



# FREDERICK COUNTY PLANNING COMMISSION

May 8, 2019

---

**TITLE:** Proposed FY 2020-2025 Capital Improvements Program (CIP)

**FILE NUMBER:** N/A

**REQUEST:** **FINDING OF CONSISTENCY**  
Staff is presenting the County Executive Proposed FY 2020—2025 CIP for a finding of consistency with the Frederick County Comprehensive Plan

**STAFF:** Jim Gugel, Planning Director

**RECOMMENDATION:** Staff recommends that the Planning Commission find the Proposed FY 2020-2025 CIP consistent with the Frederick County Comprehensive Plan

**ATTACHMENTS:**  
Proposed FY 2020-2025 CIP

## STAFF REPORT

### **ISSUE**

The County Executive Proposed FY 2020-2025 Capital Improvements Program (CIP) is presented to the Planning Commission to make a finding on whether the location, character and extent of the facilities are consistent with the Frederick County Comprehensive Plan. This finding will be forwarded to the County Council.

### **BACKGROUND**

The Frederick County CIP is a six-year plan and budget document for capital improvements. Capital improvements will typically have an individual project cost of at least \$100,000 with the following characteristics:

- Will add to the government's public infrastructure OR
- Will result in a major repair of a affixed asset that significantly adds to or preserves the lidre of the original asset OR
- Will establish or enhance internal computer/program systems. This excludes routine expenses such as maintenance, license renewals etc.

Each County department evaluates its short term and long term needs, and determines which projects, if any, can be considered Capital Improvement items. These items are submitted in the form of departmental requests. Capital expenditures may include such items as the construction of a new school or library, as well as expansion or renovation of buildings, land acquisition, utility and road infrastructure and other items with a useful life of 15-20 years or more. The CIP provides Frederick County Government and the public with information on each capital project, such as the scope (i.e., size, capacity, etc...); the fiscal year in which the project is scheduled to begin design, engineering and construction, as well as planned completion dates; a programmed amount to be expended each year, and the funding source(s).

### **Basis for a Finding of Consistency**

The Land Use Article of the Annotated Code of Maryland provides general requirements with regards to a finding of consistency with a comprehensive plan. Section 1-303 *Consistency – General requirement of the Land Use Article* further defines consistency with a comprehensive plan to mean “ an action taken that will further, and not be contrary to the following items in the plan:

- 1) Policies;
- 2) Timing of the implementation of the plan;
- 3) Timing of development;
- 4) Timing of rezoning;
- 5) Development patterns;
- 6) Land uses; and
- 7) Densities or intensities

The Maryland Department of Planning in its Models and Guidelines document '*Achieving Consistency under the Planning Act*' also provides guidance on determining consistency with a comprehensive plan.

*“...land use regulations and 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.”*

## **County Comprehensive Plan**

The County Comprehensive Plan references community facilities and infrastructure improvements in both the text document of the Plan and on the Land Use Plan map. It should be noted that the Comprehensive Plan, which was adopted in 2010 and amended (Land Use Plan and Zoning maps) in 2012, has a general outlook of 20+ years so the CIP with a six year outlook would not be expected to capture every planned facility or improvement that may be identified in the Comprehensive Plan.

The Land Use Plan map identifies the location of planned community facilities including schools, libraries, fire stations, and parks. The Plan map also includes alignments for planned roads. Since the Land Use map was amended in 2012 but not the Plan document from 2010 the planned facilities and road on the map will not match what is listed in the Plan document. Since the Land Use Map amendment in 2012 expanded a number of growth areas it will include more community facilities and planned roads than what was described in the 2010 Plan document.

Within the Plan document the primary reference for a finding of consistency with the CIP review would be in Chapter 7 Serving our Citizens and in Chapter 6 Providing Transportation Choices. However, various projects included in the Proposed CIP may also be supported by goals and policies in other chapters as well. Within the Transportation chapter the primary reference would be to planned roads, which are listed and described on pages 06-10 to 06-12. The Serving our Citizens chapter is organized into three elements. On pages 07-2 and 07-3 are overall goals for community facilities and policies, which are listed by specific facility types. The policies generally address location, design, and land use related aspects.

## **Chapter 7 Serving our Citizens**

### **Community Facilities Element**

- Schools – Planned Facilities listed on page 07-9
- Parks – Planned Facilities listed on page 07-15
- Libraries – Planned Facilities listed on page 07-17
- Public Safety – Sheriff and Fire Planned Facilities listed on page 07-18

### **Health and Human Services**

- Address services such as the Department of Aging, Head Start etc. though it does not identify planned facility needs.

### **Public Utilities Element**

- Solid Waste Management and Water and Sewer Systems – Provides some facility and system descriptions though does not include specific facility improvements. These are primarily addressed in their own Solid Waste Management Plan and the Water and Sewer Plan.

