FREDERICK COUNTY PLANNING COMMISSION
September 19, 2012

TITLE: **2012 Superintendent's Recommended Educational Facilities Master Plan**

REQUEST: **Request for Finding of Consistency with the Frederick County Comprehensive Plan**

PROJECT INFORMATION: n/a
ADDRESS/LOCATION:
TAX MAP/PARCEL:
COMP. PLAN:
ZONING:
PLANNING REGION:
WATER/SEWER:

APPLICANT/REPRESENTATIVES:
APPLICANT: Board of Education
OWNER:
ENGINEER:
ARCHITECT:
ATTORNEY:

STAFF: Shawna Lemonds

RECOMMENDATION: Staff recommends that the Frederick County Planning Commission find the 2012 Superintendent's Recommended Educational Facilities Master Plan consistent with the 2010 Frederick County Comprehensive Plan.

ATTACHMENTS:

EXHIBIT 1- 2012 Superintendent's Recommended Educational Facilities Master Plan

STAFF REPORT

ISSUE

The Applicant is requesting that the 2012 Superintendent's Recommended Educational Facilities Master Plan be found consistent with the Frederick County Comprehensive Plan.

BACKGROUND

The Educational Facilities Master Plan (EFMP) serves as a tool to evaluate current facilities, future needs, and project priorities. The Board of Education (BOE) updates the 10-year Master Plan annually. The Plan will then be used as a basis for the BOE's submission for preparation of the FY 2014-2019 Capital Improvement Program (CIP). The EFMP was presented to the BOE on August 22, 2012. A public hearing to receive comment on the Plan was held Wednesday September 12, 2012. After receiving public comment, the BOE is scheduled to make a final decision regarding the Plan's recommendations at their September 26th meeting.
The purpose of the review by the Planning Commission, as mandated by the State of Maryland, is to determine whether the EFMP is consistent with the County's Comprehensive Plan. The Maryland Department of Planning models and guidelines provide guidance in reviewing for 'consistency' by stating that: 'The fundamental concept of "consistency" under the Planning Act is that land use regulations and land use decisions should agree with, and implement what the Plan recommends and advocates. A consistent regulation or decision may show clear support for the plan. It may also be neutral – but it should never undermine the Plan'. The 2012 Superintendent's Recommended EFMP can be accessed via the Frederick County Public Schools website at: http://www.fcps.org.

PURPOSE OF THE PLAN

The Educational Facilities Master Plan serves a number of important functions including:

- To inform the public about long-range plans for educational facility improvements in Frederick County
- To present long-range enrollment projections and future facility needs
- To coordinate future new educational facility locations with County and municipal officials
- To coordinate with State officials regarding future facility needs and funding requirements
- To establish a schedule of needed major renovation and maintenance projects for existing buildings
- To comply with State regulations for an annual update of the local jurisdiction's facilities plan

COUNTYWIDE COMPREHENSIVE PLAN POLICIES AND ACTION ITEMS

Within Chapter 7 Serving Our Citizens, the 2010 Frederick County Comprehensive Plan contains a number of general community facility policies and action items as well as several that are specifically related to schools. The following policies and action items together with the concept of consistency as discussed above, should be considered by the Planning Commission in an evaluation of the EFMP:

General Community Facility Policies

SC-P-01 Place major facilities such as schools, libraries, fire/rescue facilities and senior centers within community growth areas with an emphasis in the central portion of community growth area, preferably adjacent to commercial centers.

SC-P-02 Prioritize funding for those capital projects, which correct existing deficiencies.

SC-P-03 Prioritize land acquisition for capital facilities as part of a land banking program well in advance of the need for new facilities and acquired through the development review process.

SC-P-04 Work collaboratively with all of the municipalities in Frederick County to adopt an Adequate Public Facilities Ordinance (APFO) which complements the County's APFO.

SC-P-05 Consider joint use of County facilities, including but not limited to libraries, senior centers, health clinics, schools, and public safety facilities.

SC-P-06 Employ Leadership in Energy and Environmental Design (LEED) and Low Impact Development (LID) standards in County facilities.

School Policies

SC-P-07 Standardize school design to accommodate additions and reduce design & construction costs.

SC-P-08 Maintain a system wide enrollment capacity of 90% at the elementary, middle, and high school levels.

SC-P-09 Stage development of new school facilities concurrent with new residential growth.

