

Build Out Analysis

Current Zoning Compared to Staff Draft and Planning Board Recommendations through Work Session 6

Properties				Current Zoning				Staff Draft						PB after WS #6 (changes in red)					
Area	Property	Acres	Existing Dwellings	Current Zoning	Effective Density ¹	Max Yield	Remaining Capacity ²	Proposed Zoning	Density w/o MPDU	Max Yield	Density w/ MPDU	Max Yield	Number MPDUs	Proposed Zoning	Density w/o MPDU	Max Yield	Density w/ MPDU	Max Yield	Number MPDUs
South East Quadrant																			
	Applegate	6.63	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Barnes	8	0	RE-2*	0.19	1	1	RNC	0.2	1		1		RNC	0.2	1		1	
	Bowns	6	1	RE-2*	0.29	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Brownley	9.67	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Bruzee	24	0	RE-2*	0.19	4	4	RNC	0.2	4		4		RNC	0.2	4		4	
	Campbell	7.5	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Casey 1 & 2	92.6	0	RE-2*	0.19	17	17	RNC	0.33	30		30		RNC	0.33	30		30	
	Cronin (2 parcels)	16	1	RE-2*	0.19	3	2	RNC	0.2	3		3		RNC	0.2	3		3	
	Danshes	38.6	0	RE-2*	0.19	7	7	RNC	0.2	7		7		RNC	0.2	7		7	
	Dodge (3 parcels)	26.14	2	RE-2*	0.19	4	2	RNC	0.2	5		5		RNC	0.2	5		5	
	Doherty	15	1	RE-2*	0.19	2	1	RNC	0.2	3		3		RNC	0.2	3		3	
	Flannery	5.7	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Gandel (WCA)	59	0	RE-2*	0.19	11	11	RNC	0.2	11		11		RNC	0	0		0	
	Graefe	10.4	1	RE-2*	0.2	2	1	RNC	0.2	2		2		RNC	0.2	2		2	
	Hanks	10.7	0	RE-2*	0.19	2	2	RNC	0.2	2		2		RNC	0.2	2		2	
	Hyde	49.7	0	RC	0.17	8	8	RNC	0.33	16		16		RNC	0.33	16		16	
	Hyde (Good Counsel)	57.3	0	RE-2*	0	0	0	RNC	0.17	9		9		RNC	0.17	9		9	
	Johnson	6.17	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Kimble	16.4	1	RC	0.2	3	2	RNC	0.33	5		5		RNC	0.33	5		5	
	Koenig	7.2	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Kozorski (2 parcels)	6.98	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Kupersmidt	45.11	0	RE-2*	0.25	11	11	RNC	0.2	9		9		RNC	0.33	14		14	
	Little	6.89	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Lyons	8.9	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	McKeever	5.6	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Miller	7.25	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	Northwest Invest.	104	0	RC	0.19	19	19	RNC	0.33	34		34		RNC	0.33	34		34	
	Pachulskja	10.2	1	RE-2*	0.2	2	1	RNC	0.33	3		3		RNC	0.33	3		3	
	Polinger	176	1	RE-2*	0.175	30	29	RNC	0.33	58	0.4	70	10	RNC	0.33	58	0.4	70	10
	Weidner	7.2	1	RE-2*	0.19	1	0	RNC	0.2	1		1		RNC	0.2	1		1	
	TOTAL SEQ	850.84	21			139	118			215		227	10			209		221	10

