
| Northwood | HS | Downcounty Consortium | 1519 | 1794 | 118.1% | 1963 | 129.2% |
| Wheaton | HS | Downcounty Consortium | 1596 | 1659 | 103.9% | 1737 | 108.8% |
| Argyle | MS | Downcounty Consortium | 897 | 941 | 104.9% | 958 | 106.8% |
| Eastern | MS | Downcounty Consortium | 1024 | 1067 | 104.2% | 1095 | 106.9% |

Appendix 1: School Capacity Analysis

| | | | | | | | |
|-----------------------------|----|-----------------------|---------|------|--------|------|--------|
| Brooke Lee | MS | Downcounty Consortium | 727 | 943 | 129.7% | 1046 | 143.9% |
| Mario Loiederman | MS | Downcounty Consortium | 897 | 1096 | 122.2% | 1094 | 122.0% |
| Parkland | MS | Downcounty Consortium | 948 | 1126 | 118.8% | 1128 | 119.0% |
| Silver Spring International | MS | Downcounty Consortium | 1118 | 1282 | 114.7% | 1311 | 117.3% |
| Sligo | MS | Downcounty Consortium | 915 | 901 | 98.5% | 919 | 100.4% |
| Takoma Park | MS | Downcounty Consortium | 939 | 1166 | 124.2% | 1202 | 128.0% |
| Arcola | ES | Downcounty Consortium | 659 | 766 | 116.2% | 750 | 113.8% |
| Forest Knolls | ES | Downcounty Consortium | 560 | 784 | 140.0% | 750 | 133.9% |
| Harmony Hills | ES | Downcounty Consortium | 709 | 786 | 110.9% | 775 | 109.3% |
| Highland View | ES | Downcounty Consortium | 298 | 410 | 137.6% | 408 | 136.9% |
| New Hampshire Estates | ES | Downcounty Consortium | 480 | 503 | 104.8% | 502 | 104.6% |
| Oak View | ES | Downcounty Consortium | 358 | 462 | 129.1% | 446 | 124.6% |
| Pine Crest | ES | Downcounty Consortium | 381 | 459 | 120.5% | 441 | 115.7% |
| Rolling Terrace | ES | Downcounty Consortium | 747 | 895 | 119.8% | 888 | 118.9% |
| Flora Singer | ES | Downcounty Consortium | 680 | 721 | 106.0% | 705 | 103.7% |
| Sligo Creek | ES | Downcounty Consortium | 664 | 678 | 102.1% | 672 | 101.2% |
| Strathmore | ES | Downcounty Consortium | 439 | 472 | 107.5% | 456 | 103.9% |
| Woodlin | ES | Downcounty Consortium | 462 | 633 | 137.0% | 635 | 137.4% |
| James Hubert Blake | HS | Northeast Consortium | 1743 | 1744 | 100.1% | 1781 | 102.2% |
| Paint Branch | HS | Northeast Consortium | 2034 | 2152 | 105.8% | 2158 | 106.1% |
| Benjamin Banneker | MS | Northeast Consortium | 803 | 898 | 111.8% | 859 | 107.0% |
| Francis Scott Key | MS | Northeast Consortium | 961 | 1012 | 105.3% | 1013 | 105.4% |
| Burnt Mill | ES | Northeast Consortium | 425 | 538 | 126.6% | 521 | 122.6% |
| Burtonsville | ES | Northeast Consortium | 485/735 | 653 | 134.6% | 675 | 91.8% |
| Cresthaven | ES | Northeast Consortium | 467 | 484 | 103.6% | 486 | 104.1% |
| Greencastle | ES | Northeast Consortium | 582 | 756 | 129.9% | 756 | 129.9% |
| Jackson Road | ES | Northeast Consortium | 709 | 717 | 101.1% | 696 | 98.2% |
| JoAnn Leleck | ES | Northeast Consortium | 715 | 763 | 106.7% | 745 | 104.2% |
| Stonegate | ES | Northeast Consortium | 395 | 460 | 116.5% | 442 | 111.9% |
| Westover | ES | Northeast Consortium | 293 | 346 | 118.1% | 345 | 117.7% |

* Budget Includes Construction of a New School

[a] Budget Includes Classroom Additions that are not assigned to a specific school

[b] Budget Includes Capacity at a School in a Different Cluster and Anticipates Boundary Changes for Both Schools