SC-P-10 Maximize the use of school sites through the construction of multi-story buildings to reduce building footprints and emphasizing bicycle and pedestrian access to minimize parking needs and bus transportation.

SC-P-11 Utilize school building(s) or sites no longer needed for educational purposes for re-use as public uses or private redevelopment.

HIGHLIGHTS OF THE EDUCATIONAL FACILITIES MASTER PLAN

Enrollment Highlights (refer to pages 11-27 of the Plan)

- As of September 2011, 15 of the County's K-12 schools were at or over 100% capacity, Thirteen (10) of these schools were at the elementary level, four (4) at the middle school level, and one (1) at the high school level. As of September 2011, system wide elementary school enrollment was 93% of capacity, system wide Middle school enrollment was 81% of capacity, and system wide high school enrollment was 87% of capacity. System wide enrollment was 88% of capacity across all grade levels in September 2011.
- When comparing decades, the Frederick County public school system experienced the greatest growth in enrollment in the 1990's (10,085 students). In the next decade, enrollment increased by only 3,275 students. However, it is anticipated that enrollment between 2010-2020 will be slightly higher (4,170 students) with average annual increases becoming larger in the second half of the decade
- Projected enrollment by grade level for 2011-2021 is estimated at:
    - Elementary – increase of 3,996 students
    - Middle – increase of 817 students
    - High – increase of 920 students

Future Project Recommendations (refer to pages 33-56 of the Plan)

There are four major categories of projects identified in the Educational Facilities Master Plan:

- New Capacity Projects – These projects involve construction of new schools or additions that add capacity. There are 11 new capacity projects identified in the 2011 EFMP.
- Modernization/Renovation – These projects involve schools that are scheduled for modernization based on several criteria. In general, the criteria are: at least 50% of the building is over 40 years old and the school ranked as a priority in the FCPS "School Modernization Project – Assessment Report". Limited renovation is also scheduled when it could be coordinated with a new addition planned for the building. Two modernization projects are recommended in the 2012 Educational Facilities Master Plan.
- Land Acquisition – land acquisition is necessary when it is not anticipated that land dedications will occur through the development review process. Land acquisition is typically necessary for secondary school projects. Projects which do not have sites acquired include new West Frederick City Area ES, new Urbana Area ES, and Heather Ridge.
- Major Capital Systemic Projects – These projects involve all major improvements to existing schools either for instructional purposes or systemic repairs due to age or condition. These types of projects include science lab renovations, roof replacements/renovations, mechanical projects, and flooring replacement. See pages 51-55 for a detailed listing of these projects.

New Capacity Projects

The following table lists all of the future new capacity project recommendations as well as the modernization (renovation) projects. It should be noted that the 2012 EFMP identifies a need to add capacity to address continued growth but to also modernize older schools.

FREDERICK COUNTY PUBLIC SCHOOLS
RECOMMENDED FUTURE PROJECTS – 2012-2021

School Name	*Project Type*	*Opening Date*	*Status*	*Added Capacity*
ELEMENTARY SCHOOLS				
North Frederick ES	Replacement/Addition	2014-Aug	Future Project	180
Urbana Area ES	New School	2017-Aug	Future Project	675
W Frederick City area ES	New School	2017-Aug	Future Project	675
Waverley ES	Addition	2017-Aug	Future Project	200
Urbana ES	Addition/Renovation	2019-Aug	Future Project	40
N Frederick City Area ES	New School	2019-Aug	Future Project	675
East County Area ES	New School	2020-Aug	Future Project	675
Kemptown ES	Addition	2020-Aug	Future Project	200
Brunswick Area ES	New School	2021-Aug	Future Project	480
South Frederick Area ES	New School	2021-Aug	Future Project	675
Total Additional Capacity				**4,475**
MIDDLE SCHOOLS*				
Urbana MS	Addition	2017-Aug	Future Project	300
Total Additional Capacity				**300**
HIGH SCHOOLS				
Frederick HS	Renovation	2017-Aug	Future Project	0
Total Additional Capacity				**0**

*Renovation projects for Middletown HS and MS are discussed within the EFMP (page 42) but are not included in the Recommended Future Projects listing (page 48)

The table below reflects both current capacity ***and projected*** capacity based on the BOE's recommended future projects and projected enrollments (See pages 25, 26, & 48 of EFMP).