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Properties				Current Zoning				Staff Draft						PB after WS #6 (changes in red)					
Area	Property	Acres	Existing Dwellings	Current Zoning	Effective Density ¹	Max Yield	Remaining Capacity ²	Proposed Zoning	Density w/o MPDU	Max Yield	Density w/ MPDU	Max Yield	Number MPDUs	Proposed Zoning	Density w/o MPDU	Max Yield	Density w/ MPDU	Max Yield	Number MPDUs
Golden Bear																			
	Golden Bear (40)	85	21	RE-2	0.51	43	22	RE2/TDR2	2	170	2.44	207	31	RE2/TDR7	7	595	8.54	725	108
	TOTAL GOLDEN BEAR	85	21			43	22			170		207	31		595			725	108
North East Quadrant																			
	Brooke Grove	15.8	0	RE-2	0.32	5	5	RNC	0.33	5		5		RNC	0.33	5		5	
	Mess	198	1	RE-2*	0.4	79	78	RNC	0.33	65	0.4	79	11	RNC	0.33	65	0.4	79	11
	Simms	10.6	0	RE-2*	0.32	3	3	RNC	0.33	3		3		RNC	0.33	3		3	
	TOTAL NEQ	224.4	1			87	86			73		87	11		73			87	11
South West Quadrant																			
	Norbeck Country Club	198		RE-1	1	198	198	RNC	0.33	65	0.4	79	11	RNC	0.33	65	0.4	79	11
	Silo In (2 prop)	3		C-1,R-200	0.5	1	1	RNC	0.33	0		0		RNC	0.33	0		0	
	Tower	10.5		R-200	2	21	21	RNC	0.33	3		3		RNC	0.33	3		3	
	Bowie Mill site	32		R-200	0	0	0	R-200	2	64	2.44	78	11	R-200	2	64	2.44	78	11
	TOTAL SWQ	243.5	0		3.5	220	220			132		160	22		132			160	22
Town Center																			
	Finneyfrock	4.9		PD-9	9	44	44	RNC	20.5	100		100		RNC	20.5	100		100	
	Misc									300		300			300			300	
	Olney Library	2.5		R-60	0	0	0	PD7	7	17		17		PD7	7	17		17	
	Olney Post Office	1.5		R-60	0	0	0	PD7	7	10		10		PD7	7	10		10	
	TOTAL TOWN	8.9	0			44	44			427		427	0		427			427	0
TOTAL ALL AREAS		1412.6	43			533	490			1017		1108	74		1436			1620	151

Add'l beyond current zoning

575

1087

Add'; beyond staff draft

512

Notes

¹ Effective density for existing zoning taken from spreadsheet provided by K. Afzal, 'Potential Residential Development.' It estimates what could actually be built, rather than the maximum allowed by zoning.

² Remaining Capacity: Accounts for existing dwellings. It appears that the calculations used by the Park & Planning generally do not account for existing dwellings, so the calculations used in this sheet will represent max yield without respect to existing dwellings.

Areas not included in this analysis: Emory Lane School Site (being reserved as a school); Mandel, Guzick and Lockwood (already being developed); Olney Elementary School (will stay as school, otherwise non-residential civic center); all other properties not being considered for rezoning.

Total Buildout

	Single Family Detached	Townhome	Multi-Family	Total
On the ground, 2003	9,100	2,995	567	12,662
In the pipeline	532	0	0	532
Potential, existing zoning, not being rezoned	367	0	0	367
Potential, existing zoning, being rezoned	533	0	0	533
TOTAL BASELINE	10,532	2,995	567	14,094

Additional Units from South East	78	10	0	88
Additional Units from Golden Bear	89	75	0	164
Additional Units from North East	-11	11	0	0
Additional Units from South West	-109	49	0	-60
Additional Units from Town Center	-44	177	250	383
Staff Draft Net Effect	3	322	250	575
Staff Draft Build Out	10,535	3,317	817	14,669

South East Quadrant changes	-6	0	0	-6
Golden Bear changes	-132	388	262	518
Build Out as of Planning Board Work Session 6	10,397	3,705	1,079	15,181

	Single Family Detached	Townhome	Multi-Family	Total
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Population -- Using Olney Household Size

Olney Households* 2003	8,705	2,865	540	12,110
Olney Population 2003	30,460	7,230	1,570	39,260
Olney Average Household Size	3.50	2.52	2.91	3.24
Current Zoning Buildout Population	36,853	7,558	1,649	46,059
Staff Draft Zoning Buildout Population	36,863	8,371	2,375	47,609
Planning Board, WS 6 Buildout Population	36,381	9,350	3,137	48,867
Growth, 2003 to PB after WS6	19.4%	29.3%	99.8%	24.5%

Population -- Using County Household Size

County Households* 2003	168,545	65,660	69,040	338,445	High Rise 35,200
County Population 2003	529,145	181,630	144,440	914,900	59,685
County Average Household Size	3.14	2.77	2.09	2.70	1.70
Current Zoning Buildout Population	33,065	8,285	1,186	42,536	
Staff Draft Zoning Buildout Population	33,075	9,176	1,709	43,959	
Planning Board, WS 6 Buildout Population	32,641	10,249	2,257	45,147	
Growth, 2003 to PB after WS6	7.2%	41.8%	43.8%	15.0%	

* Dwelling Units vs. Households: According to K. Afzal, number of dwelling units is not the same as the number of households, because dwelling units includes vacant properties. This implies there are 552 vacant properties in Olney in 2003.