## **PROPOSED FY 2020 – 2025 CIP SUMMARY**

The CIP is organized into the following subheadings:

- General Government (Fire and Rescue, Library, Maintenance/Systemics, & IIT) – page 10
- Parks and Recreation – page 52
- Watershed Restoration – page 67
  
- Roads – page 79
- Bridges – page 86
- Highways – page 96
- Water and Sewer – page 107
- Solid Waste – page 135
- Frederick Community College – page 139
- Board of Education – page 147
- Municipalities –page 164

The Proposed CIP identifies funding **totaling \$1,043,681,552 for the entire 6-year period.** The current FY 2019-2024 was approved with a total of **\$894,718,515.**

<b>Proposed FY 2020-2025 CIP</b>	
General Government	\$149,106,192
Water and Sewer	215,233,400
Parks and Recreation	36,829,704
Watershed Restoration	37,519,245
Roads/Bridges/Highways	166,179,004
Frederick Community College	22,459,500
Board of Education	413,444,924
Solid Waste	1,878,000
Municipalities	1,031,583
<b>Total for the 6-year Program</b>	<b>\$1,043,681,552</b>

Consistent with past practice, projects that are not anticipated to be funded in the six-year CIP have been removed from the document. Many of the County departments/agencies have their own facility plans that identify long term needs beyond the six-year CIP timeframe.

## Summary of major projects in the Proposed FY 2020-2025 CIP

### General Government

- Green Valley Fire Station – replace/relocate existing station, construction in FY 2021
- Northgate Fire Station – New station, construction in FY 2019
- Carroll Manor Fire Station – replace/relocate existing station, construction after 2025
- Middletown Library – New library, construction in FY 2023
- Linganore Library – new library in Linganore Town Center area. construction after FY 2025

### Parks and Recreation

- Othello Regional Park – Phase 2 development, construction in FY 2024
- Old National Pike Park Phase 2 – construction in FY 2023
- Middletown Park – rehabilitation, FY 2021
- Utica District Park Phase 2 – construction in FY 2019
- Bikeways and Trails Program – design/construction for next trail project TBD
- Monocacy River Access Plan – preparation of park master plans for sites at Bridgeport (MD 140) and Rocky Ridge, FY 2021

### Roads

- Boyers Mill Rd. – Upgrade south section (Lake Linganore to Old National Pike) to begin in FY 2019
- Reichs Ford Rd Ph2 – upgrade/replace two bridges over Bush Creek. Construction after 2025
- Yeagertown Rd. – upgrade roadway. May be incorporated into planned Town Center Connector roadway. Construction after 2025
- Christopher' Crossing – widening from 2-lane to 4-lane of County section. Construction in FY 2023
- Gas House Pike – upgrade roadway from City limits to Boyers Mill Rd. construction in FY 2021

### BOE

- Waverly Elementary – replacement building. Construction in FY 2022
- Urbana Elementary Replacement – under construction. Open fall 2020.
- Rock Creek School – new replacement school at Walkersville Middle School grounds. Construction in FY 2021.
- East County Elementary – new school on Hamptons West site in Linganore PUD. Construction in FY 2021. Open fall 2022
- Oakdale Middle School – 300-seat addition. Construction in FY 2020.
- North Frederick Area Elementary – new school, construction in FY 2025.
- Liberty Elementary – modernization, construction after FY 2025
- Brunswick High – modernization/addition, construction in FY 2025

### Placeholder Projects

These projects will respond to likely enrollment needs but are dependent on future state funding decisions. The specific school or area is also to be determined at a later time.

- New/modernization Elementary School
- Addition/renovation Middle School

## **Finding of Consistency**

The CIP is a six-year funding document/plan based on current fiscal conditions and projections. The only year in which funding is real (i.e. can be appropriated) is the first year, FY 2020. The remaining years are a balance of projected revenues, expenditures and the prioritization of capital projects and are always subject to change in schedule and/or the amount of funding.

The CIP is not intended to, nor is it expected to implement the County Comprehensive Plan or any functional plan (i.e. Bikeways and Trails Plan, Water and Sewer Plan) in its entirety.

The school, fire station, library, road, and park projects are consistent with planned facility symbols on the Land Use Plan Map of the County Comprehensive Plan as amended in 2012.

Staff would also find the Proposed FY 2020-2025 CIP as a whole to be consistent with the goals and policies of the County Comprehensive Plan.

## **RECOMMENDATION**

Staff recommends that the Frederick County Planning Commission find:

That the location, character, and extent of the Proposed FY 2020-2025 Capital Improvements Program are consistent with the Frederick County Comprehensive Plan.

Should the Planning Commission find that the location, character, and extent of the Proposed FY 2020-2025 CIP are not consistent with the Frederick County Comprehensive Plan, it is recommended that the Commission include its reasons in an effort to aid the County Executive and the County Council in understanding the issue(s) of concern.

## **PLANNING COMMISSION ACTION**

### **MOTION TO FIND CONSISTENT**

I move that the Planning Commission **find that the location, character, and extent of the Proposed FY 2020-2025 CIP are consistent** with the Frederick County Comprehensive Plan based on the findings and conclusions of the staff report.

### **MOTION TO FIND INCONSISTENT**

I move that the Planning Commission **find that the location, character, and extent of the Proposed FY 2020-2025 CIP is inconsistent** with the Frederick County Comprehensive Plan based on the following findings and conclusions: