Pupil Yield Factors & Public School Clusters

2020 Update

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Abstract

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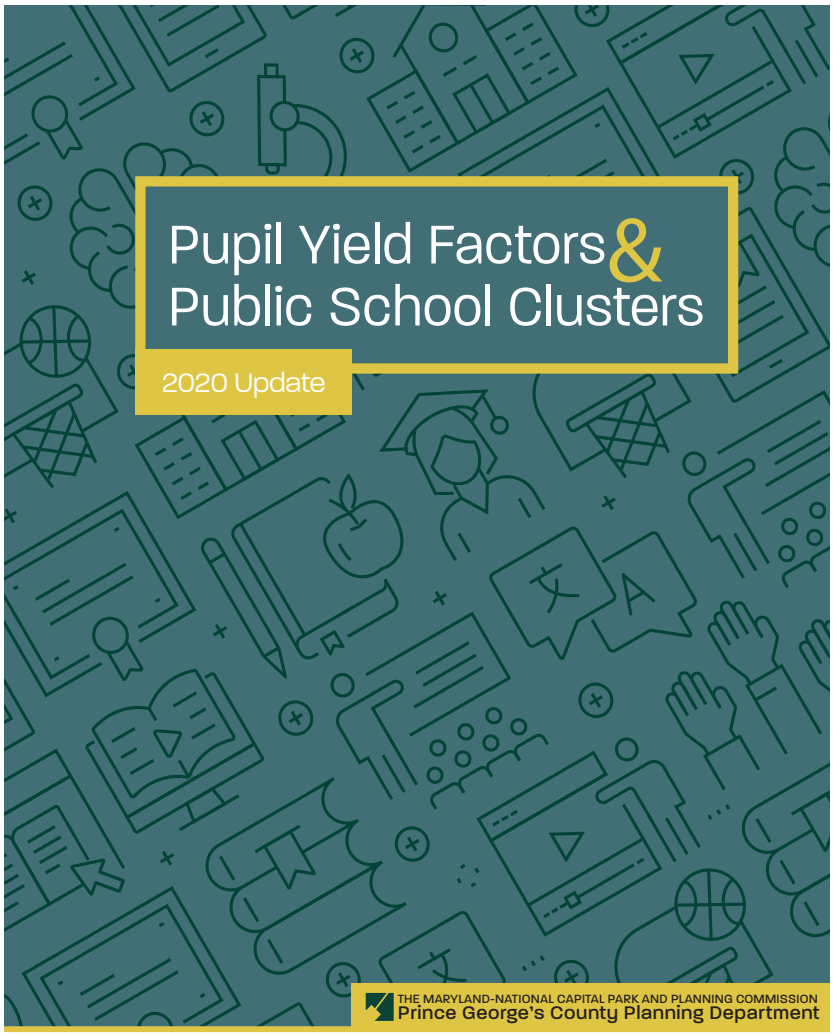
This study updates the pupil yield factors which are used in the regulatory review of preliminary plans of subdivision. These factors are used to measure the impact that a new subdivision will have on the public schools that might serve the proposed subdivision. To determine the schools that might be impacted by a proposed subdivision, school clusters are created and updated by the Planning Department. The school clusters are also part of this update.



February 2020

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
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The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change

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Introduction

Periodically, the Prince George's County Planning Department updates the pupil yield factors that are used in the regulatory review of preliminary plans of subdivision. These factors are used to measure the impact that a new subdivision will have on the public schools that might serve the proposed subdivision. To determine the schools that might be impacted by a proposed subdivision, school clusters are created by the Planning Department. The Planning Department staff also reviewed the school clusters.

In this update, Planning Department staff has divided the report into two parts. The first part of the report will provide the methodology and results of the updated pupil yield numbers, and finally a survey of pupil yield or student generation rates from surrounding counties in Maryland (Anne Arundel, Charles, Howard, and Montgomery Counties) and Virginia (Arlington, Fairfax, and Loudoun Counties). The appendix constains the multifamily pupil yield in the existing Transit District Overlay Zones (for informational purposes only), calculated at the request of the Economic Development Corporation, and a review of the historical pupil yield numbers used in Prince George's County.

The second part of the report will update the clusters used in the schools section of the public facilities review of preliminary plans of subdivision. In the 2014 update, these clusters were based on the Prince George's County Public Schools feeder system. The feeder system is intended to provide students and parents with the pattern flow of schools a student will attend as they graduate from one level to the next. This will allow groups of students to stay together as they feed from elementary school, to middle school, and finally to high school. No significant changes were made to the clusters in this update; only the school boundaries were adjusted to match the changes made by Prince George's County Public Schools.

PART 1

Pupil Yield

The term "pupil yield" is defined in the County's Subdivision Regulations (Section 24-101(b)) as:

> "The estimated number of elementary, middle, and high school students per dwelling unit, as determined by the Planning Board, from information provided by the Superintendent of the Prince George's County Public Schools."

The pupil yield calculations in Prince George's County are used in the subdivision process to calculate the possible number of students or pupils yielded or generated from a subdivision. Specifically, Planning Department staff reviews the proposed preliminary plan of subdivision and identifies the number and type of residential units requested. Staff then multiplies those numbers by the pupil yield factor to determine the anticipated number of elementary, middle, and high school students to be generated by all dwelling units shown on the proposed preliminary plan of subdivision. In Prince George's County the number of students generated are not used by the Prince George's County Public Schools (PGCPS) for their enrollment projections. PGCPS's enrollment projections are contained in the annual updates to the Educational Facilities Master Plan, which is submitted to the Maryland Department of Planning. A description of historical pupil yield calculations since 1985 may be found in Appendix A.

2019 Methodology and Results

PGCPS staff geocoded their student enrollment data/addresses (dated September 30, 2019, and containing 130,399 records) to the County address point data. The student enrollment data/addresses file contained information on students in kindergarten through 12th grade. Any residents outside the County were removed from the file. Information Management Division staff has removed the records of kindergarten students. The resulting file contained 120,482 records.

Student addresses were joined to the Planning Department housing information (property info file) and the data summarized by housing types. For this analysis the housing types considered were single-family detached, single-family attached, multifamily, and townhomes. Records for 119,065 students were matched. Other land use/housing types were excluded. The multifamily unit counts used to calculate the multifamily pupil yield were derived from CoStar. Vacancies in all housing unit types were not factored into the calculations.

The total number of students for each housing type was extracted by their respective grades (Elementary = Grades 1–5, Middle = Grades 6–8, High = Grades 9–12).

The total number of housing units was extracted by selecting the individual housing type and then executing a summary on the address field. This accounts for housing units which have more than one student across or between education levels.

For the purposes of this study, the types of housing units are defined as following:

- **Single-family detached** is a one-dwelling-unit structure that is not attached to another structure and has space on all sides of the structure.
- **Townhouse** is defined as a multistory one-dwelling-unit structure that shares walls with one or more similar structures; this includes two-over-twos.
- **Single-family attached** is a one-dwelling-unit structure that shares one or more walls with another one-dwelling-unit structure. It can include either duplex or triplex. This category includes all other one-dwelling-unit structures that are attached and not considered townhouses.
- **Multifamily** is defined as four or more residential living units contained within a single structure.

The 2020 calculations have resulted in the pupil yield numbers in Table 1. The single-family detached factors for elementary and high schools is lower than 2014, while the middle school numbers are approximately the same. The multifamily factors for all levels of schools are higher than the 2014 factors.

Table 1. Prince George's County 2020 Pupil Yield Factor

	SCHOOL LEVELS		
Type of Unit	**Elementary**	**Middle**	**High**
Single-family detached	0.158	0.098	0.127
Townhouses	0.114	0.073	0.091
All other Single-Family Attached Structures that are not considered Townhouses	0.141	0.097	0.110
Multifamily	0.162	0.089	0.101

Pupil Yield/Student Generation Rates for Prince George's County and Other Local Jurisdictions

This section provides a summary of the pupil yield or student generation rates for Prince George's County, four other counties in Maryland (Anne Arundel, Charles County, Howard County, and Montgomery County), and three counties in Virginia (Arlington County, Fairfax County, and Loudoun County).

In this section, the U.S. Census Quick Facts, as of July 1, 2018, was utilized for the county population and land area. The land area is dated 2010 and presented in square miles. All other information was obtained from each county's publications. A brief discussion of how each county uses their pupil yield factors is provided. It should be noted that other counties also use the term student generation rates or student yield ratios, which is equivalent to the pupil yield calculation. At the end of each county description, there is a hypothetical calculation of the pupil yield using the County's rates to illustrate the number of students generated from a new, proposed 100-dwelling unit subdivision.

The housing types used for the pupil yield or student generation rates are not the same for each county. Each county chooses housing types that best reflect the statistically significant housing stock in each county. One common denominator across all counties is the utilization of a single-family detached housing type. It should be noted that Anne Arundel County produces a yield factor number for the school level and does not differentiate between housing types. Loudoun County has three housing types but differentiates on the basis of public or private water and sewer. To give an overview of all the pupil yields or student generation rates from the jurisdictions reviewed, Table 2 compiles all the counties surveyed with their factors and yields for a 100-dwelling-unit single-family detached subdivision.

Map 1. 2019 Pupil Yield Survey Area

Table 2. Latest Pupil Yield Factors by Jurisdictions for Single-Family Detached Dwelling Units

Counties	# Dwelling Units	SCHOOL LEVELS						Total
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
Anne Arundel County, MD	100	0.194	19.4	0.084	8.4	0.114	11.4	39
Arlington County, VA	100	0.241	24.1	0.118	11.8	0.138	13.8	50
Charles County, MD	100	0.204	20.4	0.106	10.6	0.146	14.6	46
Fairfax County, VA	100	0.266	26.6	0.088	8.8	0.179	17.9	133
Howard County, MD	100	0.4863	48.63	0.1769	17.69	0.0949	9.49	76
Loudoun County, VA (With water and sewer service)	100	0.80	80	0.80	80	0.80	80	240
Loudoun County, VA (With private water and septic systems)	100	0.43	43	0.43	43	0.43	43	129
Montgomery County, MD	100	0.199	19.9	0.110	11	0.154	15.4	46
Prince George's County, MD	100	0.158	16	0.098	10	0.127	13	40

Overall, Fairfax and Loudoun Counties have the greatest potential for generating the most students from a single-family detached housing subdivision. In Loudoun County, between 240 or 129 pupils might be generated (depending upon the use of public or private water and septic), and 133 students might be generated in Fairfax County. Arlington County generates almost 50 students and has the lowest rates among the Virginia counties reviewed.

In Howard County, Maryland, approximately 76 students are generated from a single-family detached housing subdivision, which is the highest rate in Maryland of the five counties reviewed. Montgomery County and Charles County have approximately 46 students generated. Prince George's County and Anne Arundel County generate 40 and 39 students, respectively, for the lowest rates of Maryland and the region.

Prince George's County, Maryland

Population:	909,308
Land Area (square miles):	482.69
Number of Public Schools and Centers:	207
Prince George's Public School 2018-2019 Enrollment:	132,667

The Prince George's County public school system is one of the nation's 25 largest school districts in the United States and the second largest school system in Maryland. Approximately 20 percent of the students attend a nonboundary school, which includes dedicated specialty schools, such as immersion programs, special schools, and charter schools.

The housing categories listed above are abbreviated in the following manner:

SFD	Single-family detached
TH	Townhouses
SFA	All other single-family attached structures that are not considered townhouses
MF	Multifamily

PUPIL YIELD FACTORS

Table 3. Prince George's County 2020 Pupil Yield Factors

Type of Unit	SCHOOL LEVELS		
	Elementary	Middle	High
Single-family detached	0.158	0.098	0.127
Townhouses	0.114	0.073	0.091
All other single-family attached structures that are not considered townhouses	0.141	0.097	0.110
Multifamily	0.162	0.089	0.101

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 4. Hypothetical Pupil Yield in Prince George's County

Housing Types	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
Single-Family Detached	100	0.158	15.8	0.098	9.8	0.127	12.7	38
Townhouses	100	0.114	11.4	0.073	7.3	0.091	9.1	28
All other Single-Family Attached Structures that are not considered Townhouses	100	0.141	14.1	0.097	9.7	0.110	11	35
Multifamily	100	0.162	16.2	0.089	8.9	0.101	10.4	36

Anne Arundel County, Maryland

Population:	576,031
Land Area (square miles):	414.90
Number of Public Schools and Centers:	128
Anne Arundel Public School 2018-2019 Enrollment:	83,307

Anne Arundel County, Maryland, contracted with MGT of America, Inc. to prepare the Strategic Facilities Utilization Master Plan Final Report (August 31, 2015). Within this report there was a students-per-household model that used the estimated number of housing unit data and historical enrollment data. MGT of America and the Anne Arundel County School District created a student generation factor for each projected housing unit. A student generation factor (SGF) was calculated for each grade level by taking the total enrollment by grade level and dividing it by current housing levels. This SGF was reported for each high school attendance area. Finally, the Anne Arundel SGFs were compared to SGFs used by five school districts around the country to ensure reliability.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

Anne Arundel County merged all housing types together instead of identifying groups of housing types.

PUPIL YIELD FACTORS

Table 5 identifies the latest pupil yield or SGFs used in Anne Arundel County.

Table 5. Anne Arundel County Student Generation Factor

Elementary	Middle	High
0.194	0.084	0.114

Source: Anne Arundel County Public Schools, August 31, 2015, MGT of America, Inc., Strategic Facilities Utilization Master Plan– Final Report

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 6. Hypothetical Pupil Yield in Anne Arundel County

School Levels	# Dwelling Units	Pupil Yield Factors	Pupil Yield
Elementary	100	0.194	19.4
Middle	100	0.084	8.4
High	100	0.114	11.4

Arlington County, Virginia

Population:	237,521
Land Area (square miles):	25.97
Number of Public Schools and Centers:	41
Arlington Public School September 2018 Enrollment:	27,436

The student generation rates (SGRs) are calculated each year using the information shared between Arlington Public Schools (APS) with their student data by address, and Arlington County and their housing data by parcel. Currently the SGRs are solely based on the eleven categories of residential unit types.

As noted in their *Annual APS Enrollment Projects Report Fall 2019-2028*, dated January 2019, APS is now utilizing a new methodology in calculating the student yield. It "assumes that the yield from newly developed housing units will produce the same number of students every year once the development is constructed. The new approach has a cumulative effect that increases projected student enrollment at schools that have future housing developments within their neighborhood school attendance zones. This new approach to student yields is applied to incoming cohorts in kindergarten, grade 6, and grade 9. The previous method factored a new residential unit's student yield impact in the year of construction, but not in subsequent years. The previous method did not account for the impact of the student yield beginning the first year after the future housing development was slated for completion, but is now included in this new methodology."

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SFD	Single-Family Detached
TH	Townhomes
DPLX	Duplex
MFEMR	Multifamily Elevator – Market Rate
MFEMI	Multifamily Elevator – Mixed Income
MFECAF	Multifamily Elevator – Committed Affordable Units (CAF) Only
MFGMR	Multifamily Garden – Market Rate
MFGMI	Multifamily Garden – Mixed Income
MFGCAF	Multifamily Garden – CAF (Committed Affordable Units) Only
CE	Condo – Elevator
CG	Condo – Garden

PUPIL YIELD FACTORS

Table 7 identifies the latest pupil yield/student generation rates used in Arlington County.

Table 7. Arlington County Student Generation Rate

Housing Types	SCHOOL LEVELS			
	Elementary	Middle	High	K-12
SFD	0.241	0.118	0.138	0.497
TH	0.107	0.042	0.045	0.194
DPLX	0.173	0.084	0.101	0.358
MFEMR	0.036	0.012	0.013	0.061
MFEMI	0.064	0.027	0.035	0.126
MFECAF	0.337	0.137	0.142	0.617
MFGMR	0.129	0.053	0.076	0.258
MFGMI	0.183	0.073	0.124	0.380
MFGCAF	0.287	0.136	0.161	0.584
CE	0.030	0.010	0.013	0.054
CG	0.062	0.023	0.025	0.110
Total by School	0.115	0.052	0.062	0.229

Source: Arlington Public Schools, Annual APS Enrollment Projects Report, Fall 2019-2028, January 2019.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 8. Hypothetical Pupil Yield in Arlington County

Housing Types	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
SFD	100	0.241	24.1	0.118	11.8	0.138	13.8	50
TH	100	0.107	10.7	0.042	4.2	0.045	4.5	19
DPLX	100	0.173	17.3	0.084	8.4	0.101	10.1	36
MFEMR	100	0.036	3.6	0.012	1.2	0.013	1.3	6
MFEMI	100	0.064	6.4	0.027	2.7	0.035	3.5	13
MFECAF	100	0.337	33.7	0.137	13.7	0.142	14.2	62
MFGMR	100	0.129	12.9	0.053	5.3	0.076	7.6	26
MFGMI	100	0.183	18.3	0.073	7.3	0.124	12.4	38
MFGCAF	100	0.287	28.7	0.136	13.6	0.161	16.1	58
CE	100	0.030	3.0	0.010	1.0	0.013	1.3	5
CG	100	0.062	6.2	0.023	2.3	0.025	2.5	11

Charles County, Maryland

Population:	161,503
Land Area (square miles):	457.75
Number of Public Schools and Centers:	40
Charles County Public School 2018-2019 Enrollment:	27,108

The Charles County student yield factors are updated each year with the official September 30 enrollment numbers. The student yield factors are an important component in the calculation of the school capacity allocation. These allocations determine which schools have available capacity for new residential development. The school seats in each school were converted to equivalent dwelling units for allocation purposes by dividing the student school capacity by the weighted average student yield per dwelling unit for each school level. The total dwelling unit of capacity available for a school is divided by five. The division by five is consistent with past practices to recognize the average lag time between the full build out of residential projects and the time that seat allocation is actually secured.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SF	Single-family
TH	Townhomes
MF	Multifamily

Pupil Yield Factors

Table 9 identifies the latest pupil yield/student generation factors used in Charles County.

Table 9. Charles County Student Yield Factors

Housing Types	SCHOOL LEVELS			
	Elementary	Middle	High	Total
SF	0.204	0.106	0.146	0.456
TH	0.222	0.103	0.134	0.459
MF	0.194	0.086	0.106	0.386
Weighted Average	0.206	0.103	0.140	

Source: Charles County Department of Planning and Growth Management, Resource Infrastructure Management Division, August 2019.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 10. Hypothetical Pupil Yield in Charles County

Housing Types	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
SFD	100	0.204	20.4	0.106	10.6	0.146	14.6	46
TH	100	0.222	22.2	0.103	10.3	0.134	13.4	46
MF	100	0.194	19.4	0.086	8.6	0.106	10.6	39

Fairfax County, Virginia

Population:	1,150,795
Land Area (square miles):	390.97
Number of Public Schools and Centers:	198
Fairfax County Public School SY2018-2019 Enrollment:	188,018

Periodically, the Office of Facilities Planning Services in the Fairfax County Public School (FCPS) system reviews and updates the suggested per student proffer contribution and student yield ratios. The per student proffer contribution is based on the FCPS Public Facilities Impact Formula and the related implementation of the Fairfax County Comprehensive Plan, Public Facilities Residential Development Criterion. The student yield ratios are used to calculate the suggested proffer contribution. The student yield ratios were last updated in 2016 using the 2015-2016 school year enrollment.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SFD	Single-family detached
SFA	Single-family attached (townhouses)
MFLR	Multifamily low rise (≤ 4 stories)
MFMHR	Multifamily mid to high rise (≥ 4 stories)

PUPIL YIELD FACTORS

Table 11 identifies the latest pupil yield/student yield ratios used in Fairfax County.

Table 11. Fairfax County Student Yield Ratio

Housing Types	SCHOOL LEVELS			
	Elementary	Middle	High	Total
SFD	0.266	0.088	0.179	0.533
SFA	0.258	0.067	0.137	0.462
MFLR	0.188	0.047	0.094	0.329
MFMHR	0.062	0.019	0.031	0.112

Source: Fairfax County Public Schools, School Impact Proffer Formula and Student Yield Ratio Update Letter, October 13, 2016.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students yield ratio by the subdivision.

Table 12. Hypothetical Pupil Yield in Fairfax County

Housing Types	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
SFD	100	0.266	26.6	0.088	8.8	0.179	17.9	53
SFA	100	0.258	25.8	0.067	6.7	0.137	13.7	46
MFLR	100	0.188	18.8	0.047	4.7	0.094	9.4	33
MFMHR	100	0.062	6.2	0.019	1.9	0.031	3.1	11

Howard County, Maryland

Population:	323,196
Land Area (square miles):	250.74
Number of Public Schools and Centers:	77
Howard County Public School September 30, 2018 Enrollment:	57,907

The Howard County Public School System Office of School Planning calculates an updated enrollment projection every year, which is informed by five years of historical data for each school's attendance area. Howard County typically does not calculate by-development student yield. The projections compile updated data including projected housing construction, historical and projected births, housing resales, and student population characteristics. The data is collected from the Howard County Department of Planning and Zoning, Maryland Department of Health and Mental Hygiene, Maryland Department of Planning, and Howard County Public School System Student Information System. In 2013, 2015, and 2019, Dejong-Richter (now known as Cooperative Strategies) reviewed the projection methodology and concluded that the projection methods were valid. Currently, the school system is undergoing a comprehensive boundary study.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SFD	Single-family detached
SFA	Single-family attached (townhouses)
APT	Apartments - rental and condo

PUPIL YIELD FACTORS

Table 13 identifies the latest pupil yield/student yield ratios used in Howard County.

Table 13. Howard County—2015 through 2017 Student Yield from New Units

SFD	0.4863	0.1769	0.0949	0.7581
SFA	0.2626	0.0904	0.0582	0.4112
APT	0.0812	0.0297	0.0338	0.1447
Total	0.2880	0.1031	0.0640	0.4551

Source: Howard County Public School System, Office of School Planning, November 2018.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 14. Hypothetical Pupil Yield in Howard County

SFD	100	0.4863	48.63	0.1769	17.69	0.0949	9.49	76
SFA	100	0.2626	26.26	0.0904	9.04	0.0582	5.82	41
APT	100	0.0812	8.12	0.0297	2.97	0.0338	3.38	14

Loudoun County, Virginia

Population:	406,850
Land Area (square miles):	515.56
Number of Public Schools and Centers:	92
Loudoun County Public School 2018-2019 Enrollment:	82,485

In Loudoun County, the SGF ratios are derived by dividing the number of resident public school students by the number of housing units (by type—single-family detached, single-family attached, and multifamily). The SFG is further refined in distinguishing areas served and not served by public utilities. The SGF ratios are reviewed and established annually.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SFD	Single-family detached
SFA	Single-family attached
MF	Multifamily
WU	Properties with water and sewer services provided by a town or entity like Loudoun Water
WOU	Properties with private water and septic systems

PUPIL YIELD FACTORS

Table 15 identifies the latest pupil yield/student generation rates used in Loudoun County.

Table 15. Loudoun County—2018 Student Generation Factors

Utility Service Areas	HOUSING TYPES		
	SFD	SFA	MF
WU	0.80	0.57	0.29
WOU	0.43	0.58	0.11

Source: Loudoun County Public Schools, School Board Adopted FY 2020 - FY 2025 Capital Improvement Program Capital Assess Preservation Program, FY 2026 – FY 2049 Capital Projects Forecast, December 11, 2018.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 16. Hypothetical Pupil Yield in Loudoun County

Utility Service Areas	# Dwelling Units	HOUSING TYPES						Total Students
		SFD		SFA		MF		
		Factors	Yield	Factors	Yield	Factors	Yield	
WU	100	0.80	80	0.57	57	0.29	29	166
WOU	100	0.43	43	0.58	58	0.11	11	112

Montgomery County, Maryland

Population:	1,052,567
Land Area (square miles):	491.25
Number of Public Schools and Centers:	206
Montgomery County Public School 2018-2019 Enrollment:	162,680

As part of the Subdivision Staging Policy, the Montgomery County Code requires the Planning Department to update school impact taxes on a biennial basis in odd-numbered years. To calculate the taxes, it is necessary to have updated student generation rates based on the most current school enrollment figures. In the fall of each even-numbered year, Montgomery County Public Schools (MCPS), the largest school system in Maryland, provides the Planning Department with a dataset that includes the address and grade of every MCPS student (all other identifying information is scrubbed from the dataset).

The Planning Department then cross-references this information with parcel data that identifies the type of housing at the student's address (single-family home, townhouse, multifamily housing, etc.). Senior housing, nonresidential properties, and mobile homes are excluded. Using updated housing stock data, the Planning Department is then able to calculate rates for the number of elementary, middle and high school students generated by different types of housing across various areas of the County. The rates were last calculated using fall 2018 enrollment data. Planning Department staff was able to match 99.32 percent, or 161,574, of the more than 162,681 MCPS students records to a land use type.

HOUSING TYPE CATEGORIES USED IN ANALYSIS

SFD	Single-family detached
SFA	Single-family attached
MFLM	Multifamily low to mid rise (4 stories or fewer stories)
MFH	Multifamily high rise (5 stories or more)

PUPIL YIELD FACTORS

Table 17. Montgomery County—Countywide Student Generation Rates

Housing Types	SCHOOL LEVELS				
	Pre-K	Elementary	Middle	High	K-12
SFD	0.008	0.199	0.110	0.154	0.462
SFA	0.015	0.227	0.113	0.150	0.490
MFLM	0.021	0.197	0.086	0.109	0.393
MFH	0.004	0.055	0.023	0.031	0.110

Source: Montgomery County Planning Department, July 2019.

Table 18. Montgomery County—Regional Student Generation Rates

Region	Housing Types	SCHOOL LEVELS				
		Pre-K	Elementary	Middle	High	K-12
East (Downcounty Consortium, Northeast Consortium)	SFD	0.013	0.203	0.103	0.144	0.450
	SFA	0.018	0.219	0.115	0.160	0.494
	MFLM	0.031	0.253	0.112	0.148	0.512
	MFH	0.008	0.088	0.036	0.047	0.171
Southwest (BCC, Churchill, WJ, RM, Rockville, Whitman, Wootton)	SFD	0.004	0.186	0.109	0.151	0.446
	SFA	0.005	0.167	0.085	0.111	0.363
	MFLM	0.011	0.150	0.068	0.085	0.303
	MFH	0.001	0.041	0.018	0.025	0.084
Upcounty (Clarksburg, Damascus, Gaithersburg, Magruder, Northwest, Poolesville, QO, Seneca Valley, Sherwood, Watkins Mill)	SFD	0.008	0.210	0.120	0.169	0.499
	SFA	0.017	0.248	0.121	0.157	0.526
	MFLM	0.021	0.183	0.077	0.093	0.352
	MFH	0.003	0.020	0.008	0.010	0.038

Source: Montgomery County Planning Department, July 2019.

CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by subdivision, utilizing countywide generation rates.

Table 19. Hypothetical Pupil Yield in Montgomery County

Housing Types	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
SFD	100	0.199	19.9	0.110	11.0	0.154	15.4	46
SFA	100	0.227	22.7	0.113	11.3	0.150	15.0	49
MFL	100	0.197	19.7	0.086	8.6	0.109	10.9	39
MFH	100	0.055	5.5	0.023	2.3	0.031	3.1	11

PART 2

Public School Clusters

Legislative Background for Public School Facilities Test and School Clusters

CURRENT COUNTY CODE

Under the general requirements of the Subdivision Regulations, the Prince George's County Planning Board was given the responsibility to test school capacity at the time of a preliminary subdivision plan for residential development.

> **"Sec. 24-114.01. School Planning Capacity Analysis.**
>
> The Planning Board shall conduct a School Planning Capacity Analysis, based on guidelines adopted by the County Council, at the time of preliminary plan of subdivision, for all subdivisions with residential uses proposed, for planning purposes only. The Board shall use the most recent information provided by the Board of Education regarding pupil yield and school capacity, and shall conduct the test based on the Board of Education's cluster boundaries. The results of this analysis shall be used by the Planning and Board of Education staffs when assessing the need for new or expanded school facilities, and shall not be a consideration in the approval of the subdivision."

Sec. 24-122.02. School Facilities Tests of the County Code (Appendix A) states that the test must be applied to a proposed subdivision to determine its effect on the school clusters (groupings of elementary, middle, and high schools) that would be impacted by the subdivision. When a preliminary plan of subdivision is reviewed for adequacy of schools, Planning Department staff calculate the number of pupils that a subdivision could potentially yield. That yield number is compared to the enrollment and state rated capacity of the schools to determine the impact the proposed subdivision will have on the school cluster. Sec. 24-122.02(a)(2) states that "A subdivision meets the test…if the number of students generated by the proposed subdivision at each stage will not exceed one hundred five percent (105%) of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters, as determined by the Planning Board."

However, as stated above in Sec. 24-114.01. School Planning Capacity Analysis, the results of the school adequacy test and school capacity analysis are not a condition of approval for a subdivision. The school adequacy test and school capacity analysis are done for planning purposes to assess the need for new or expanded school facilities. The school clusters with utilization rates that are greater than 105 percent currently will not halt new residential development.

NEW, ADOPTED SUBDIVISION REGULATIONS

On October 23, 2018, the Prince George's County Council adopted CB-015-2018 (DR-3), which will replace the Subdivision Regulations of Prince George's County (Subtitle 24 of the Prince George's County Code). The new Subdivision Regulations aim to streamline procedures, reduce obstacles to achieving the economic development goals of the County, enhance utility and user-friendliness, encourage appropriate input into the subdivision review process, incorporate a certificate of adequacy procedure for testing and retesting the adequacy of public facilities, and incentivize development at targeted growth locations. The actual effective date of this legislation will be the date of Council approval of a Countywide Sectional Map Amendment. The schools test is very similar to the existing code.

Section 24-4510. Schools Adequacy (Appendix B) of the New, Adopted Subdivision Regulations retains the requirement for the adequacy test to utilize the school clusters to test the impact of new residential development on the school capacity. It states as follows:

"(b) Adopted LOS Standard for Schools

(1) The adopted LOS standard for schools is based on school clusters, which are groupings of elementary, middle, and high schools that are impacted by the preliminary plan for subdivision.

(2) The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

(3) The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors for each dwelling unit type as determined by the Planning Director from historical information provided by the Superintendent of the Prince George's County Public Schools."

Methodology for the Update of Public School Cluster Areas

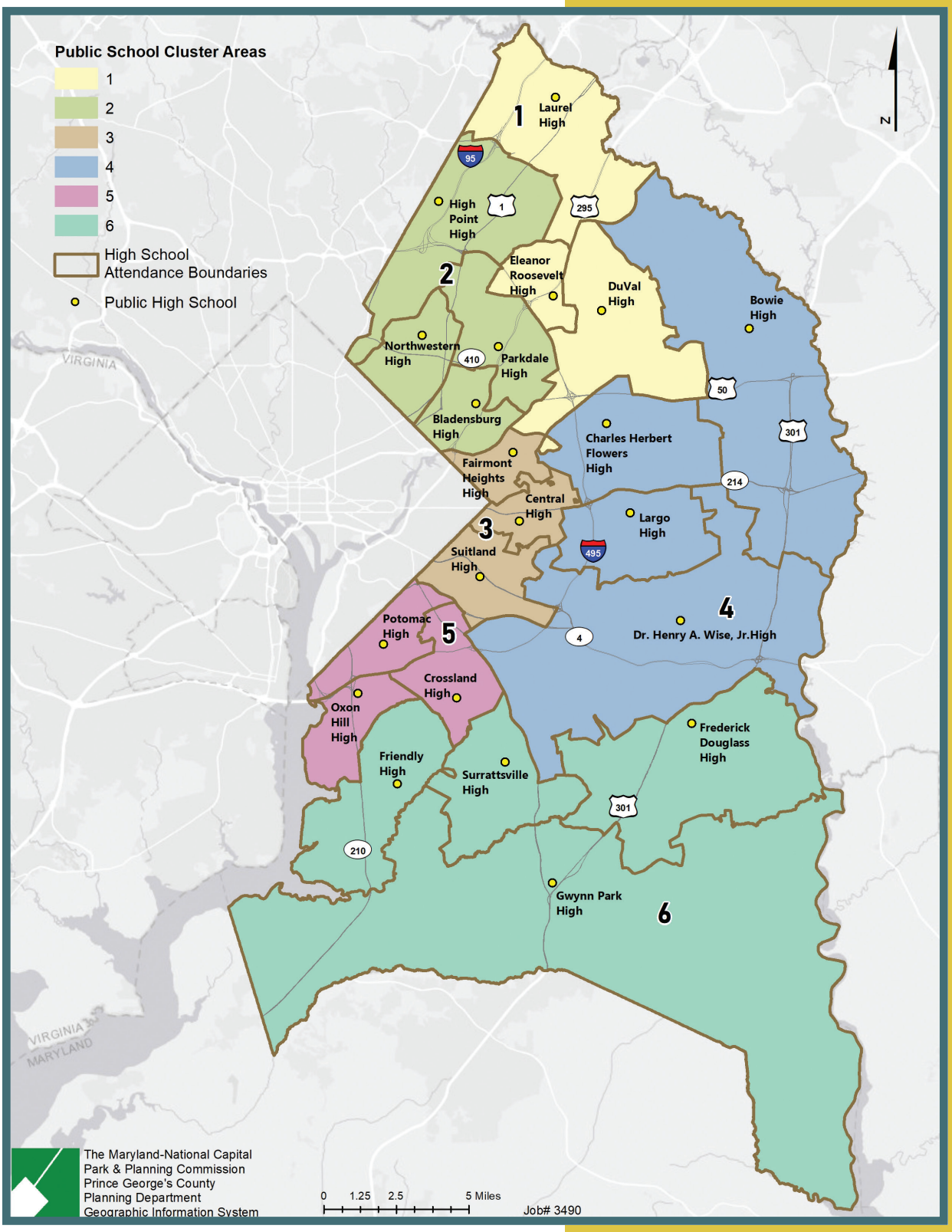
To update the public school clusters, the Planning Department staff utilized the PGCPS SY2019–2020 feeder patterns. The feeder patterns formed a matrix developed by PGCPS staff that identifies the unique path a group of students will most likely take from each elementary school to middle school and ultimately to high school. In 2014, Planning Department staff identified six possible groupings of high schools and their associated feeder middle and elementary schools. Each cluster consists of three or more high schools and their feeder middle and elementary schools. The 2014 cluster boundaries were updated to reflect any high school attendance boundary changes and any school closures.