School Impact Analysis

Factors:

Magruder			
SF	TH	MF	
0.406	0.279	0.13	
0.125	0.093	0.057	
0.138	0.105	0.056	

Blake			
SF	TH	MF	
0.249	0.253	0.202	
0.097	0.132	0.107	
0.132	0.183	0.069	

Rockville			
SF	TH	MF	
0.329	0.192	0.114	
0.102	0.088	0.068	
0.111	0.104	0.064	

Sherwood			
SF	TH	MF	
0.406	0.279	0.13	
0.125	0.093	0.057	
0.138	0.105	0.056	

Current Zoning				
Cluster	SF	TH	MF	Total
Magruder	198	0	0	198
ES	80	0	0	80
MS	25	0	0	25
HS	27	0	0	27
Total	132	0	0	132

Cluster	SF	TH	MF	Total
Blake	139	0	0	139
ES	35	0	0	35
MS	13	0	0	13
HS	18	0	0	18
Total	66	0	0	66

Cluster	SF	TH	MF	Total
Rockville	64	0	0	64
ES	21	0	0	21
MS	7	0	0	7
HS	7	0	0	7
Total	35	0	0	35

Cluster	SF	TH	MF	Total
Sherwood	132	0	0	132
ES	54	0	0	54
MS	17	0	0	17
HS	18	0	0	18
Total	88	0	0	88

All Clusters	SF	TH	MF	Total
	533	0	0	533
ES	190	0	0	190
MS	61	0	0	61
HS	71	0	0	71
Total	322	0	0	322

Staff Draft				
Cluster	SF	TH	MF	Total
Magruder	68	11	0	79
ES	28	3	0	31
MS	9	1	0	10
HS	9	1	0	11
Total	45	5	0	51

Cluster	SF	TH	MF	Total
Blake	217	10	0	227
ES	54	3	0	57
MS	21	1	0	22
HS	29	2	0	30
Total	104	6	0	109

Cluster	SF	TH	MF	Total
Rockville	135	75	0	210
ES	44	14	0	59
MS	14	7	0	20
HS	15	8	0	23
Total	73	29	0	102

Cluster	SF	TH	MF	Total
Sherwood	116	226	250	592
ES	47	63	33	143
MS	15	21	14	50
HS	16	24	14	54
Total	78	108	61	246

All Clusters	SF	TH	MF	Total
	536	322	250	1108
ES	173	83	33	289
MS	58	30	14	102
HS	69	35	14	118
Total	300	148	61	508

PB after WS #6				
Cluster	SF	TH	MF	Total
Magruder	68	11	0	79
ES	28	3	0	31
MS	9	1	0	10
HS	9	1	0	11
Total	45	5	0	51

Cluster	SF	TH	MF	Total
Blake	211	10	0	221
ES	53	3	0	55
MS	20	1	0	22
HS	28	2	0	30
Total	101	6	0	107

Cluster	SF	TH	MF	Total
Rockville	3	463	262	728
ES	1	89	30	120
MS	0	41	18	59
HS	0	48	17	65
Total	2	178	64	244

Cluster	SF	TH	MF	Total
Sherwood	116	226	250	592
ES	47	63	33	143
MS	15	21	14	50
HS	16	24	14	54
Total	78	108	61	246

All Clusters	SF	TH	MF	Total
	398	710	512	1620
ES	128	158	62	348
MS	44	64	32	140
HS	54	75	31	159
Total	226	297	125	647