	2011		**2021**		
Grade Level	Actual Enrollment	% of Capacity	Projected Enrollment	% of Capacity *without planned additional capacity*	% of Capacity *with planned additional capacity* ***(1)***
Elementary	18,246	93%	22,242	113%	92%
Middle	8,928	81%	9,745	88%	86%
High	12,572	87%	13,492	93%	N/A
Other (2)	222	57%	242	62%	N/A
Total	**39,968**	**88%**	**45,721**	**100%**	**90%**

(1) Based on future project recommendations from the 2012 Educational Facilities Master Plan (See page 48 of Plan)

(2) Rock Creek, Heather Ridge, evening high. Does not include Special Ed Pre-K

COMPREHENSIVE PLAN IDENTIFIED SCHOOL SITES

The Board of County Commissioners is currently completing a comprehensive plan and zoning review that will most likely result in changes to the 2010 County Comprehensive Plan. However, it should be made clear that that the 2012 EFMP was prepared based on the current adopted 2010 County Comprehensive Plan. Therefore, any changes or additions to existing or proposed schools that result from the Comprehensive Plan and Zoning Review will be evaluated and incorporated into *future* Educational Facilities Master Plan updates. The 2010 Frederick County Comprehensive Plan (the current adopted plan as of this writing) indicates proposed school facilities as outlined in the table below. The locations of proposed school sites are approximate. The 20 year planning period of the 2010 Comprehensive Plan exceeds the 10 year timeframe of the 2012 Educational Facilities Master Plan and the 5 year timeframe of the County CIP. Therefore, many of the projected needs outlined in the Comprehensive Plan are beyond the respective timeframes of the EFMP and CIP.

Planning Region	***2010 County Comprehensive Plan*** *(20 year outlook)*	***2012 EFMP*** *(10 year outlook)*	***County 2013-2018 CIP**** *(6 year outlook)*
Brunswick	Brunswick Area ES: two proposed sites at Gayln Manor and Brunswick Crossing	Brunswick Area ES: new	
Frederick		Waverly ES: addition	Waverly ES: addition
		North Frederick ES: replacement/addition	North Frederick ES: addition/modernization
	Dearbought Area ES: along MD 26 on the northeast side of Frederick City	N Frederick City Area ES School: new	NE Frederick City Area ES: new
	North Frederick City Area ES: near Christopher's Crossing and Walter Martz Rd.		
	West Frederick City Area ES: two school sites between I-70 and Butterfly Ln. (Hargett and Summers properties)	West Frederick City Area ES: new	West Frederick City ES: new
		South Frederick Area ES: new	
	North Frederick City Area MS: near Christopher's Crossing & Yellow Springs Road		
	North Frederick City Area HS: near Poole Jones Road and Christopher's Crossing		
New Market	Harvest Ridge Area ES: the vicinity of Bill Moxley Road and Lomar Drive		
	Linganore Area ES: site previously located in Woodridge area moved to the Town Center area of the Linganore PUD	East County Area ES: new	
	Greenview Area ES: at Mussetter Road and Whiterose Drive		
	New Market Area MS: northeastern quadrant of MD 75 and Old National Pike		
	Mt. Airy Area MS: north side of Town in Frederick County		
			Oakdale MS: addition
Urbana	Monrovia/Urbana Area ES: near intersection of Ed McClain Road and MD 80	Urbana Area ES: new	Urbana Area ES: new
		Urbana ES: addition/renovation	Urbana ES: modernization/addition
		Urbana MS: addition	Urbana MS: addition
		Kemptown ES: addition	Kemptown ES: addition

*Projects within this column reflect those with planned additional capacity to address needs created by planned development identified within the 2010 County Comprehensive Plan. The CIP FY 2013-2018 includes a full listing of Board of Education CIP projects.

FINDINGS

Based upon a review of the adopted 2010 Frederick County Comprehensive Plan, the Planning Staff makes the following findings with regard to the 2012 Superintendent's Recommended Educational Facilities Master Plan:

1. The location and the number of new capacity projects proposed in the Educational Facilities Master Plan conform to the policies and guidelines contained within the Frederick County Comprehensive Plan.
2. The Educational Facilities Master Plan generally conforms with the appropriate policies within the Frederick County Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Frederick County Planning Commission find the 2012 Superintendent's Recommended Educational Facilities Master Plan consistent with the 2010 Frederick County Comprehensive Plan.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **find the Superintendent's Recommended 2012 Educational Facilities Master Plan consistent with the 2010 Frederick County Comprehensive Plan** based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.