In the following descriptions of each cluster, four to five different tables are provided. The first table will provide the list of the high, middle, and elementary school feeder patterns. Three tables will provide the elementary, middle, and high school enrollments as of September 30, 2019, the state-rated capacity, and the utilization percentage of each school. The elementary and middle school tables will also include the high school(s) that they feed into. Clusters that have academies have an extra table, which also includes the enrollment as of September 30, 2019, the state-rated capacity, the utilization percentage of each school, and the high school(s) that they feed into. The utilization percentage is based on the adjusted enrollment total once the half-day pre-kindergarten students are removed. There are 29 schools that have half-day pre-kindergarten students.

Not all public schools are included in these tables. As an example, regional schools without neighborhood attendance areas were not included in the calculation of cluster or cluster area enrollments. The regional schools are public schools without a neighborhood attendance area and are not included in PGCPS feeder system. Because the regional schools generally draw their enrollment from a wide geographic area, they constitute a relatively fixed portion of enrollment and capacity, and have their enrollment managed.

Updated Public Schools Clusters

Map 2. Prince George's County Public School Cluster Areas



Map 3. Cluster Area 1

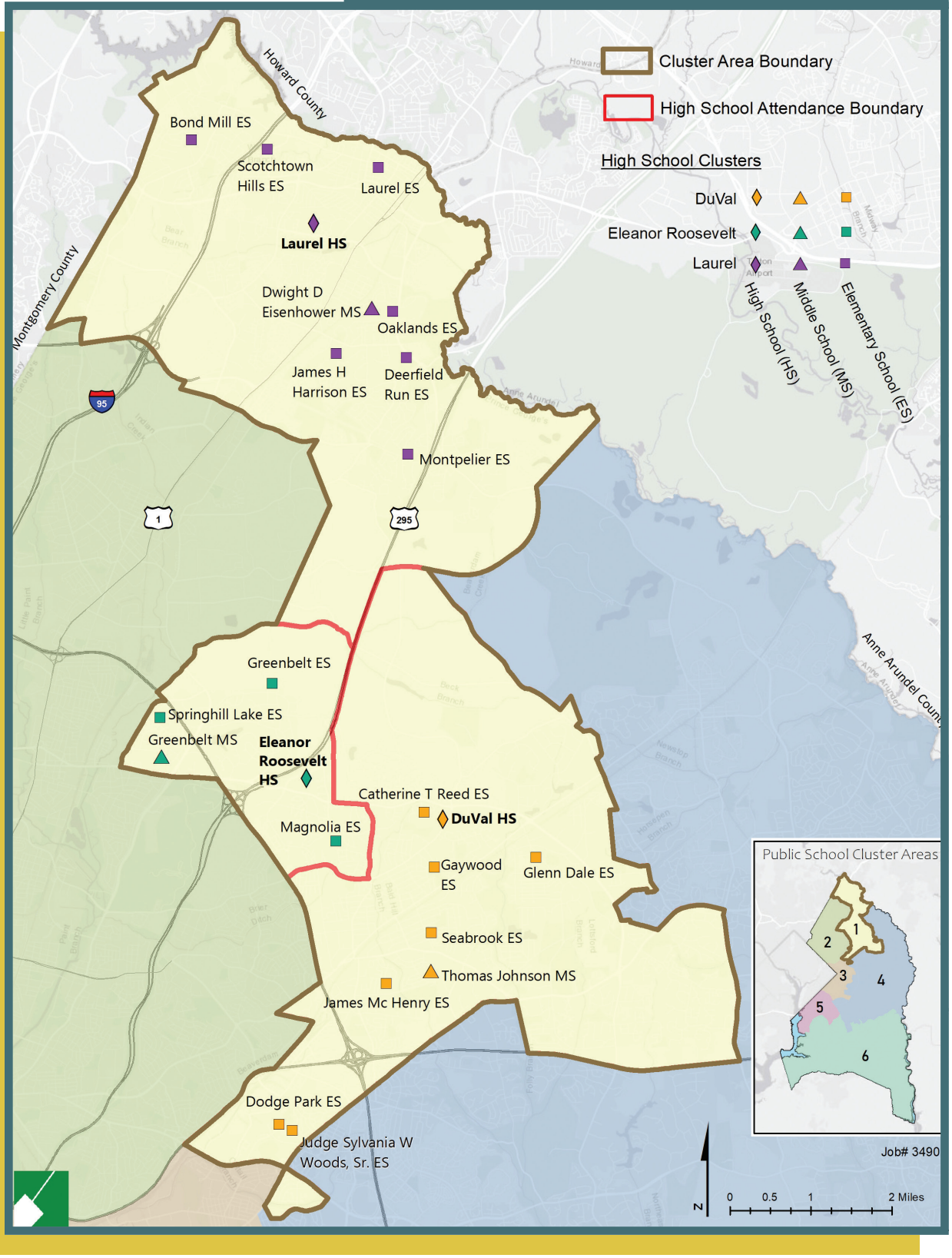


Table 20. Cluster Area 1 Schools Feeder Pattern

High School	Middle School	Elementary School
DuVal High School	Kenmoor Middle	Dodge Park Elementary
		Judge Sylvania W. Woods Sr. ElementaryJudge Sylvania W. Woods Sr. Elementary
		William Paca Elementary
	Thomas Johnson Middle	Catherine T. Reed Elementary
		Gaywood Elementary
		Glenn Dale Elementary
		Glenridge Elementary
		James McHenry Elementary
		Robert Frost Elementary
		Seabrook Elementary
		Woodmore Elementary
Eleanor Roosevelt High	Greenbelt Middle	Greenbelt Elementary
		Magnolia Elementary
		Springhill Lake Elementary
Laurel High	Dwight D. Eisenhower Middle	Deerfield Run Elementary
		James H. Harrison Elementary
		Laurel Elementary
		Montpelier Elementary
		Oaklands Elementary
		Scotchtown Hills Elementary
	Martin Luther King Jr. Middle	Bond Mill Elementary
		Vansville Elementary

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 21. Cluster Area 1 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Dodge Park Elementary	597	511	117%	DuVal High
Judge Sylvania W. Woods Sr. Elementary	761	719	106%	DuVal High
William Paca Elementary	619	601	103%	DuVal High
Catherine T. Reed Elementary	508	457	111%	DuVal High
Gaywood Elementary	499	386	129%	DuVal High
Glenn Dale Elementary	581	404	144%	DuVal High
Glenridge Elementary	807	828	97%	DuVal High
James McHenry Elementary	738	537	137%	DuVal High
Robert Frost Elementary	287	309	93%	DuVal High
Seabrook Elementary	316	409	77%	DuVal High
Woodmore Elementary	473	570	83%	DuVal High
Greenbelt Elementary	587	568	103%	Eleanor Roosevelt High
Magnolia Elementary	500	449	111%	Eleanor Roosevelt High
Springhill Lake Elementary	891	561	159%	Eleanor Roosevelt High
Deerfield Run Elementary	600	570	105%	Laurel High
James H. Harrison Elementary	314	343	92%	Laurel High
Laurel Elementary	599	493	122%	Laurel High
Montpelier Elementary	604	609	99%	Laurel High
Oaklands Elementary	391	408	96%	Laurel High
Scotchtown Hills Elementary	678	790	86%	Laurel High
Bond Mill Elementary	507	479	106%	Laurel High
Vansville Elementary	775	836	93%	Laurel High
Elementary Schools Total Cluster Area 1	12,632	11,837	107%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 22. Cluster Area 1 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Kenmoor Middle	964	695	139%	DuVal High
Thomas Johnson Middle	1,269	1,030	123%	DuVal High
Greenbelt Middle	1,468	1,101	133%	Eleanor Roosevelt High
Dwight D. Eisenhower Middle	1,052	1,049	100%	Laurel High
Martin Luther King Jr. Middle	1,003	850	118%	Laurel High
Middle Schools Total Cluster Area 1	5,756	4,725	122%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 23. Cluster Area 1 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
DuVal High	2,123	2,258	94%
Eleanor Roosevelt High	2,629	2,096	125%
Laurel High	1,943	1,867	104%
High Schools Total Cluster Area 1	6,695	6,221	108%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Map 4. Cluster Area 2

Cluster Area 2

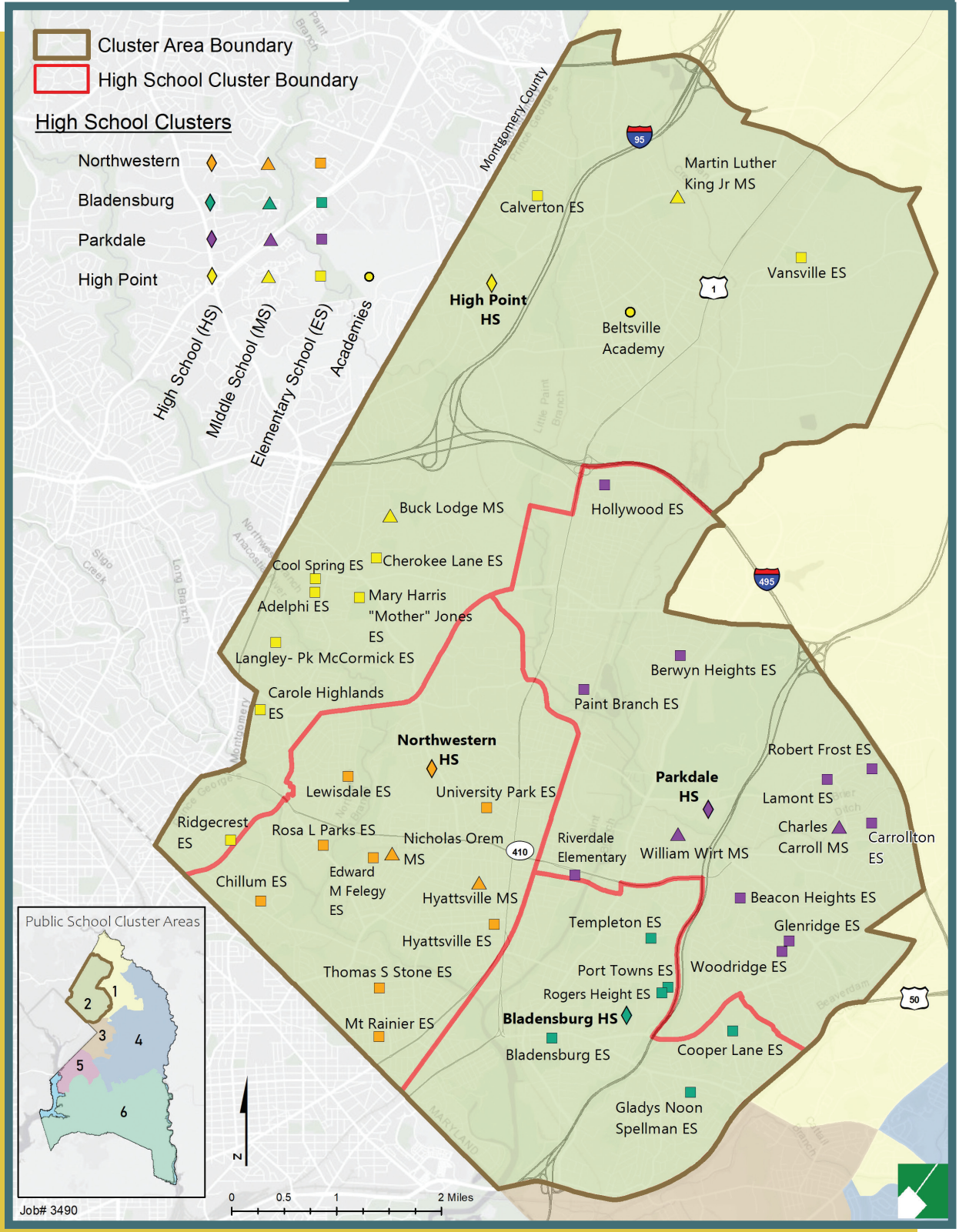


Table 24. Cluster Area 2 Schools Feeder Pattern

High School	Middle School	Elementary School
Bladensburg High	Charles Carroll Middle	Cooper Lane Elementary
		Gladys Noon Spellman Elementary
	G. James Gholson Middle	Gladys Noon Spellman Elementary
	Hyattsville Middle	Riverdale Elementary
	William Wirt Middle	Bladensburg Elementary
		Gladys Noon Spellman Elementary
		Port Towns Elementary
		Riverdale Elementary
		Rogers Heights Elementary
		Templeton Elementary
High Point High	Buck Lodge Middle	Adelphi Elementary
		Carole Highlands Elementary
		Cherokee Lane Elementary
		Cool Spring Elementary
		Langley Park-McCormick Elementary
		Mary Harris "Mother" Jones Elementary
	Greenbelt Middle	Greenbelt Elementary
		Hollywood Elementary
	Martin Luther King Jr. Middle	Calverton Elementary
		Vansville Elementary
	Nicholas Orem Middle	Carole Highlands Elementary
		Ridgecrest Elementary
		Rosa Parks Elementary
	Beltsville Academy	Beltsville Academy
Northwestern High	Hyattsville Middle	Chillum Elementary
		Hyattsville Elementary
		Mt Rainier Elementary
		Paint Branch Elementary
		Riverdale Elementary
		Thomas S. Stone Elementary
		University Park Elementary
	Nicholas Orem Middle	Chillum Elementary
		Edward M. Felegy Elementary
		Lewisdale Elementary
		Ridgecrest Elementary
		Rosa L. Parks Elementary

Source: PGCPS SY2019-2020 Feeder Patterns.