Housing Type Analysis

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Properties		Current Zoning						Staff Draft									PB after WS #6														
Area	Property	Acres	Max Yield	est %			SF	TH	MF	Max Yield	Number	est %			MPDU est %	SF	TH	MF	Max Yield	Number	est %			MPDU est %	SF	TH	MF				
				SF	TH	GA						SF	TH	MF							SF	TH	MF					SF	TH	MF	
South East Quadrant																															
	Applegate	6.63	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Barnes	8	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Bowns	6	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Brownley	9.67	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Bruzee	24	4	100%	0%	0%	4	0	0	4		100%	0%	0%	0%	100%	0%	4	0	0	4		100%	0%	0%	0%	100%	0%	4	0	0
	Campbell	7.5	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Casey 1 & 2	92.6	17	100%	0%	0%	17	0	0	30		100%	0%	0%	0%	100%	0%	30	0	0	30		100%	0%	0%	0%	100%	0%	30	0	0
	Cronin (2 parcels)	16	3	100%	0%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0
	Danshes	38.6	7	100%	0%	0%	7	0	0	7		100%	0%	0%	0%	100%	0%	7	0	0	7		100%	0%	0%	0%	100%	0%	7	0	0
	Dodge (3 parcels)	26.1	4	100%	0%	0%	4	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0
	Doherty	15	2	100%	0%	0%	2	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0
	Flannery	5.7	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Gandel (WCA)	59	11	100%	0%	0%	11	0	0	11		100%	0%	0%	0%	100%	0%	11	0	0	0		100%	0%	0%	0%	100%	0%	0	0	0
	Graefe	10.4	2	100%	0%	0%	2	0	0	2		100%	0%	0%	0%	100%	0%	2	0	0	2		100%	0%	0%	0%	100%	0%	2	0	0
	Hanks	10.7	2	100%	0%	0%	2	0	0	2		100%	0%	0%	0%	100%	0%	2	0	0	2		100%	0%	0%	0%	100%	0%	2	0	0
	Hyde	49.7	8	100%	0%	0%	8	0	0	16		100%	0%	0%	0%	100%	0%	16	0	0	16		100%	0%	0%	0%	100%	0%	16	0	0
	Hyde (Good Counsel)	57.3	0	100%	0%	0%	0	0	0	9		100%	0%	0%	0%	100%	0%	9	0	0	9		100%	0%	0%	0%	100%	0%	9	0	0
	Johnson	6.17	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Kimble	16.4	3	100%	0%	0%	3	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0
	Koenig	7.2	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Kozorski (2 parcels)	6.98	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Kupersmidt	45.1	11	100%	0%	0%	11	0	0	9		100%	0%	0%	0%	100%	0%	9	0	0	14		100%	0%	0%	0%	100%	0%	14	0	0
	Little	6.89	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Lyons	8.9	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	McKeever	5.6	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Miller	7.25	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	Northwest Invest.	104	19	100%	0%	0%	19	0	0	34		100%	0%	0%	0%	100%	0%	34	0	0	34		100%	0%	0%	0%	100%	0%	34	0	0
	Pachulskja	10.2	2	100%	0%	0%	2	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0
	Polinger	176	30	100%	0%	0%	30	0	0	70	10	100%	0%	0%	0%	100%	0%	60	10	0	70	10	100%	0%	0%	0%	100%	0%	60	10	0
	Weidner	7.2	1	100%	0%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0	1		100%	0%	0%	0%	100%	0%	1	0	0
	TOTAL SEQ	851	139				139	0	0	227	10						217	10	0	221	10						211	10	0		

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Properties		Current Zoning						Staff Draft									PB after WS #6																
Area	Property	Acres	Max Yield	est %			SF	TH	MF	Max Yield	Number	est %			MPDU est %	MPDU est %	TH MPDU est %	MF	SF	TH	MF	Max Yield	Number	est %			MPDU est %	MPDU est %	TH MPDU est %	MF	SF	TH	MF
				SF	TH	GA						SF	TH	MF										SF	TH	MF							
Golden Bear																																	
	Golden Bear (40)	85	43	100%	0%	0%	43	0	0	207	31	75%	25%	0%	0%	100%	0%	132	75	0	725	108	0%	75%	25%	0%	0%	100%	0%	0	463	262	
	TOTAL GOLDEN BEAR	85	43				43	0	0	207	31						132	75	0	725	108								0	463	262		
North East Quadrant																																	
	Brooke Grove	15.8	5	100%	0%	0%	5	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0	5		100%	0%	0%	0%	100%	0%	5	0	0		
	Mess	198	79	100%	0%	0%	79	0	0	79	11	100%	0%	0%	0%	100%	0%	68	11	0	79	11	100%	0%	0%	0%	100%	0%	68	11	0		
	Simms	10.6	3	100%	0%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0		
	TOTAL NEQ	224	87				87	0	0	87	11						76	11	0	87	11							76	11	0			
South West Quadrant																																	
	Norbeck Country Club	198	198	100%	0%	0%	198	0	0	79	11	100%	0%	0%	0%	100%	0%	68	11	0	79	11	100%	0%	0%	0%	100%	0%	68	11	0		
	Silo In (2 prop)	3	1	100%	0%	0%	1	0	0	0		100%	0%	0%	0%	100%	0%	0	0	0	0		100%	0%	0%	0%	100%	0%	0	0	0		
	Tower	10.5	21	100%	0%	0%	21	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0	3		100%	0%	0%	0%	100%	0%	3	0	0		
	Bowie Mill site	32	0	100%	0%	0%	0	0	0	78	11	60%	40%	0%	0%	100%	0%	40	38	0	78	11	60%	40%	0%	0%	100%	0%	40	38	0		
	TOTAL SWQ	244	220				220	0	0	160	22						111	49	0	160	22							111	49	0			
Town Center																																	
	Finneyfrock	4.9	44	100%	0%	0%	44	0	0	100		0%	0%	100%	0%	0%	100%	0	0	100	100		0%	0%	100%	0%	0%	100%	0	0	100		
	Misc	0	0	100%	0%	0%	0	0	0	300	0	0%	50%	50%	0%	100%	0%	0	150	150	300	0	0%	50%	50%	0%	100%	0%	0	150	150		
	Olney Library	2.5	0	100%	0%	0%	0	0	0	17		0%	100%	0%	0%	100%	0%	0	17	0	17		0%	100%	0%	0%	100%	0%	0	17	0		
	Olney Post Office	1.5	0	100%	0%	0%	0	0	0	10		0%	100%	0%	0%	100%	0%	0	10	0	10		0%	100%	0%	0%	100%	0%	0	10	0		
	TOTAL TOWN	8.9	44				44	0	0	427	0						0	177	250	427	0							0	177	250			
TOTAL ALL AREAS																																	
		1413	533				533	0	0	1108	74						536	322	250	1620	151							398	710	512			

Add'l beyond current zoning
Add'; beyond staff draft

575	3	322	250	1087	-135	710	512
				512	-138	388	262

Montgomery County Student Generation Rates for New Housing by Type

(from Bruce Crispell)

NORTH (Magruder-Sherwo Magruder, Sherwood				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.406	0.125	0.138	0.669
Townhouse	0.279	0.093	0.105	0.477
Multi-Family	0.130	0.057	0.056	0.243
SOUTHWEST Rockville				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.329	0.102	0.111	0.542
Townhouse	0.192	0.088	0.104	0.384
Multi-Family	0.114	0.068	0.064	0.246
EAST Blake				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.249	0.097	0.132	0.478
Townhouse	0.253	0.132	0.183	0.568
Multi-Family	0.202	0.107	0.069	0.378
COUNTYWIDE HOUSING STUDENT YIELD FACTORS				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family	0.333	0.107	0.122	0.562
Townhouse	0.251	0.096	0.115	0.462
Multi-Family	0.145	0.076	0.062	0.283
High Rise*	0.067	0.023	0.017	0.107

Source: 1997 Census Update Survey, M-NCPPC Dept. of Park and Planning.

* High rise factors for sub-areas of county not reliable due to small sample.

NORTH includes general "upcounty" areas including following clusters: Damascus, Gaithersburg, Magruder, Northwest, Poolesville, Quince Orchard, Seneca Valley, Sherwood, and Watkins Mill.

SOUTHWEST includes following clusters: Bethesda-Chevy Chase, Churchill, Einstein, Walter Johnson, Richard Montgomery, Rockville, Wheaton, Whitman, and Wootton.

EAST includes following clusters: Northeast Consortium (Blake, Paint Branch and Springbrook), Blair, and Kennedy.