TITLE: 2019 Superintendent’s Recommended Educational Facilities Master Plan

REQUEST: Finding of Consistency with the Frederick County Comprehensive Plan

STAFF: Jim Gugel

RECOMMENDATION: Staff recommends that the Frederick County Planning Commission find the 2019 Superintendent’s Recommended Educational Facilities Master Plan consistent with the Frederick County Comprehensive Plan.

ATTACHMENTS:
2019 Superintendent’s Recommended Educational Facilities Master Plan
ISSUE
The Frederick County Public Schools is requesting that the 2019 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 and is used as a basis for the BOE’s submission for the subsequent Capital Improvement Program (CIP) review.

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

Finding of Consistency Review Guidance
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 titled: ‘Achieving Consistency under the Planning Act’ also provides guidance on determining consistency with a comprehensive plan. It states:

“...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 POLICIES

Within *Chapter 7 Serving Our Citizens*, the Frederick County Comprehensive Plan contains a number of general community facility policies as well as several that are specifically related to schools. The following policies 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**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SC-P-01</td>
<td>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.</td>
</tr>
<tr>
<td>SC-P-02</td>
<td>Prioritize funding for those capital projects, which correct existing deficiencies.</td>
</tr>
<tr>
<td>SC-P-03</td>
<td>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.</td>
</tr>
<tr>
<td>SC-P-04</td>
<td>Work collaboratively with all of the municipalities in Frederick County to adopt an Adequate Public Facilities Ordinance (APFO) which complements the County’s APFO.</td>
</tr>
<tr>
<td>SC-P-05</td>
<td>Consider joint use of County facilities, including but not limited to libraries, senior centers, health clinics, schools, and public safety facilities.</td>
</tr>
<tr>
<td>SC-P-06</td>
<td>Employ Leadership in Energy and Environmental Design (LEED) and Low Impact Development (LID) standards in County facilities.</td>
</tr>
</tbody>
</table>

**School Policies**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SC-P-07</td>
<td>Standardize school design to accommodate additions and reduce design &amp; construction costs.</td>
</tr>
<tr>
<td>SC-P-08</td>
<td>Maintain a system wide enrollment capacity of 90% at the elementary, middle, and high school levels.</td>
</tr>
<tr>
<td>SC-P-09</td>
<td>Stage development of new school facilities concurrent with new residential growth.</td>
</tr>
<tr>
<td>SC-P-10</td>
<td>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.</td>
</tr>
<tr>
<td>SC-P-11</td>
<td>Utilize school building(s) or sites no longer needed for educational purposes for re-use as public uses or private redevelopment.</td>
</tr>
</tbody>
</table>
HIGHLIGHTS OF THE EDUCATIONAL FACILITIES MASTER PLAN

- The 10-year enrollment growth for the period 2018 – 2028 is projected to be 4,250 which is a higher than the 2017-2027 period projection of 3,620 students. The annual enrollment increases are projected to average approximately 517 students/year for the first half of the period then decrease to an average of 318 students/year in the second half of the ten year period.

- The graph below shows historic enrollment growth by decade along with the projected growth for the 10-year period of 2018 – 2028.

![Enrollment Growth by Decade](image)

- Projected enrollment increases by grade level for 2018-2028 are:
  - Elementary – 1,668 students (1,034 in 2018)
  - Middle – 606 students (732 in 2018)
  - High – 1,894 students (1,855 in 2018)
  - 10-year Total – 4,250 (3,620 in 2018)

Recommended Facilities Plan – Chapter V (refer to pages 37-55)
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. Eight (8) of the 10 projects in the 2019 EFMP will add capacity. Three existing schools are slated for replacements with additional capacity.
- **Modernization/Renovation**
  These projects involve schools that are scheduled for modernization based on several criteria. A school qualifies for modernization if it is at least 20 years old and ranks poor on the FCI index. Limited renovation is also scheduled when it could be coordinated with a new addition planned for the building. Three (3) modernization projects are recommended in the 2019 EFMP.

- **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 middle and high school projects.

  Available sites that have been identified or dedicated through the development review process include:
  - Monrovia Area ES – dedicated and conveyed to BOE in the Landsdale PUD
  - Linganore Area ES – dedicated in Hamptons West of Linganore PUD (site for East County ES)
  - Monrovia Area HS – in litigation
  - New Market Area ES – site identified in the Casey PUD project
  - Linganore Area MS – site identified in the Blentlinger PUD project
  - North Frederick Area ES – site dedicated in the Tuscarora Creek development
  - South Frederick Area ES – site identified in Ballenger Run PUD project

- **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.
New **Recommended** Capacity and Modernization Projects (see page 41)

FREDERICK COUNTY PUBLIC SCHOOLS  
Recommended New Capacity and Modernization Projects  
FY 2020-2028

<table>
<thead>
<tr>
<th>School</th>
<th>Project Type</th>
<th>Opening Date</th>
<th>Status</th>
<th>Added Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELEMENTARY SCHOOLS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urbana ES</td>
<td>Replacement/Addition</td>
<td>2020-Aug</td>
<td>Under Con.</td>
<td>725</td>
</tr>
<tr>
<td>East County Area ES</td>
<td>New School</td>
<td>2021-Aug</td>
<td>Under Design</td>
<td>705</td>
</tr>
<tr>
<td>Waverley ES</td>
<td>Replacement/Addition</td>
<td>2022-Aug</td>
<td>Under Design</td>
<td>663</td>
</tr>
<tr>
<td>Brunswick Area ES</td>
<td>New School</td>
<td>2023-Aug</td>
<td>Future Project</td>
<td>705</td>
</tr>
<tr>
<td>Liberty ES</td>
<td>Replacement/Addition</td>
<td>2023-Aug</td>
<td>Future Project</td>
<td>431</td>
</tr>
<tr>
<td>Valley ES</td>
<td>Modernization/Addition</td>
<td>2026-Aug</td>
<td>Future Project</td>
<td>205</td>
</tr>
<tr>
<td>N Frederick City Area ES</td>
<td>New School</td>
<td>2026-Aug</td>
<td>Future Project</td>
<td>705</td>
</tr>
<tr>
<td><strong>Total Additional Capacity</strong></td>
<td></td>
<td></td>
<td></td>
<td>4,140</td>
</tr>
</tbody>
</table>