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High School	Middle School	Elementary School
		University Park Elementary
Parkdale High	Charles Carroll Middle	Beacon Heights Elementary
		Carrollton Elementary
		Glenridge Elementary
		Judge Sylvania W. Woods Sr. Elementary
		Lamont Elementary
		Robert Frost Elementary
		Woodridge Elementary
	Greenbelt Middle	Berwyn Heights Elementary
		Hollywood Elementary
		Paint Branch Elementary
	William Wirt Middle	Berwyn Heights Elementary
		Riverdale Elementary
		Templeton Elementary

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 25. Cluster Area 2 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Cooper Lane Elementary	527	494	107%	Bladensburg High
Gladys Noon Spellman Elementary	548	564	97%	Bladensburg High
Riverdale Elementary	720	563	128%	Bladensburg High, Northwestern High, and Parkdale High
Bladensburg Elementary	763	698	109%	Bladensburg High
Port Towns Elementary	1,132	809	140%	Bladensburg High
Rogers Heights Elementary	820	610	134%	Bladensburg High
Templeton Elementary	904	565	160%	Bladensburg High and Parkdale High
Adelphi Elementary	757	451	168%	High Point High
Carole Highlands Elementary	515	535	96%	High Point High
Cherokee Lane Elementary	580	408	142%	High Point High
Cool Spring Elementary	915	535	171%	High Point High
Langley Park-McCormick Elementary	890	486	183%	High Point High
Mary Harris "Mother" Jones Elementary	1,067	769	139%	High Point High
Greenbelt Elementary	587	568	103%	High Point High
Hollywood Elementary	438	339	129%	High Point High
Calverton Elementary	836	589	142%	High Point High
Vansville Elementary	775	836	93%	High Point High

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Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Ridgecrest Elementary	690	693	100%	High Point High and Northwestern High
Rosa Parks Elementary	674	810	83%	High Point High and Northwestern High
Chillum Elementary	379	335	113%	Northwestern High
Hyattsville Elementary	508	406	125%	Northwestern High
Mt Rainier Elementary	350	406	86%	Northwestern High
Paint Branch Elementary	379	357	106%	Northwestern High and Parkdale High
Thomas S. Stone Elementary	557	638	87%	Northwestern High
University Park Elementary	510	565	90%	Northwestern High
Edward M. Felegy Elementary	807	879	92%	Northwestern High
Lewisdale Elementary	671	471	142%	Northwestern High
Beacon Heights Elementary	443	362	122%	Parkdale High
Carrollton Elementary	589	559	105%	Parkdale High
Glenridge Elementary	807	828	97%	Parkdale High
Judge Sylvania W. Woods Sr. Elementary	761	719	106%	Parkdale High
Lamont Elementary	509	503	101%	Parkdale High
Robert Frost Elementary	287	309	93%	Parkdale High
Woodridge Elementary	324	337	96%	Parkdale High
Berwyn Heights Elementary	473	429	110%	Parkdale High
Elementary Schools Total Cluster Area 2	22,492	19,425	116%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 26. Cluster Area 2 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Charles Carroll Middle	1,329	817	163%	Bladensburg High,
Parkdale High				
G. James Gholson Middle	898	870	103%	Bladensburg High
Hyattsville Middle	909	787	116%	Bladensburg High, Northwestern High
William Wirt Middle	1,224	850	144%	Bladensburg High, Parkdale High
Buck Lodge Middle	1,302	1,017	128%	High Point High
Greenbelt Middle	1,468	1,101	133%	High Point High, Parkdale High
Martin Luther King Jr. Middle	1,003	850	118%	High Point High
Nicholas Orem Middle	1,129	829	136%	High Point High, Northwestern High
Middle Schools Total Cluster Area 2	9,262	7,121	130%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 27. Cluster Area 2 Academies Enrollment and Utilization

Middle Schools	School Type	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Beltsville Academy	Pre-K thru 8	1,142	848	135%	High Point High
Academies Total Cluster Area 2		1,142	848	135%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 28. Cluster Area 2 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
Bladensburg High	1,936	1,785	108%
High Point High	2,747	2,081	132%
Northwestern High	2,335	2,340	100%
Parkdale High	2,354	2,288	103%
High Schools Total Cluster Area 2	9,372	8,494	110%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Map 5. Cluster Area 3

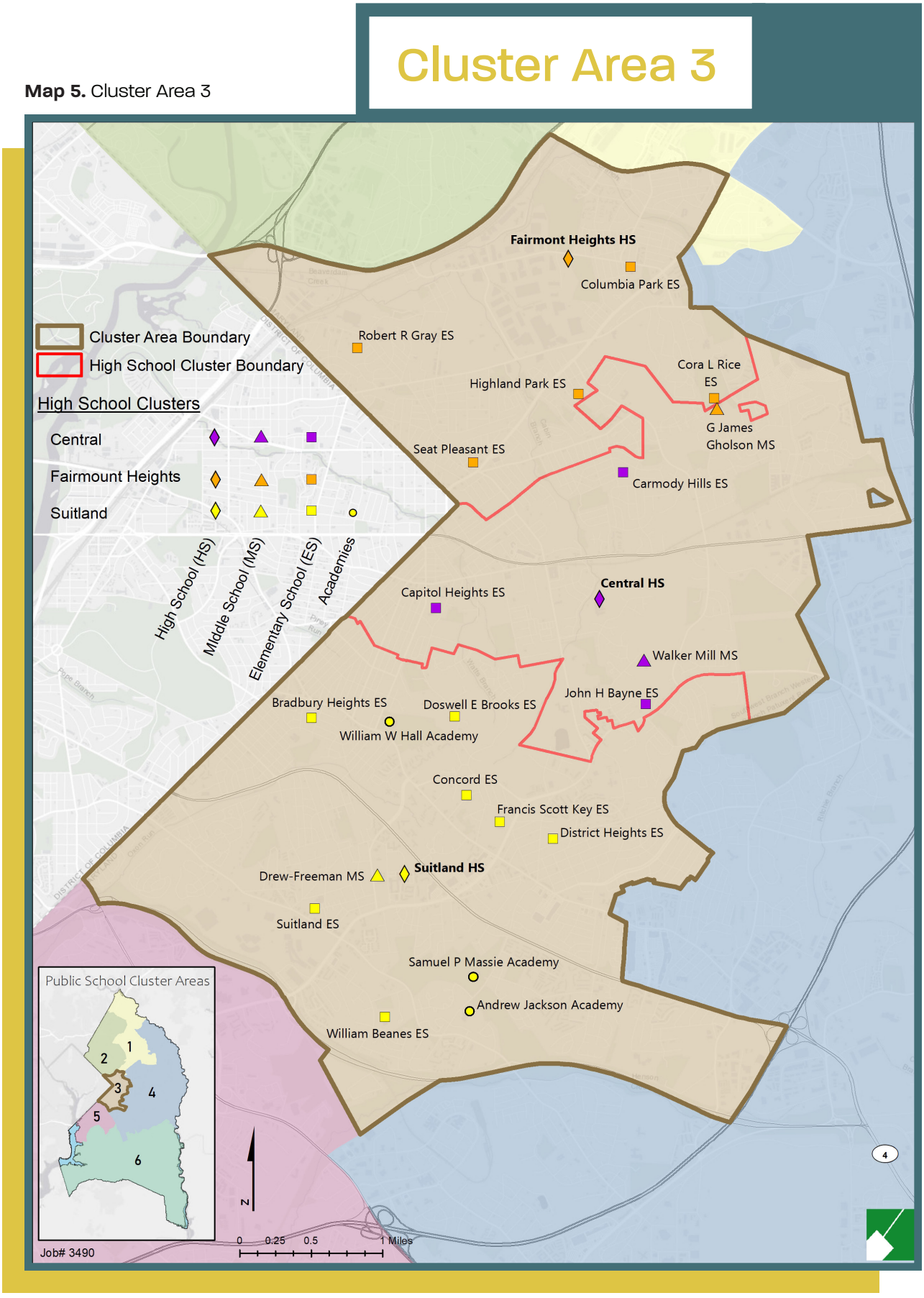

Table 29. Cluster Area 3 Schools Feeder Pattern

High School	Middle School	Elementary School
Central High	G. James Gholson Middle	Carmody Hills Elementary
		Cora L Rice Elementary
		Highland Park Elementary
		Seat Pleasant Elementary
	Walker Mill Middle	Capitol Heights Elementary
		Concord Elementary
		Doswell E. Brooks Elementary
		John H. Bayne Elementary
	William W. Hall Academy	William W. Hall Academy
Fairmont Heights High	G. James Gholson Middle	Carmody Hills Elementary
		Columbia Park Elementary
		Cora L. Rice Elementary
		Dodge Park Elementary
		Highland Park Elementary
		Robert R. Gray Elementary
		Seat Pleasant Elementary
Suitland High	Drew-Freeman Middle	Bradbury Heights Elementary
		Concord Elementary
		District Heights Elementary
		Francis Scott Key Elementary
		Suitland Elementary
		William Beanes Elementary
	Walker Mill Middle	Concord Elementary
		Doswell E. Brooks Elementary
		John H. Bayne Elementary
	Andrew Jackson Academy	Andrew Jackson Academy
	Samuel P. Massie Academy	Samuel P. Massie Academy
	William W. Hall Academy	William W. Hall Academy

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 30. Cluster Area 3 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Carmody Hills Elementary	403	451	89%	Central High Fairmont Heights High
Cora L. Rice Elementary	636	696	91%	Central High Fairmont Heights High
Highland Park Elementary	259	574	45%	Central High
Capitol Heights Elementary	336	363	93%	Central High
Concord Elementary	365	451	81%	Central High Suitland High
Doswell E. Brooks Elementary	247	523	47%	Central High Suitland High
John H. Bayne Elementary	399	542	74%	Central High Suitland High
Columbia Park Elementary	546	515	106%	Fairmont Heights High
Dodge Park Elementary	597	511	117%	Fairmont Heights High
Robert R. Gray Elementary	399	808	49%	Fairmont Heights High
Seat Pleasant Elementary	395	354	112%	Fairmont Heights High
Bradbury Heights Elementary	496	782	63%	Suitland High
District Heights Elementary	403	515	78%	Suitland High
Francis Scott Key Elementary	490	677	72%	Suitland High
Suitland Elementary	578	702	82%	Suitland High
William Beanes Elementary	481	560	86%	Suitland High
Elementary Schools Total Cluster Area 3	7,030	9,024	78%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 31. Cluster Area 3 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
G. James Gholson Middle	898	870	103%	Central High and Fairmont Heights High,
Walker Mill Middle	705	850	83%	Central High, Suitland High
Drew-Freeman Middle	868	890	98%	Suitland High
Middle Schools Total Cluster Area 3	2,471	2,610	95%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 32. Cluster Area 3 Academies Enrollment and Utilization

Middle Schools	School Type	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Andrew Jackson Academy	Pre-K thru 8	504	793	64%	Suitland High
Samuel P. Massie Academy	Pre-K thru 8	614	769	80%	Suitland High
William W. Hall Academy	Pre-K thru 8	566	709	80%	Central High Suitland High
Academies Total Cluster Area 3		1,684	2,271	74%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 33. Cluster Area 3 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
Central High	798	1,143	70%
Fairmont Heights High	839	1,123	75%
Suitland High	1,903	2,447	78%
High Schools Total Cluster Area 3	3,540	4,713	75%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Cluster Area 4

Map 6. Cluster Area 4

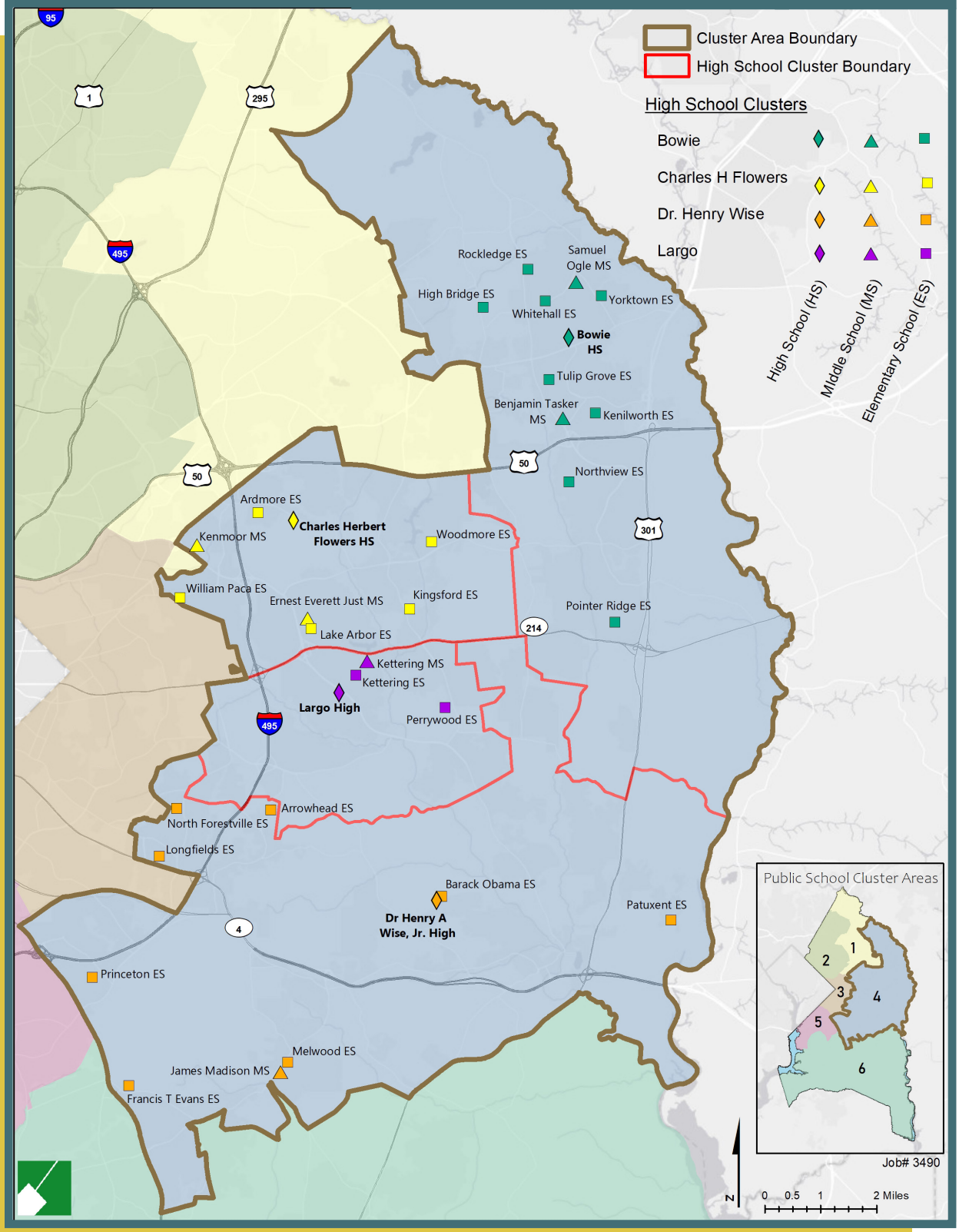

Table 34. Cluster Area 4 Schools Feeder Pattern

High School	Middle School	Elementary School
Bowie High	Benjamin Tasker Middle	Kenilworth Elementary
		Northview Elementary
		Pointer Ridge Elementary
		Tulip Grove Elementary
		Woodmore Elementary
	Samuel Ogle Middle	High Bridge Elementary
		Rockledge Elementary
		Whitehall Elementary
		Yorktown Elementary
Charles Herbert Flowers High	Ernest Everett Just Middle	Ardmore Elementary
		Kingsford Elementary
		Lake Arbor Elementary
		Woodmore Elementary
	G. James Gholson Middle	Cora L. Rice Elementary
	Kenmoor Middle	Judge Sylvania W. Woods Sr. Elementary
		William Paca Elementary
Dr. Henry A. Wise Jr. High	Drew-Freeman Middle	Longfields Elementary
		William Beanes Elementary
	James Madison Middle	Barack Obama Elementary
		Marlton Elementary
		Melwood Elementary
	Kettering Middle	Arrowhead Elementary
		Patuxent Elementary
		Perrywood Elementary
	Stephen Decatur Middle	Francis T. Evans Elementary
	Thurgood Marshall Middle	Princeton Elementary
	Walker Mill Middle	North Forestville Elementary
	Andrew Jackson Academy	Andrew Jackson Academy
Largo High	Ernest Everett Just Middle	Lake Arbor Elementary
	Kettering Middle	Arrowhead Elementary
		Kettering Elementary
		Perrywood Elementary
	Walker Mill Middle	John H Bayne Elementary
		North Forestville Elementary

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 35. Cluster Area 4 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Kenilworth Elementary	387	448	86%	Bowie High
Northview Elementary	637	797	80%	Bowie High
Pointer Ridge Elementary	299	596	50%	Bowie High
Tulip Grove Elementary	349	457	76%	Bowie High
Woodmore Elementary	473	570	83%	Bowie High, Charles Herbert Flowers High
High Bridge Elementary	373	371	101%	Bowie High
Rockledge Elementary	337	454	74%	Bowie High
Whitehall Elementary	653	388	168%	Bowie High
Yorktown Elementary	403	457	88%	Bowie High
Ardmore Elementary	435	523	83%	Charles Herbert Flowers High
Kingsford Elementary	528	750	70%	Charles Herbert Flowers High
Lake Arbor Elementary	559	796	70%	Charles Herbert Flowers High, Largo High
Cora L. Rice Elementary	636	696	91%	Charles Herbert Flowers High
Judge Sylvania W. Woods Sr. Elementary	761	719	106%	Charles Herbert Flowers High
William Paca Elementary	619	601	103%	Charles Herbert Flowers High
Longfields Elementary	296	474	62%	Dr. Henry A. Wise Jr. High
William Beanes Elementary	481	560	86%	Dr. Henry A. Wise Jr. High
Barack Obama Elementary	753	834	90%	Dr. Henry A. Wise Jr. High
Marlton Elementary	299	489	61%	Dr. Henry A. Wise Jr. High
Melwood Elementary	447	633	71%	Dr. Henry A. Wise Jr. High
Francis T. Evans Elementary	375	454	83%	Dr. Henry A. Wise Jr. High
Princeton Elementary	366	448	82%	Dr. Henry A. Wise Jr. High
Arrowhead Elementary	406	434	94%	Dr. Henry A. Wise Jr. High, Largo High
Patuxent Elementary	293	451	65%	Dr. Henry A. Wise Jr. High, Largo High
Perrywood Elementary	593	800	74%	Dr. Henry A. Wise Jr. High, Largo High
John H. Bayne Elementary	399	542	74%	Largo High
Kettering Elementary	419	589	71%	Largo High
North Forestville Elementary	351	438	80%	Dr. Henry A. Wise Jr. High, Largo High
Elementary Schools Total Cluster Area 4	12,927	15,769	82%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 36. Cluster Area 4 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Benjamin Tasker Middle	1,031	1,040	99%	Bowie High
Samuel Ogle Middle	885	935	95%	Bowie High
Ernest Everett Just Middle	780	824	95%	Charles Herbert Flowers High, Largo High
G. James Gholson Middle	898	870	103%	Charles Herbert Flowers High
Kenmoor Middle	964	695	139%	Charles Herbert Flowers High
Drew-Freeman Middle	868	890	98%	Dr. Henry A. Wise Jr. High
James Madison Middle	870	850	102%	Dr. Henry A. Wise Jr. High
Stephen Decatur Middle	769	901	85%	Dr. Henry A. Wise Jr. High
Thurgood Marshall Middle	625	923	68%	Dr. Henry A. Wise Jr. High
Kettering Middle	825	985	84%	Dr. Henry A. Wise Jr. High, Largo High
Walker Mill Middle	705	850	83%	Dr. Henry A. Wise Jr. High, Largo High
Middle Schools Total Cluster Area 4	9,220	9,763	94%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 37. Cluster Area 4 Academies Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Andrew Jackson Academy	504	793	64%	Dr. Henry A. Wise Jr. High
Academies Total Cluster Area 4	504	793	64%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 38. Cluster Area 4 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
Bowie High	2,428	2,772	88%
Charles Herbert Flowers High	2,262	2,174	104%
Dr. Henry A. Wise Jr. High	2,220	2,518	88%
Largo High	872	1,365	64%
High Schools Total Cluster Area 4	7,782	8,829	88%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Cluster Area 5

Map 7. Cluster Area 5

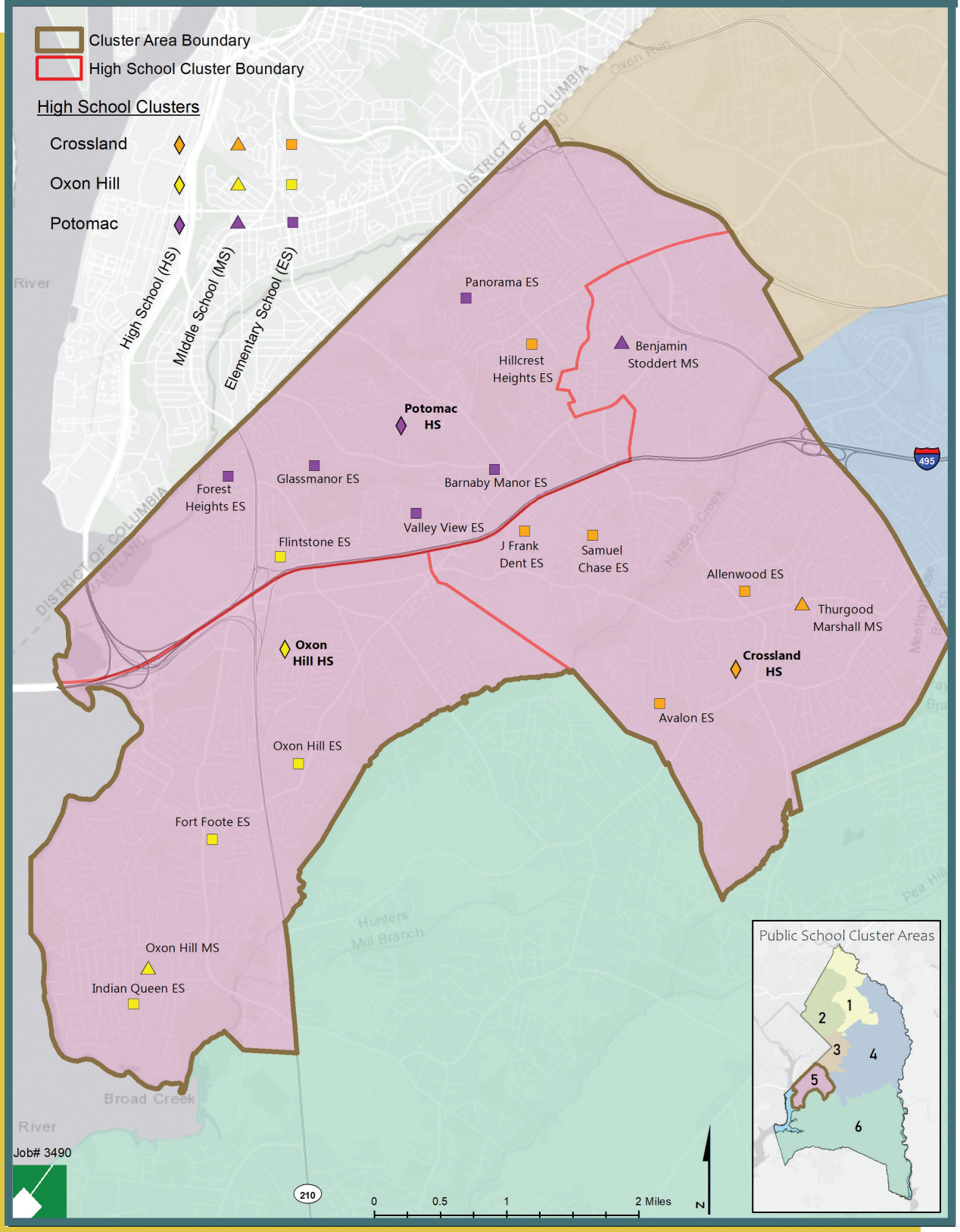

Table 39. Cluster Area 5 Schools Feeder Pattern

High School	Middle School	Elementary School
Crossland High	Benjamin Stoddert Middle	Barnaby Manor Elementary
		Hillcrest Heights Elementary
	Isaac J. Gourdine Middle	Avalon Elementary
	Thurgood Marshall Middle	Allenwood Elementary
		Avalon Elementary
		Hillcrest Heights Elementary
		J. Frank Dent Elementary
		Samuel Chase Elementary
		Suitland Elementary
Oxon Hill High	Isaac J. Gourdine Middle	Apple Grove Elementary
	Oxon Hill Middle	Apple Grove Elementary
		Flintstone Elementary
		Fort Foote Elementary
		Indian Queen Elementary
		Oxon Hill Elementary
Potomac High	Benjamin Stoddert Middle	Barnaby Manor Elementary
		Hillcrest Heights Elementary
		Panorama Elementary
	Oxon Hill Middle	Flintstone Elementary
		Forest Heights Elementary
		Glassmanor Elementary
		Valley View Elementary
	Thurgood Marshall Middle	Barnaby Manor Elementary
		Valley View Elementary

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 40. Cluster Area 5 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Barnaby Manor Elementary	501	574	87%	Crossland High, Potomac High
Hillcrest Heights Elementary	474	703	67%	Crossland High, Potomac High
Avalon Elementary	374	435	86%	Crossland High
Allenwood Elementary	435	455	96%	Crossland High
J. Frank Dent Elementary	284	365	78%	Crossland High
Samuel Chase Elementary	324	383	85%	Crossland High
Suitland Elementary	578	702	82%	Crossland High
Apple Grove Elementary	512	541	95%	Oxon Hill High
Flintstone Elementary	449	451	100%	Oxon Hill High, Potomac High
Fort Foote Elementary	305	451	68%	Oxon Hill High
Indian Queen Elementary	311	549	57%	Oxon Hill High
Oxon Hill Elementary	229	423	54%	Oxon Hill High
Panorama Elementary	587	691	85%	Potomac High
Forest Heights Elementary	330	314	105%	Potomac High
Glassmanor Elementary	319	335	95%	Potomac High
Valley View Elementary	416	541	77%	Potomac High
Elementary Schools Total Cluster Area 5	6,428	7,913	81%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 41. Cluster Area 5 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Benjamin Stoddert Middle	696	774	90%	Crossland High, Potomac High
Isaac J. Gourdine Middle	611	824	74%	Crossland High, Oxon Hill High
Thurgood Marshall Middle	625	923	68%	Crossland High, Potomac High
Oxon Hill Middle	865	783	110%	Oxon Hill High, Potomac High
Middle Schools Total Cluster Area 5	2,797	3,304	85%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 42. Cluster Area 5 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
Crossland High	975	1,775	55%
Oxon Hill High	1,497	1,360	110%
Potomac High	1,196	1,915	62%
High Schools Total Cluster Area 5	3,668	5,050	73%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Cluster Area 6

Map 8. Cluster Area 6

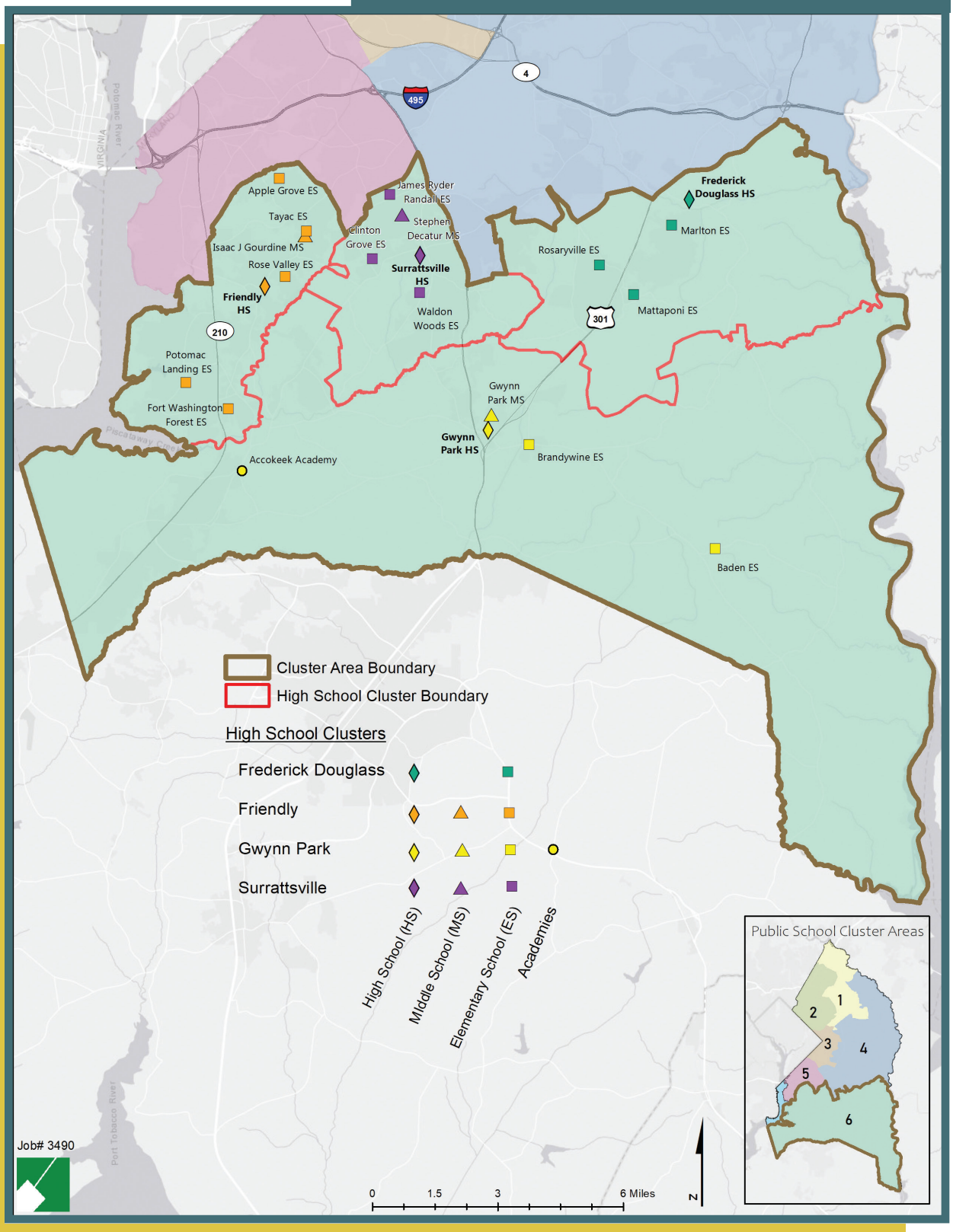

Table 43. Cluster Area 6 Schools Feeder Pattern

High School	Middle School	Elementary School
Frederick Douglass High	Gwynn Park Middle	Baden Elementary
		Mattaponi Elementary
		Rosaryville Elementary
	James Madison Middle	Marlton Elementary
		Rosaryville Elementary
Friendly High		Fort Washington Forest Elementary
		Potomac Landing Elementary
	Isaac J. Gourdine Middle	Apple Grove Elementary
		Rose Valley Elementary
		Tayac Elementary
	Accokeek Academy	Accokeek Academy
Gwynn Park High	Gwynn Park Middle	Baden Elementary
		Brandywine Elementary
		Clinton Grove Elementary
		Fort Washington Forest Elementary
	Accokeek Academy	Accokeek Academy
Surrattsville High	Gwynn Park Middle	Clinton Grove Elementary
	Stephen Decatur Middle	Clinton Grove Elementary
		James Ryder Randall Elementary
		Waldon Woods Elementary
Academy (K-8)	Accokeek Academy	Accokeek Academy

Source: PGCPS SY2019-2020 Feeder Patterns.

Table 44. Cluster Area 6 Elementary Schools Enrollment and Utilization

Elementary Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Baden Elementary	209	337	62%	Frederick Douglass High, Gwynn Park High
Mattaponi Elementary	360	458	79%	Frederick Douglass High
Rosaryville Elementary	428	783	55%	Frederick Douglass High
Marlton Elementary	299	489	61%	Frederick Douglass High
Fort Washington Forest Elementary	295	434	68%	Friendly High, Gwynn Park High
Potomac Landing Elementary	382	454	84%	Friendly High
Apple Grove Elementary	512	541	95%	Friendly High
Rose Valley Elementary	354	428	83%	Friendly High
Tayac Elementary	347	545	64%	Friendly High
Brandywine Elementary	412	477	86%	Gwynn Park High
Clinton Grove Elementary	264	426	62%	Surrattsville High
James Ryder Randall Elementary	417	441	95%	Surrattsville High
Waldon Woods Elementary	577	568	102%	Surrattsville High
Elementary Schools Total Cluster Area 6	4,856	6,381	76%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 45. Cluster Area 6 Middle Schools Enrollment and Utilization

Middle Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Gwynn Park Middle	662	765	87%	Frederick Douglass High, Gwynn Park High, Surrattsville High
James Madison Middle	870	850	102%	Frederick Douglass High
Isaac J. Gourdine Middle	611	824	74%	Friendly High
Stephen Decatur Middle	769	901	85%	Surrattsville High
Middle Schools Total Cluster Area 6	2,912	3,340	87%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 46. Cluster Area 6 Academies Enrollment and Utilization

Middle Schools	School Type	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization	High School
Accokeek Academy	K thru 8	1,637	1,428	115%	Friendly High, Gwynn Park High
Academies Total Cluster Area 6		1,637	1,428	115%	

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade and SY2019-2020 Feeder Patterns.