Appendix 1: School Capacity Analysis

| | |
|--|---|
| | Capacity > 105% (proposed school facility fee) |
| | Capacity > 120% (existing APFO moratorium limit) |
| | Capacity > 130% (alternative possible proposed APFO moratorium limit) |
| | Capacity > 140% (alternative possible proposed APFO moratorium limit) |
| | Capacity > 150% (proposed APFO moratorium limit) |

| Gaithersburg Test (SY 2019-20) | | | | County Test (SY 2020-21) | |
|--------------------------------|--------|--|----|--------------------------|--------|
| Mean | 117.5% | Number of Schools that are over capacity | 96 | Mean | 117.8% |
| Standard Dev. | 14.87% | Number of Schools 105%-120% capacity | 16 | Standard Dev. | 15.86% |
| -1 Std. Dev. | 102.6% | Number of Schools 120%-150% capacity | 27 | -1 Std. Dev. | 101.9% |
| +1 Std. Dev. | 132.3% | Number of Schools >150% capacity | 4 | +1 Std. Dev. | 133.6% |
| -2 Std. Dev. | 87.7% | Number of Schools >133% capacity | 12 | -2 Std. Dev. | 86.1% |
| +2 Std. Dev. | 147.2% | | | +2 Std. Dev. | 149.5% |

Assuming that the distribution of schools over capacity is normal, 68.2% of them should fall within one standard deviation of the mean capacity, leaving 31.8% of schools either below or above average in the amount of overutilization. Because the City is concerned with schools that will be higher than average, using one standard deviation implies that only 15.9% of all schools in the county would be overutilized to that extent (132.3%), making those schools rare anomalies. Looking at two standard deviations, which represents 95.4% of the schools, only 2.3% of all schools in the County would be expected to be overutilized to that extent (147.2%), making those schools true outliers.

The current proposed APFO schools moratorium limit of 150% is slightly higher than the two-standard-deviation limit from the statistical analysis, indicating that the likelihood of a school being overutilized to exceed the moratorium capacity is small (less than 2.3%). Noting that the one-standard-deviation limit is close to a round number, staff recommends using 130% and 140% as additional alternatives for the moratorium limit.

Montgomery County
School Facility Payments Collections
FY11 - FY15

| | BCC | Clarksburg | Gaithersburg | Northwest | Northwood | Rockville | Wootton | Whitman | Walter Johnson | |
|--------------|-------------------|-----------------|-------------------|-------------------|------------------|------------------|-------------------|-----------------|-------------------|--------------------------------|
| FY11 | | | | | | | | | | |
| July | | | | | | | | | | |
| Aug | | | | | | | | 6,244.48 | | |
| Sept | | | | | | | | | | |
| Oct | | | | | | | | | | |
| Nov | | | | | | | | | | |
| Dec | | | | | | | | | | |
| Jan | | | | | | | | | | |
| Feb | | | | | | | | | | |
| Mar | | | | | | | | | | |
| Apr | | | | | | | | | | |
| May | | | | | | | | | | |
| June | | | | | | | | | | |
| Total | - | - | - | - | - | - | - | 6,244.48 | - | 6,244.48 FY11 Total |
| FY12 | | | | | | | | | | |
| July | | | | | | | | | | |
| Aug | 163,918.00 | | | | | | | | | |
| Sept | | | | | | | | | | |
| Oct | | | | | | | | | | |
| Nov | | | | | | | | | | |
| Dec | | | | | | | | | | |
| Jan | | | | | | | | | | |
| Feb | | | | | | | | | | |
| Mar | | | | | | | | | | |
| Apr | | | | | | | | | | |
| May | | | | | | | | | | |
| June | | | | | | | | | | |
| Total | 163,918.00 | - | - | - | - | - | - | - | - | 163,918.00 FY12 Total |
| FY13 | | | | | | | | | | |
| July | | | | | | | | | | |
| Aug | | | | | | | | | | |
| Sept | | | | | | | | | | |
| Oct | | | | | | | | | | |
| Nov | | | | | | | | | | |
| Dec | | | | | | | | | | |
| Jan | | | | | | | | | | |
| Feb | | | | | | | | | | |
| Mar | | | | | | | | | | |
| Apr | | | | | | | | | | |
| May | | | | | | | | | | |
| June | | | | | | | 15,250.00 | | | |
| Total | - | - | - | - | - | - | 15,250.00 | - | - | 15,250.00 FY13 Total |
| FY14 | | | | | | | | | | |
| July | | | | | | 12,354.00 | | | | |
| Aug | 46,500.00 | | | | | | | | | |
| Sept | | | | | | | 27,450.00 | | | |
| Oct | 256,884.06 | | 76,221.87 | | | | 9,150.00 | | | |
| Nov | | | | | | | 18,300.00 | | | |
| Dec | | | 181,948.98 | 37,062.00 | | | | | | |
| Jan | 121,410.00 | | | | | | | | | |
| Feb | | | | | | | 68,150.00 | | 237,600.00 | |
| Mar | | | | | 473,550.00 | | | | | |
| Apr | | | | | 441,790.12 | | | | | |
| May | | | | | | | | | | |
| June | | | | | | | | | | |
| Total | 424,794.06 | - | 258,170.85 | 952,402.12 | - | 12,354.00 | 123,050.00 | - | 237,600.00 | 2,008,371.03 FY14 Total |
| FY15 | | | | | | | | | | |
| July | 55,800.00 | | | 46,970.00 | | | | | | |
| Aug | | | | 46,970.00 | | | | | | |
| Sept | | | 259,120.00 | 46,970.00 | 6,710.00 | | | | | |
| Oct | | | | | | | | | | |
| Nov | | 3,060.00 | | | | | | | 12,500.00 | |
| Dec | | | | | | | | | | |
| Jan | | | | 6,710.00 | | | | | 6,250.00 | |
| Feb | | | | 93,940.00 | 13,770.00 | | | | 12,500.00 | |
| Mar | | | | 94,100.00 | 16,524.00 | | | | | |
| Apr | 95,676.00 | | | | | | | | | |
| May | 70,752.00 | | | | | | | | | |
| June | | | 465,234.00 | 40,260.00 | 27,540.00 | | | | 546,434.00 | |
| Total | 222,228.00 | 3,060.00 | 724,354.00 | 375,920.00 | 64,544.00 | - | - | - | 577,684.00 | 1,967,790.00 FY15 Total |