Table 47. Cluster Area 6 High Schools Enrollment and Utilization

High Schools	Adjusted Enrollment 9/30/19	State Rated Capacity	Utilization
Frederick Douglass High	1,033	1,410	73%
Friendly High	791	1,351	59%
Gwynn Park High	961	1,208	80%
Surrattsville High	705	1,237	57%
High Schools Total Cluster Area 6	3,490	5,206	67%

Source: PGCPS September 30, 2019, Official Enrollment by School and Grade.

Appendix

Appendix A. Historical Pupil Yield Calculations

Periodically the Planning Department staff updates the pupil yield factors for Prince George's County. Below are the pupil yield factors calculated by the Prince George's County Planning Department staff since 1985.

Table 48. Historical Pupil Yield Calculations—Pupil Yield Factors 1985

	Schools Levels		
Type of Unit	**Elementary**	**Middle**	**High**
Single-Family Detached	0.30	0.10	0.15
Townhouses	0.15	0.05	0.10
Multifamily	0.04 to 0.10	0.01 to 0.02	0.01 to 0.03

In 1985, staff created a range for multifamily housing types, which was not repeated in subsequent years.

Table 49. Historical Pupil Yield Calculations—Pupil Yield Factors 1990

	Schools Levels		
Type of Unit	**Elementary**	**Middle**	**High**
Single-Family Detached	0.23	0.06	0.14
Townhouses	0.16	0.05	0.08
Multifamily	0.18	0.05	0.08

The 1990 generation factors for single-family detached units declined from the 1985 factors, while the other two housing types generally increased.

Table 50. Historical Pupil Yield Calculations—Pupil Yield Factors 1996

	Schools Levels		
Type of Unit	**Elementary**	**Middle**	**High**
Single-Family Detached	0.22	0.08	0.14
Townhouses	0.23	0.06	0.11
Multifamily	0.23	0.05	0.11

In 1996 when looking at the elementary school level, the townhouses and multifamily rates slightly exceeded the generation rates for single-family detached units for the first time. The middle school rates for single-family detached and townhouses were slightly higher than the 1990 ratings. The high school generation rates for townhouses and multifamily also increased over the 1990 rates.

Through CB-03-1997, the County Council mandated the establishment of an adequate school facilities test for schools at the time of preliminary plat of subdivision and building permits. CB-03-1997 stated that at the time of building permit any projects that had a preliminary plat of subdivision approved before January 1, 1991, the adequate school facilities test should be applied. The same pupil yield factor was used for both tests; however, the test was on specific elementary, middle, and high schools versus a cluster of schools as currently done.

Table 51. Historical Pupil Yield Calculations—Pupil Yield Factors 1999

Type of Unit	Schools Levels		
	Elementary	Middle	High
Single-Family Detached	0.22	0.08	0.13
Single-Family Attached	0.23	0.06	0.11
Multifamily	0.23	0.05	0.10
Multifamily Condominium	0.17	0.05	0.05

The 1999 pupil yield factors did not significantly change from the 1996 factors. The high school factors for single-family detached and multifamily both decreased by .01. The significant change was the inclusion of the multifamily condominium category of housing types, which included lower elementary and high school factors.

Through CB-30-2003, the adequate school facilities test was amended to be reviewed by the school cluster versus the specific elementary, middle, and high schools. This bill also eliminated all mitigation procedures if a proposed development is over 105% capacity and allowed all applications in a wait period pursuant to the previous law to move forward in the approval process.

Table 52. Historical Pupil Yield Calculations—Pupil Yield Factors 2008

Type of Unit	Schools Levels		
	Elementary	Middle	High
Single-Family Detached	0.164	0.130	0.144
Single-Family Attached	0.140	0.113	0.108
Multifamily Garden	0.137	0.064	0.088
Multifamily with Structured Parking	0.042	0.039	0.033

In 2008, the elementary school rates dropped in all housing categories and was at its lowest point when compared to all the other yield factors. The middle school rates increased slightly in all housing categories. The fourth category of housing was changed from Multifamily Condominium to Multifamily with Structured Parking. The generation rate for multifamily with structured parking was borrowed from the Montgomery County Planning Department's student generation rates, since the number of multifamily with structured parking within Prince George's County was not statistically significant.

Table 53. Historical Pupil Yield Calculations—Pupil Yield Factors 2014

Type of Unit	Schools Levels		
	Elementary	Middle	High
Single-Family Detached	0.177	0.095	0.137
Single-Family Attached	0.145	0.076	0.108
Multifamily	0.119	0.054	0.074

In 2014, elementary school rates were slightly higher than the 2008 rates in single-family detached and single-family attached units. The middle school rates declined in the single-family detached and single-family attached units. The high school rates declined in single-family detached. The generation rate for multifamily with structured parking was dropped and consolidated back into one multifamily category.

Appendix B. Current County Code

Sec. 24-122.02. School Facilities Tests.

(a) At the time of a preliminary plan of subdivision, the Planning Board shall apply an adequacy of school facilities test in accordance with this Subsection.

(1) The test shall be applied to a proposed subdivision as it affects school clusters, which are groupings of elementary, middle, and high schools which would be impacted by the subdivision.

(2) A subdivision meets the test, unless otherwise provided below, if the number of students generated by the proposed subdivision at each stage will not exceed one hundred five percent (105%) of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters, as determined by the Planning Board.

(3) The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors, as defined in Section 24-101(b) , for each dwelling unit type as determined by the Planning Board from historical information provided by the Superintendent of the Prince George's County Public Schools.

(4) The Planning Board shall determine:

(A) The school cluster or clusters impacted by the subdivision.

(B) The actual enrollment, which is the number of elementary, middle, and high school students, as reported by the Superintendent of the Prince George's County Public Schools as of September 30 of the prior year, and as calculated by the Planning Board and effective in January of each year for use in that calendar year.

(C) The completion enrollment, which is the total number of elementary, middle, and high school students to be generated by the estimated number of residential completions, for each school cluster.

(i) Residential completions are estimated from the total of all substantially completed dwelling units added to the County's assessable tax base in the two (2) previous calendar years.

(ii) In determining completion enrollment, the estimated number of residential completions in a given school cluster will not exceed the number of dwelling units shown on:

(aa) An approved preliminary plan of subdivision with no waiting period, or with a waiting period less than twenty-four (24) months as of September 30 of each calendar year; and

(bb) All recorded plats not subject to an adequate public facilities test for schools at time of building permit issuance.

(D) The subdivision enrollment, which is the anticipated number of elementary, middle, and high school students to be generated by all dwelling units shown on the proposed preliminary plan of subdivision, multiplied by the pupil yield factor.

(E) The cumulative enrollment, which is the total of all subdivision enrollments resulting from approved preliminary plans of subdivision in each school cluster for the calendar year in which an adequate public facilities test is being applied.

(5) The Planning Board shall determine the subdivision's cluster enrollment by adding: the actual number of students in the cluster as of September 30; the number of students anticipated from

residential completions in the cluster; the number anticipated from the subdivision; and the number anticipated from subdivisions already approved in the cluster within the calendar year. The Board shall then determine the percent capacity by dividing the cluster enrollment by the state rated capacity (adjusted by the School Regulations) of schools in the cluster.

(b) The following shall be exempt from the preliminary plan of subdivision test in Subsection (a):

(1) A subdivision which is a redevelopment project that replaces existing dwelling units;

(2) A subdivision for elderly housing operated in accordance with State and Federal Fair Housing law.

(3) A subdivision containing no more than three (3) lots on less than five (5) gross acres of land and for which the lots, except for one to be retained by grantor, are to be conveyed to a son or daughter or lineal descendant of the grantor.

(4) A subdivision which is located in the Developed Tier, as described in the County's adopted Biennial Growth Policy Plan.

(5) A subdivision for fewer than thirty-six (36) dwelling units, which will not be served by public water and sewerage systems, is not included in a large Comprehensive Design or Mixed-Use Zone development, and for which the applicant/owner, or predecessors in interest and/or title, did not own any property adjacent to the proposed subdivision as of May 31, 1997. For purposes of this Subsection:

(A) A subdivision means all land originally included in one preliminary plan application. Subsequent re-subdivision for the purpose of creating additional lots is permitted, provided that in no case shall an exemption be applied to more than a total of thirty-five (35) lots; and

(B) Land is considered adjacent if the property lines:

(i) Are contiguous at any point;

(ii) Are separated only by a public or private street, road, highway, utility right-of-way, or other public or private right-of-way at any point; or

(iii) Are separated only by other land of the applicant/owner or their predecessors in interest and/or title which is not subject to this Section at the time the applicant submits a preliminary plan of subdivision for approval.

(c) Whenever an adequate school facility fee is charged in conjunction with a building permit, it shall be reduced by the full amount of the school facilities surcharge imposed on that same permit.

(CB-3-1997; CB-104-1998; CB-15-1999; CB-40-2001; CB-30-2003; CB-104-2012)

Future Subdivision Ordinance Text

CB-015-2018 (DR-2) has not yet taken effect and is subject to revisions via further legislative action of the Council.

24-4510. Schools Adequacy

(a) Applicability

(1) Unless exempted in accordance with Section 24-4510(a)(3) below, a certificate for schools adequacy shall be reviewed and approved, approved with conditions, or denied in accordance with Section 24-4503, Certificate of Adequacy.

(2) To gain approval of the certificate for schools adequacy, the applicant shall demonstrate the proposed development complies with the LOS standards of Section 24-4510(b) below, provides adequate mitigation (if appropriate), and complies with all other relevant requirements of this Section.

(3) The following are exempt from the requirements of this Section:

(A) A preliminary plan for subdivision which is a redevelopment project that replaces existing dwelling units;

(B) A preliminary plan for subdivision for elderly housing operated in accordance with the State and Federal Fair Housing laws;

(C) A preliminary plan for subdivision that consists of no more than three lots on less than five gross acres of land, whose lots, except for one to be retained by grantor, are to be conveyed to a son or daughter or lineal descendant of the grantor; and

(D) A preliminary plan for subdivision located in the Transit-Oriented/Activity Center base of PD zones.

(b) Adopted LOS Standard for Schools

(4) The adopted LOS standard for schools is based on school clusters, which are groupings of elementary, middle, and high schools that are impacted by the preliminary plan for subdivision.

(5) The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

(6) The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors for each dwelling unit type as determined by the Planning Director from historical information provided by the Superintendent of the Prince George's County Public Schools.

(7) The Planning Director shall determine:

(A) The school cluster or clusters impacted by the proposed preliminary plan for subdivision.

(B) The actual enrollment, which is the number of elementary, middle, and high school students, as reported by the Superintendent of the Prince George's County Public Schools as of September 30 of the prior year, and as calculated by the Planning Director that is effective in January of each year for use in that calendar year.

(C) The completion enrollment, which is the total number of elementary, middle, and high school students to be generated by the estimated number of residential completions, for each school cluster.

(i) Residential completions are estimated from the total of all substantially completed dwelling units added to the County's assessable tax base in the two previous calendar years.

(ii) In determining completion enrollment, the estimated number of residential completions in a given school cluster will not exceed the number of dwelling units shown on:

(aa) An approved preliminary plan of subdivision with no waiting period, or with a waiting period less than 24 months as of September 30 of each calendar year; and

(bb) All recorded plats not subject to an adequate public facilities test for schools at time of building permit issuance.

(D) The subdivision enrollment, which is the anticipated number of elementary, middle, and high school students to be generated by all dwelling units shown on the proposed preliminary plan of subdivision, multiplied by the pupil yield factor.

(E) The cumulative enrollment, which is the total of all subdivision enrollments resulting from approved preliminary plans of subdivision in each school cluster for the calendar year in which an adequate public facilities test is being applied.

(F) The Planning Director shall determine the subdivision's cluster enrollment by adding: the actual number of students in the cluster as of September 30; the number of students anticipated from residential completions in the cluster; the number anticipated from the subdivision; and the number of students anticipated from subdivisions already approved in the cluster within the calendar year. The Planning Director shall then determine the percent capacity by dividing the cluster enrollment by the state rated capacity (adjusted by the School Regulations) of schools in the cluster.

(c) Mitigation

Whenever an adequate school facility fee is charged in conjunction with a building permit, it shall be reduced by the full amount of the school facilities surcharge imposed on that same permit.

Prince George's County Public Schools
SY 2019-20 Official Enrollment by School and Grade

School	PreK	K	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Gr 8	Gr 9	Gr 10	Gr 11	Gr 12	Total	Total (Adjusted for half-day PreK)	State Rated Capacity	*Seats Available	*Building Utilization	Board of Ed District	Council District	Legislative District
Academy Of Health Sciences At Pgcc	-	-	-	-	-	-	-	-	-	-	164	152	136	111	563	563	-	-	-	6	6	25
Accokeek Academy	-	91	120	148	149	120	154	281	284	290	-	-	-	-	1,637	1,637	1,428	(209)	115%	9	9	27A
Adelphi Elementary	37	111	110	123	95	109	86	104	-	-	-	-	-	-	775	757	451	(306)	168%	3	2	47B
Allenwood Elementary	20	63	62	58	53	60	44	75	-	-	-	-	-	-	435	435	455	20	96%	8	8	26
Andrew Jackson Academy	19	48	43	46	59	57	53	73	49	57	-	-	-	-	504	504	793	289	64%	7	7	25
Annapolis Road Academy	-	-	-	-	-	-	-	-	-	-	94	26	-	-	120	120	100	(20)	120%	5	6	23B
Apple Grove Elementary	40	63	57	67	70	66	71	78	-	-	-	-	-	-	512	512	541	29	95%	8	8	26
Ardmore Elementary	40	53	66	54	63	79	80	-	-	-	-	-	-	-	435	435	523	88	83%	4	5	24
Arrowhead Elementary	16	58	60	54	71	67	80	-	-	-	-	-	-	-	406	406	434	28	94%	7	6	25
Avalon Elementary	18	34	52	43	55	55	59	58	-	-	-	-	-	-	374	374	435	61	86%	8	8	26
Baden Elementary	31	26	22	21	30	22	31	26	-	-	-	-	-	-	209	209	337	128	62%	9	9	27A
Barack Obama Elementary	41	104	122	119	131	119	117	-	-	-	-	-	-	-	753	753	834	81	90%	7	6	25
Barnaby Manor Elementary	46	77	76	85	79	76	62	-	-	-	-	-	-	-	501	501	574	73	87%	8	8	26
Beacon Heights Elementary	36	63	52	67	48	58	64	73	-	-	-	-	-	-	461	443	362	(81)	122%	4	3	22
Beltsville Academy	40	116	109	137	124	122	142	116	135	121	-	-	-	-	1,162	1,142	848	(294)	135%	1	1	21
Benjamin D Foulois Academy	-	46	47	52	52	52	51	75	84	79	-	-	-	-	538	538	758	220	71%	7	7	25
Benjamin Stoddert Middle	-	-	-	-	-	-	-	226	222	248	-	-	-	-	696	696	774	78	90%	7	7	24
Benjamin Tasker Middle	-	-	-	-	-	-	-	354	361	316	-	-	-	-	1,031	1,031	1,040	9	99%	5	4	23A
Berwyn Heights Elementary	-	58	67	68	68	63	77	72	-	-	-	-	-	-	473	473	429	(44)	110%	2	3	22
Bladensburg Elementary	64	118	104	90	110	103	99	107	-	-	-	-	-	-	795	763	698	(65)	109%	4	5	47A
Bladensburg High	-	-	-	-	-	-	-	-	-	-	684	468	380	404	1,936	1,936	1,785	(151)	108%	4	5	47A
Bond Mill Elementary	-	80	78	93	79	92	85	-	-	-	-	-	-	-	507	507	479	(28)	106%	1	1	21
Bowie High	-	-	-	-	-	-	-	-	-	-	593	610	646	579	2,428	2,428	2,772	344	88%	5	4	23A
Bradbury Heights Elementary	39	72	69	70	79	57	58	52	-	-	-	-	-	-	496	496	782	286	63%	7	7	24
Brandywine Elementary	-	69	65	76	63	72	67	-	-	-	-	-	-	-	412	412	477	65	86%	9	9	27A
Buck Lodge Middle	-	-	-	-	-	-	-	167	586	549	-	-	-	-	1,302	1,302	1,017	(285)	128%	1	1	47B
C Elizabeth Rieg	-	8	10	10	6	10	12	6	2	8	9	6	24	4	115	115	130	15	88%	5	4	23B
Calverton Elementary	35	134	161	120	134	136	133	-	-	-	-	-	-	-	853	836	589	(247)	142%	1	1	21
Capitol Heights Elementary	19	31	20	56	67	71	72	-	-	-	-	-	-	-	336	336	363	27	93%	6	7	24
Career And Technical Education Evening High	-	-	-	-	-	-	-	-	-	-	-	-	15	-	15	15	-	-	-	4	5	47A
Carmody Hills Elementary	40	67	57	52	68	62	77	-	-	-	-	-	-	-	423	403	451	48	89%	6	7	24
Carole Highlands Elementary	38	84	78	66	57	73	49	70	-	-	-	-	-	-	515	515	535	20	96%	3	2	47B
Carrollton Elementary	68	101	92	83	94	90	95	-	-	-	-	-	-	-	623	589	559	(30)	105%	2	3	22
Catherine T Reed Elementary	20	83	84	79	81	80	81	-	-	-	-	-	-	-	508	508	457	(51)	111%	1	4	22
Central High	-	-	-	-	-	-	-	-	-	-	297	183	138	180	798	798	1,143	345	70%	6	6	25
Cesar Chavez Elementary	-	79	71	62	50	48	44	-	-	-	-	-	-	-	354	354	357	3	99%	3	2	47A
Chapel Forge E C C	254	-	-	-	-	-	-	-	-	-	-	-	-	-	254	197	260	63	76%	5	4	23B
Charles Carroll Middle	-	-	-	-	-	-	-	188	590	551	-	-	-	-	1,329	1,329	817	(512)	163%	2	3	22
Charles Herbert Flowers High	-	-	-	-	-	-	-	-	-	-	642	584	544	492	2,262	2,262	2,174	(88)	104%	4	5	24
Cherokee Lane Elementary	-	94	82	92	85	88	72	67	-	-	-	-	-	-	580	580	408	(172)	142%	1	1	47B
Chesapeake Math And It Public Charter	-	100	103	98	104	104	104	174	168	186	142	171	123	87	1,664	1,664	-	-	-	1	1	21
Chesapeake Math And It South Public Charter	-	100	101	102	53	52	52	167	168	169	108	87	98	78	1,335	1,335	-	-	-	9	9	23B
Chillum Elementary	35	52	67	51	56	53	65	-	-	-	-	-	-	-	379	379	335	(44)	113%	3	2	47A

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Clinton Grove Elementary	35	31	33	27	41	47	50	-	-	-	-	-	-	-	264	264	426	162	62%	9	9	25
College Park Academy	-	-	-	-	-	-	-	141	140	114	88	63	54	61	661	661	-	-	-	2	3	22
Columbia Park Elementary	37	66	82	79	78	61	79	64	-	-	-	-	-	-	546	546	515	(31)	106%	4	5	47A
Community-Based Classroom	-	-	-	-	-	-	-	-	-	-	-	-	-	75	75	75	-	-	-	4	5	47A
Concord Elementary	28	37	47	53	45	52	51	52	-	-	-	-	-	-	365	365	451	86	81%	6	7	24
Cool Spring Elementary	80	141	121	124	102	110	138	99	-	-	-	-	-	-	915	915	535	(380)	171%	3	2	47B
Cooper Lane Elementary	35	48	83	72	84	59	77	69	-	-	-	-	-	-	527	527	494	(33)	107%	4	5	47A
Cora L Rice Elementary	59	92	107	94	91	91	102	-	-	-	-	-	-	-	636	636	696	60	91%	6	5	24
Croom High	-	-	-	-	-	-	-	-	-	-	-	-	7	58	65	65	120	55	54%	9	9	27B
Crossland Evening/Sat High	-	-	-	-	-	-	-	-	-	-	30	49	31	118	228	228	-	-	-	8	8	26
Crossland High	-	-	-	-	-	-	-	-	-	-	310	233	223	209	975	975	1,775	800	55%	8	8	26
Deerfield Run Elementary	38	84	114	92	89	99	103	-	-	-	-	-	-	-	619	600	570	(30)	105%	1	1	23A
District Heights Elementary	20	56	60	70	74	72	51	-	-	-	-	-	-	-	403	403	515	112	78%	7	6	25
Dodge Park Elementary	37	77	79	92	79	69	83	81	-	-	-	-	-	-	597	597	511	(86)	117%	4	5	22
Dora Kennedy French Immersion	-	99	100	87	78	82	76	58	53	43	-	-	-	-	676	676	-	-	0%	2	4	22
Doswell E Brooks Elementary	19	35	31	32	22	36	33	39	-	-	-	-	-	-	247	247	523	276	47%	6	7	24
Dr Henry A Wise, Jr. High	-	-	-	-	-	-	-	-	-	-	558	620	541	501	2,220	2,220	2,518	298	88%	7	6	25
Drew-Freeman Middle	-	-	-	-	-	-	-	196	348	324	-	-	-	-	868	868	890	22	98%	7	7	24
Duval High	-	-	-	-	-	-	-	-	-	-	768	486	456	413	2,123	2,123	2,258	135	94%	1	4	22
Dwight D Eisenhower Middle	-	-	-	-	-	-	-	297	401	354	-	-	-	-	1,052	1,052	1,049	(3)	100%	1	1	21
Edward M Felegy Elementary	55	122	119	137	108	131	135	-	-	-	-	-	-	-	807	807	879	72	92%	3	2	22
Eleanor Roosevelt High	-	-	-	-	-	-	-	-	-	-	749	669	578	633	2,629	2,629	2,096	(533)	125%	2	4	22
Ernest Everett Just Middle	-	-	-	-	-	-	-	245	275	260	-	-	-	-	780	780	824	44	95%	6	6	24
Excel Academy Public Charter	-	53	49	51	50	50	48	47	43	40	-	-	-	-	431	431	470	39	92%	4	5	22
Fairmont Heights High	-	-	-	-	-	-	-	-	-	-	263	218	186	172	839	839	1,123	284	75%	4	5	47A
Flintstone Elementary	20	69	76	62	75	70	77	-	-	-	-	-	-	-	449	449	451	2	100%	8	8	26
Forest Heights Elementary	36	35	44	45	37	39	47	47	-	-	-	-	-	-	330	330	314	(16)	105%	8	8	26
Fort Foote Elementary	20	34	36	40	42	45	43	45	-	-	-	-	-	-	305	305	451	146	68%	8	8	26
Fort Washington Forest Elem	39	34	33	49	51	40	49	-	-	-	-	-	-	-	295	295	434	139	68%	9	9	26
Frances R Fuchs E C C	324	-	-	-	-	-	-	-	-	-	-	-	-	-	324	263	260	(3)	101%	1	1	21
Francis Scott Key Elementary	34	66	80	78	66	79	87	-	-	-	-	-	-	-	490	490	677	187	72%	6	7	24
Francis T Evans Elementary	35	58	61	57	56	51	57	-	-	-	-	-	-	-	375	375	454	79	83%	9	8	25
Frederick Douglass High	-	-	-	-	-	-	-	-	-	-	268	311	261	193	1,033	1,033	1,410	377	73%	9	9	23B
Friendly High	-	-	-	-	-	-	-	-	-	-	250	194	166	181	791	791	1,351	560	59%	8	9	26
G James Gholson Middle	-	-	-	-	-	-	-	158	389	351	-	-	-	-	898	898	870	(28)	103%	6	5	24
Gaywood Elementary	40	76	66	84	73	96	84	-	-	-	-	-	-	-	519	499	386	(113)	129%	4	3	22
Gladys Noon Spellman Elementary	20	74	81	75	75	80	71	72	-	-	-	-	-	-	548	548	564	16	97%	4	5	47A
Glassmanor Elementary	-	41	63	52	52	48	63	-	-	-	-	-	-	-	319	319	335	16	95%	8	8	26
Glenarden Woods Elementary	-	-	-	121	124	122	124	-	-	-	-	-	-	-	491	491	460	(31)	107%	4	5	24
Glenn Dale Elementary	-	98	107	85	116	97	78	-	-	-	-	-	-	-	581	581	404	(177)	144%	4	3	24
Glenridge Elementary	38	108	120	116	89	121	118	116	-	-	-	-	-	-	826	807	828	21	97%	4	3	22
Green Valley Academy	-	-	-	-	-	-	-	-	8	8	22	12	-	-	50	50	230	180	22%	7	7	24
Greenbelt Day Care Center	16	-	-	-	-	-	-	-	-	-	-	-	-	-	16	16	-	-	-	2	4	22

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Greenbelt Elementary	37	105	85	86	81	94	117	-	-	-	-	-	-	-	605	587	568	(19)	103%	2	4	22
Greenbelt Middle	-	-	-	-	-	-	-	392	540	536	-	-	-	-	1,468	1,468	1,101	(367)	133%	2	4	22
Gwynn Park High	-	-	-	-	-	-	-	-	-	-	259	240	233	229	961	961	1,208	247	80%	9	9	27B
Gwynn Park Middle	-	-	-	-	-	-	-	183	243	236	-	-	-	-	662	662	765	103	87%	9	9	27B
H Winship Wheatley E C C	301	-	-	-	-	-	-	-	-	-	-	-	-	-	301	237	420	183	56%	6	6	25
Heather Hills Elementary	-	-	-	71	88	97	97	-	-	-	-	-	-	-	353	353	368	15	96%	5	4	23B
High Bridge Elementary	-	48	65	46	69	74	71	-	-	-	-	-	-	-	373	373	371	(2)	101%	5	4	23A
High Point High	-	-	-	-	-	-	-	-	-	-	955	646	577	569	2,747	2,747	2,081	(666)	132%	1	1	21
Highland Park Elementary	20	26	34	31	38	35	38	37	-	-	-	-	-	-	259	259	574	315	45%	6	7	24
Hillcrest Heights Elementary	32	85	69	67	69	73	79	-	-	-	-	-	-	-	474	474	703	229	67%	8	7	25
Hollywood Elementary	40	83	70	49	87	70	59	-	-	-	-	-	-	-	458	438	339	(99)	129%	2	1	21
Hyattsville Elementary	39	85	56	89	76	78	85	-	-	-	-	-	-	-	508	508	406	(102)	125%	3	2	22
Hyattsville Middle	-	-	-	-	-	-	-	220	356	333	-	-	-	-	909	909	787	(122)	116%	3	2	22
Imagine Andrews Public Charter	-	46	48	45	76	52	49	52	51	45	-	-	-	-	464	464	-	-	-	9	8	25
Imagine Foundations At Leeland Pcs	-	48	52	52	54	57	54	55	56	52	-	-	-	-	480	480	-	-	-	5	6	25
Imagine Foundations At Morningside Pcs	-	34	42	40	51	47	49	43	48	73	-	-	-	-	427	427	365	(62)	117%	7	7	25
Imagine Lincoln Pcs	-	35	45	41	43	59	43	50	46	43	-	-	-	-	405	405	-	-	0%	7	7	24
Incarcerated Youth Center (Jacs)	-	-	-	-	-	-	-	-	-	-	3	1	3	3	10	10	-	-	0%	7	6	25
Indian Queen Elementary	18	42	47	42	35	47	39	41	-	-	-	-	-	-	311	311	549	238	57%	8	8	26
International High School @ Langley Park	-	-	-	-	-	-	-	-	-	-	198	5	63	74	340	340	447	107	76%	4	5	47A
International High School @ Largo	-	-	-	-	-	-	-	-	-	-	214	-	88	83	385	385	363	(22)	106%	6	6	25
Isaac J Gourdine Middle	-	-	-	-	-	-	-	141	232	238	-	-	-	-	611	611	824	213	74%	8	8	26
J Frank Dent Elementary	20	38	28	41	33	42	37	45	-	-	-	-	-	-	284	284	365	81	78%	8	8	25
James E Duckworth	-	11	12	7	5	8	6	4	15	5	4	1	13	2	93	93	120	27	78%	1	1	21
James H Harrison Elementary	16	52	37	44	33	40	47	45	-	-	-	-	-	-	314	314	343	29	92%	1	1	23A
James Madison Middle	-	-	-	-	-	-	-	290	278	302	-	-	-	-	870	870	850	(20)	102%	9	9	23B
James Mc Henry Elementary	63	113	113	124	117	122	117	-	-	-	-	-	-	-	769	738	537	(201)	137%	4	5	24
James Ryder Randall Elementary	137	42	46	44	51	60	58	-	-	-	-	-	-	-	438	417	441	24	95%	8	9	25
John H Bayne Elementary	32	51	61	56	68	62	69	-	-	-	-	-	-	-	399	399	542	143	74%	6	6	25
John Hanson Montessori	123	63	57	50	54	35	38	35	32	24	-	-	-	-	511	481	902	421	53%	8	8	26
Judge Sylvania W Woods, Sr. Elem	40	96	87	89	105	113	114	117	-	-	-	-	-	-	761	761	719	(42)	106%	4	5	22
Judith P Hoyer Montessori	91	44	36	41	38	32	27	23	19	24	-	-	-	-	375	330	439	109	75%	6	5	24
Kenilworth Elementary	-	78	63	70	61	65	50	-	-	-	-	-	-	-	387	387	448	61	86%	5	4	23B
Kenmoor E C C	288	-	-	-	-	-	-	-	-	-	-	-	-	-	288	219	250	31	88%	4	5	24
Kenmoor Middle	-	-	-	-	-	-	-	256	362	346	-	-	-	-	964	964	695	(269)	139%	4	5	22
Kettering Elementary	39	51	64	56	65	79	65	-	-	-	-	-	-	-	419	419	589	170	71%	6	6	25
Kettering Middle	-	-	-	-	-	-	-	289	257	279	-	-	-	-	825	825	985	160	84%	6	6	25
Kingsford Elementary	36	75	74	75	78	100	90	-	-	-	-	-	-	-	528	528	750	222	70%	5	6	24
Lake Arbor Elementary	29	89	68	106	72	99	96	-	-	-	-	-	-	-	559	559	796	237	70%	6	6	24
Lamont Elementary	69	59	76	80	83	85	91	-	-	-	-	-	-	-	543	509	503	(6)	101%	2	3	22
Langley Pk- Mccormick Elementary	78	148	110	99	112	117	119	107	-	-	-	-	-	-	890	890	486	(404)	183%	3	2	47B