Funding Detail by Revenue Source, Department/Agency and Project (\$000s)

Run Date: 05/28/2015 10:54 AM

School Facilities Payment

| Project | Total | Thru FY14 | Rem FY14 | 6 Year Total | FY 15 | FY 16 | FY 17 | FY 18 | FY 19 | FY 20 | Beyond 6 Yrs |
|---|--------------|------------|----------|--------------|--------------|------------|-----------|----------|----------|----------|--------------|
| Bradley Hills ES Addition (P116503) | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarksburg HS Addition (P116505) | 3 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 |
| Arcola ES Addition (P136500) | 37 | 0 | 0 | 37 | 0 | 37 | 0 | 0 | 0 | 0 | 0 |
| North Chevy Chase ES Addition (P136504) | 164 | 164 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northwest ES #8 (New) (P136505) | 630 | 0 | 0 | 630 | 630 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bethesda MS Addition (P651503) | 269 | 0 | 0 | 269 | 238 | 31 | 0 | 0 | 0 | 0 | 0 |
| Lucy V. Barnsley ES Addition (P651504) | 12 | 0 | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Diamond ES Addition (P651510) | 658 | 0 | 0 | 658 | 322 | 241 | 95 | 0 | 0 | 0 | 0 |
| Bethesda-Chevy Chase HS Addition (P651513) | 576 | 0 | 0 | 576 | 425 | 151 | 0 | 0 | 0 | 0 | 0 |
| Individual Schools | 2,355 | 170 | 0 | 2,185 | 1,627 | 463 | 95 | 0 | 0 | 0 | 0 |
| Current Revitalizations/Expansions(P926575) | 655 | 0 | 0 | 655 | 517 | 138 | 0 | 0 | 0 | 0 | 0 |
| Countywide (SC50) | 655 | 0 | 0 | 655 | 517 | 138 | 0 | 0 | 0 | 0 | 0 |
| Montgomery County Public Schools | 3,010 | 170 | 0 | 2,840 | 2,144 | 601 | 95 | 0 | 0 | 0 | 0 |
| Total | 3,010 | 170 | 0 | 2,840 | 2,144 | 601 | 95 | 0 | 0 | 0 | 0 |

Joint Hearing - MCC & PC
 CTAM-7036-2015
 15