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Largo High	-	-	-	-	-	-	-	-	-	-	253	217	224	178	872	872	1,365	493	64%	6	6	25
Laurel Elementary	40	129	94	79	90	84	103	-	-	-	-	-	-	-	619	599	493	(106)	122%	1	1	21
Laurel High	-	-	-	-	-	-	-	-	-	-	626	534	368	415	1,943	1,943	1,867	(76)	104%	1	1	21
Lewisdale Elementary	56	96	109	102	109	126	101	-	-	-	-	-	-	-	699	671	471	(200)	142%	3	2	47B
Longfields Elementary	13	40	26	49	48	48	46	26	-	-	-	-	-	-	296	296	474	178	62%	7	6	25
Magnolia Elementary	29	67	54	66	69	71	80	78	-	-	-	-	-	-	514	500	449	(51)	111%	2	3	22
Margaret Brent	-	8	4	9	9	9	8	11	10	4	-	-	-	-	72	72	160	88	45%	2	3	22
Marlton Elementary	38	41	45	42	48	46	39	-	-	-	-	-	-	-	299	299	489	190	61%	9	9	23B
Martin Luther King, Jr. Middle	-	-	-	-	-	-	-	347	345	311	-	-	-	-	1,003	1,003	850	(153)	118%	1	1	21
Mary Harris "Mother" Jones Elem	48	176	193	186	194	159	135	-	-	-	-	-	-	-	1,091	1,067	769	(298)	139%	3	2	21
Mattaponi Elementary	-	47	54	62	68	69	60	-	-	-	-	-	-	-	360	360	458	98	79%	9	9	27B
Maya Angelou French Immersion	-	81	65	54	52	54	52	38	39	41	-	-	-	-	476	476	670	194	71%	8	7	26
Melwood Elementary	-	55	76	63	92	81	80	-	-	-	-	-	-	-	447	447	633	186	71%	9	9	23B
Montpelier Elementary	39	95	92	95	95	91	97	-	-	-	-	-	-	-	604	604	609	5	99%	1	1	23A
Mt Rainier Elementary	39	51	50	38	53	43	39	37	-	-	-	-	-	-	350	350	406	56	86%	3	2	47A
Nicholas Orem Middle	-	-	-	-	-	-	-	287	438	404	-	-	-	-	1,129	1,129	829	(300)	136%	3	2	22
North Forestville Elementary	20	33	48	45	42	60	53	50	-	-	-	-	-	-	351	351	438	87	80%	7	6	25
Northview Elementary	36	83	99	88	100	114	117	-	-	-	-	-	-	-	637	637	797	160	80%	5	4	23B
Northwestern Evening/Sat High	-	-	-	-	-	-	-	-	-	-	132	133	96	120	481	481	-	-	-	3	2	47B
Northwestern High	-	-	-	-	-	-	-	-	-	-	757	578	457	543	2,335	2,335	2,340	5	100%	3	2	47B
Oaklands Elementary	37	63	52	71	65	61	60	-	-	-	-	-	-	-	409	391	408	17	96%	1	1	21
Overlook Elementary	-	78	68	48	52	42	44	-	-	-	-	-	-	-	332	332	545	213	61%	7	7	24
Oxon Hill Elementary	-	31	43	44	40	31	40	-	-	-	-	-	-	-	229	229	423	194	54%	8	8	26
Oxon Hill High	-	-	-	-	-	-	-	-	-	-	468	352	337	340	1,497	1,497	1,360	(137)	110%	8	8	26
Oxon Hill Middle	-	-	-	-	-	-	-	210	351	304	-	-	-	-	865	865	783	(82)	110%	8	8	26
Paint Branch Elementary	46	67	46	49	45	47	39	40	-	-	-	-	-	-	379	379	357	(22)	106%	2	3	21
Panorama Elementary	35	103	97	89	97	76	85	5	-	-	-	-	-	-	587	587	691	104	85%	8	7	26
Parkdale High	-	-	-	-	-	-	-	-	-	-	763	612	513	466	2,354	2,354	2,288	(66)	103%	2	3	22
Patuxent Elementary	20	43	60	41	39	39	51	-	-	-	-	-	-	-	293	293	451	158	65%	5	9	23B
Perrywood Elementary	-	95	97	88	111	95	107	-	-	-	-	-	-	-	593	593	800	207	74%	6	6	25
Phyllis E Williams Elementary	-	93	80	67	74	66	52	14	-	-	-	-	-	-	446	446	538	92	83%	6	6	24
Pointer Ridge Elementary	-	38	51	53	42	55	60	-	-	-	-	-	-	-	299	299	596	297	50%	5	4	23B
Port Towns Elementary	81	135	147	167	155	147	148	152	-	-	-	-	-	-	1,132	1,132	809	(323)	140%	4	5	47A
Potomac High	-	-	-	-	-	-	-	-	-	-	386	288	256	266	1,196	1,196	1,915	719	62%	8	7	26
Potomac Landing Elementary	22	54	42	57	57	69	81	-	-	-	-	-	-	-	382	382	454	72	84%	9	8	26
Princeton Elementary	30	56	56	45	37	35	58	49	-	-	-	-	-	-	366	366	448	82	82%	7	8	26
Ridgecrest Elementary	72	87	106	67	78	96	99	85	-	-	-	-	-	-	690	690	693	3	100%	3	2	47A
Riverdale Elementary	41	115	115	93	120	106	130	-	-	-	-	-	-	-	720	720	563	(157)	128%	2	3	22
Robert Frost Elementary	-	43	46	43	44	48	63	-	-	-	-	-	-	-	287	287	309	22	93%	2	3	22
Robert Goddard Montessori	122	55	47	50	39	46	39	28	32	32	-	-	-	-	490	460	998	538	46%	1	4	22
Robert R Gray Elementary	33	43	44	62	41	68	48	60	-	-	-	-	-	-	399	399	808	409	49%	4	5	47A
Rockledge Elementary	39	42	54	49	53	52	48	-	-	-	-	-	-	-	337	337	454	117	74%	5	4	23B
Rogers Heights Elementary	40	104	106	112	107	114	114	123	-	-	-	-	-	-	820	820	610	(210)	134%	4	5	47A
Rosa L Parks Elementary	36	79	82	100	98	90	90	99	-	-	-	-	-	-	674	674	810	136	83%	3	2	47B
Rosaryville Elementary	40	75	67	53	66	58	69	-	-	-	-	-	-	-	428	428	783	355	55%	9	9	27B

*Seats available and building utilization calculated using adjusted enrollment

Prince George's County Public Schools
SY 2019-20 Official Enrollment by School and Grade

School	PreK	K	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Gr 8	Gr 9	Gr 10	Gr 11	Gr 12	Total	Total (Adjusted for half-day PreK)	State Rated Capacity	*Seats Available	*Building Utilization	Board of Ed District	Council District	Legislative District
Rose Valley Elementary	25	58	52	49	46	61	63	-	-	-	-	-	-	-	354	354	428	74	83%	8	9	26
Samuel Chase Elementary	24	52	46	54	51	46	51	-	-	-	-	-	-	-	324	324	383	59	85%	8	8	25
Samuel Ogle Middle	-	-	-	-	-	-	-	288	287	310	-	-	-	-	885	885	935	50	95%	5	4	23B
Samuel P Massie Academy	34	57	66	73	59	52	71	75	65	62	-	-	-	-	614	614	769	155	80%	7	7	25
Scotchtown Hills Elementary	39	87	85	95	88	100	90	94	-	-	-	-	-	-	678	678	790	112	86%	1	1	21
Seabrook Elementary	19	40	60	44	56	46	51	-	-	-	-	-	-	-	316	316	409	93	77%	4	3	22
Seat Pleasant Elementary	20	57	59	54	49	54	52	50	-	-	-	-	-	-	395	395	354	(41)	112%	6	7	24
Springhill Lake Elementary	-	143	148	155	153	143	149	-	-	-	-	-	-	-	891	891	561	(330)	159%	2	4	22
Stephen Decatur Middle	-	-	-	-	-	-	-	247	267	255	-	-	-	-	769	769	901	132	85%	9	9	25
Suitland Elementary	38	77	87	74	82	74	70	76	-	-	-	-	-	-	578	578	702	124	82%	7	7	25
Suitland High	-	-	-	-	-	-	-	-	-	-	579	525	390	409	1,903	1,903	2,447	544	78%	7	7	24
Surrattsville High	-	-	-	-	-	-	-	-	-	-	179	167	179	180	705	705	1,237	532	57%	9	9	27A
Tall Oaks High	-	-	-	-	-	-	-	-	-	-	-	-	27	68	95	95	192	97	49%	5	6	23B
Tayac Elementary	20	50	57	49	55	59	57	-	-	-	-	-	-	-	347	347	545	198	64%	8	8	26
Templeton Elementary	78	176	138	141	134	142	134	-	-	-	-	-	-	-	943	904	565	(339)	160%	4	5	47A
Thomas G Pullen	-	69	71	73	75	75	75	99	101	97	-	-	-	-	735	735	881	146	83%	6	5	24
Thomas Johnson Middle	-	-	-	-	-	-	-	441	405	423	-	-	-	-	1,269	1,269	1,030	(239)	123%	4	5	24
Thomas S Stone Elementary	35	86	83	87	90	91	85	-	-	-	-	-	-	-	557	557	638	81	87%	3	2	47A
Thurgood Marshall Middle	-	-	-	-	-	-	-	75	297	253	-	-	-	-	625	625	923	298	68%	8	8	26
Tulip Grove Elementary	-	78	54	53	57	57	50	-	-	-	-	-	-	-	349	349	457	108	76%	5	4	23A
Turning Point Academy Public Charter	-	31	39	38	43	56	39	52	42	50	-	-	-	-	390	390	-	-	-	8	8	26
University Park Elementary	24	67	69	67	72	86	73	64	-	-	-	-	-	-	522	510	565	55	90%	3	3	22
Valley View Elementary	18	67	43	55	81	77	75	-	-	-	-	-	-	-	416	416	541	125	77%	8	8	26
Vansville Elementary	40	118	118	127	132	125	115	-	-	-	-	-	-	-	775	775	836	61	93%	1	1	21
Waldon Woods Elementary	19	80	87	75	101	108	107	-	-	-	-	-	-	-	577	577	568	(9)	102%	9	9	27A
Walker Mill Middle	-	-	-	-	-	-	-	178	260	267	-	-	-	-	705	705	850	145	83%	6	6	25
Whitehall Elementary	-	111	112	125	110	82	113	-	-	-	-	-	-	-	653	653	388	(265)	168%	5	4	23B
William Beanes Elementary	48	67	76	58	68	92	72	-	-	-	-	-	-	-	481	481	560	79	86%	7	7	25
William Paca Elementary	48	73	88	108	99	100	103	-	-	-	-	-	-	-	619	619	601	(18)	103%	6	5	24
William W Hall Academy	40	57	40	62	54	62	57	66	62	66	-	-	-	-	566	566	709	143	80%	6	7	24
William Wirt Middle	-	-	-	-	-	-	-	164	532	528	-	-	-	-	1,224	1,224	850	(374)	144%	2	3	22
Woodmore Elementary	31	72	75	72	83	71	69	-	-	-	-	-	-	-	473	473	570	97	83%	5	6	23B
Woodridge Elementary	22	40	41	44	46	44	47	40	-	-	-	-	-	-	324	324	337	13	96%	4	3	22
Yorktown Elementary	-	74	67	65	70	69	58	-	-	-	-	-	-	-	403	403	457	54	88%	5	4	23B
Total	5,283	9,952	10,020	10,180	10,355	10,473	10,525	10,608	10,374	10,011	11,815	9,441	8,431	8,494	135,962	135,110						

*Seats available and building utilization calculated using adjusted enrollment

Appendix E. Transit Oriented Development and Pupil Yield/Student Generation Rates in Prince George's County

The Prince George's County Economic Development Corporation requested the pupil yield from multifamily buildings in "TOD" locations. The Planning Department staff has utilized the Transit District Overlay Zones (TDOZ) for Prince George's Plaza, College Park/Riverdale, West Hyattsville, New Carrollton, and Capitol Heights. It should be noted that currently the College Park/Riverdale TDOZ has no multifamily housing units, although some are proposed at the College Park Metro Station. The numbers are for informational purposes only and are not provided for purposes of adequate public facilities review.

Table 54. Pupil Yield Factors for Multifamily Housing in the TDOZs

Transit District Overlay Zones	Schools Levels		
	Elementary	Middle	High
Capitol Heights	0	0.012	0.024
College Park-Riverdale Park	0	0	0
New Carrollton	0.130	0.081	0.089
Prince George's Plaza	0.121	0.066	0.089
West Hyattsville	0.200	0.123	0.166

The West Hyattsville TDOZ and TDDP area has the highest generation rates for pupil yield of the five TDOZs. Compared to the County multifamily pupil yield factors, the number of students generated at all school levels in West Hyattsville TDOZ is higher than the countywide factor; however, all the other TDOZs are below the countywide factor, shown below.

Table 55. Prince George's County 2020 Multifamily Pupil Yield Factor

Type of Unit	Schools Levels		
	Elementary	Middle	High
Multifamily	0.162	0.089	0.101

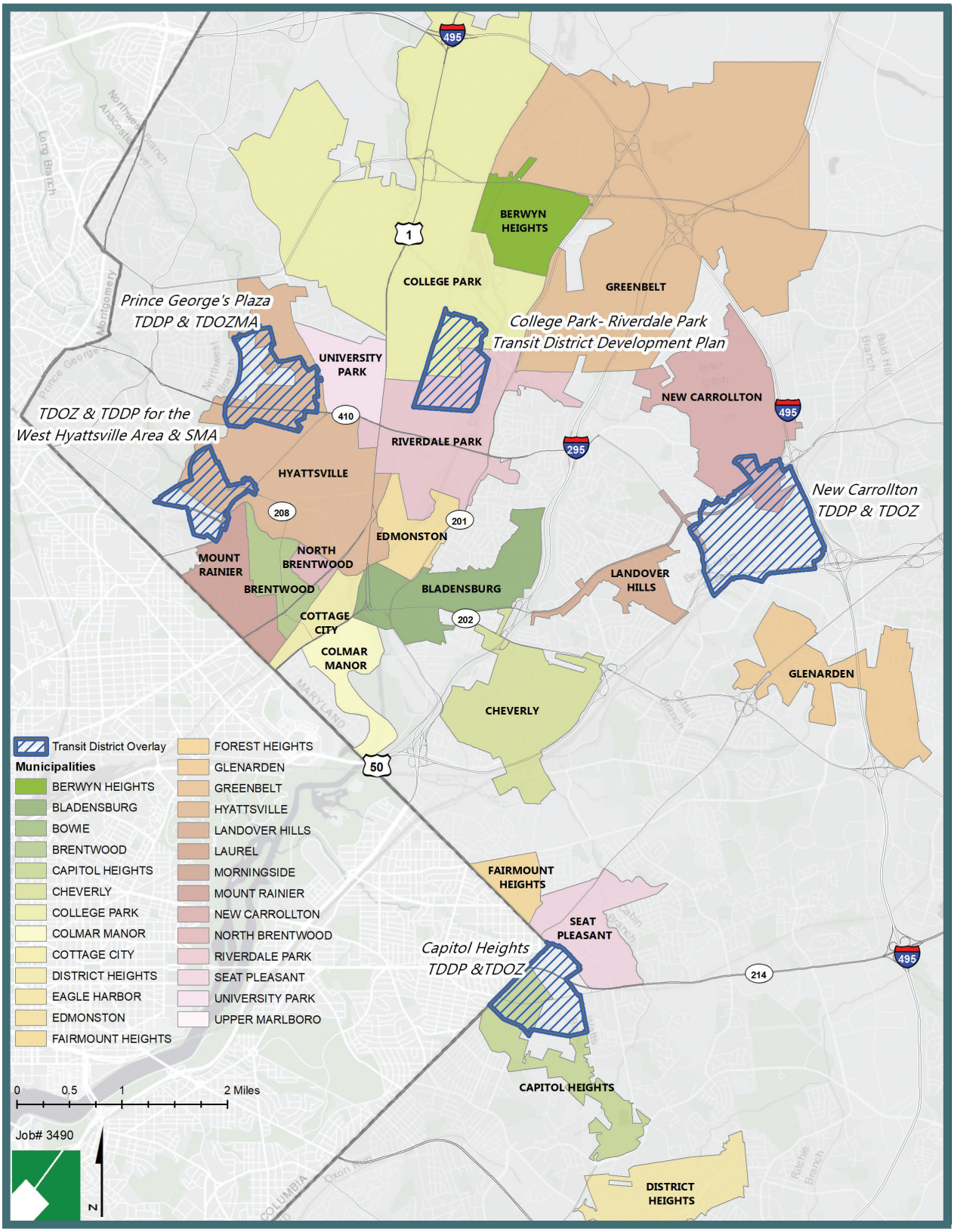
CALCULATING PUPIL YIELD/STUDENT GENERATION RATES

Formula: # Dwelling Units x Pupil Yield Factor = Pupil Yield or students generated by the subdivision.

Table 56. Hypothetical Multifamily Pupil Yield for the TDOZs in Prince George's County

TDOZ	# Dwelling Units	SCHOOL LEVELS						Total Students
		Elementary		Middle		High		
		Factors	Yield	Factors	Yield	Factors	Yield	
Capitol Heights	100	0	0	0.012	1.2	0.024	2.4	3.6
College Park-Riverdale Park	100	0	0	0	0	0	0	0
New Carrollton	100	0.130	13	0.081	8.1	0.089	8.9	30
Prince George's Plaza	100	0.121	12.1	0.066	6.6	0.089	8.9	28
West Hyattsville	100	0.200	20	0.123	12.3	0.166	16.6	49

Map 9. Transit District Overlay Zones



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