| **MIDDLE SCHOOLS**                    |                      |              |                |                |
| Oakdale MS                            | Addition             | 2021-Aug     | Future Project | 298            |
| Walkersville MS                       | Modernization        | 2027-Aug     | Future Project | 0              |
| **Total Additional Capacity**         |                      |              |                | 300            |

| **HIGH SCHOOLS**                      |                      |              |                |                |
| Brunswick                             | Modernization        | 2026-Aug     | Future Project | 0              |
| **Total Additional Capacity**         |                      |              |                | 0              |

| **SPECIAL SCHOOLS**                   |                      |              |                |                |
| Rock Creek                            | Replacement          | 2021-Aug     | Future Project | 0              |
| **Total Additional Capacity**         |                      |              |                | 0              |
The table below reflects both current capacity and projected capacity based on the recommended future projects and projected enrollments (See pages 29, 30, & 41).

<table>
<thead>
<tr>
<th>Grade Level</th>
<th>2018</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual Enrollment</td>
<td>% of Capacity</td>
</tr>
<tr>
<td>Elementary</td>
<td>19,218</td>
<td>94%</td>
</tr>
<tr>
<td>Middle</td>
<td>9,955</td>
<td>86%</td>
</tr>
<tr>
<td>High</td>
<td>12,837</td>
<td>87%</td>
</tr>
<tr>
<td>Other 3</td>
<td>189</td>
<td>48%</td>
</tr>
<tr>
<td>Total</td>
<td>42,196</td>
<td>90%</td>
</tr>
</tbody>
</table>

(1) September 30, 2018 Quarterly Enrollment Report
(2) Based on future project recommendations from the 2019 Educational Facilities Master Plan (See page 41).
(3) Rock Creek, Heather Ridge, evening high. Does not include Special Ed Pre-K

**COMPREHENSIVE PLAN SCHOOL SITES**

The County Comprehensive Plan (as amended in 2012) identifies planned school sites as outlined in the table below. The locations of planned school sites are approximate. The 20-year planning period of the County Comprehensive Plan exceeds the 10-year timeframe of the 2019 Educational Facilities Master Plan so there should not be the expectation that every planned school in the Comprehensive Plan would also be listed in the EFMP.
<table>
<thead>
<tr>
<th>Planning Region</th>
<th>County Comprehensive Plan School Sites (20 year outlook)</th>
<th>2019 EFMP (10 year outlook)</th>
<th>FY 2020-2025 CIP (6 year outlook)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunswick</td>
<td>Brunswick Area ES: two alternative sites at Gayln Manor or Brunswick Crossing</td>
<td>Brunswick Area ES: new school projected to open 2023</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Valley ES: modernization/addition, open 2026</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brunswick HS: modernization, open 2026</td>
<td>Brunswick HS: modernization/addition, con. 2025</td>
</tr>
<tr>
<td>Frederick</td>
<td></td>
<td>Waverly ES: replacement/addition open 2022</td>
<td>Waverly ES: replacement/addition con. 2021/2022</td>
</tr>
<tr>
<td></td>
<td>Dearbought ES Site: owned by BOE. e/s MD 26, on Wheyfield Dr.</td>
<td>N. Frederick City Area ES: new school, open 2026</td>
<td>N. Frederick City Area ES: Construction in 2025</td>
</tr>
<tr>
<td></td>
<td>North Frederick City Area ES: dedicated site in Tuscarora Creek development, e/s Walter Martz Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ballenger Run PUD ES site: Not identified on Comp Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>North Frederick City Area MS: near Christopher’s Crossing &amp; Yellow Springs Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>North Frederick City Area HS: Poole Jones Rd and Christopher’s Crossing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middletown</td>
<td></td>
<td>Middletown MS: modernization, open 2027</td>
<td></td>
</tr>
<tr>
<td>New Market</td>
<td>Harvest Ridge ES Site: owned by BOE, on Lomar Drive east of Bill Moxley Road</td>
<td>East County Area ES: new, open 2022</td>
<td>East County Area ES Construction in 2021</td>
</tr>
<tr>
<td></td>
<td>Linganore Area ES: site dedicated in Hamptons in Linganore PUD</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenview PUD ES Site: owned by BOE, at Mussetter Road and Whiterose Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Market Area ES: site identified in the Casey PUD property</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Market Area MS: site identified in Blentlinger PUD, e/s Boyers Mill Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mt. Airy Area MS: north side of Town in Frederick County</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Oakdale MS: Addition, open 2021</td>
<td>Oakdale MS: Addition, construction 2020</td>
</tr>
</tbody>
</table>
### Planning Region

<table>
<thead>
<tr>
<th>County Comprehensive Plan School Sites (20 year outlook)</th>
<th>2019 EFMP (10 year outlook)</th>
<th>FY 2020-2025 CIP (6 year outlook)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urbana: Landsdale PUD ES Site: owned by BOE, w/s of Ed McClain Road north of MD 80</td>
<td>Urbana ES: replacement, open 2020</td>
<td>Urbana ES: replacement, open 2020</td>
</tr>
<tr>
<td>Urbana Area ES: vicinity of Ball Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urbana Area MS: vicinity of Ball Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monrovia Area HS: MD 75/MD 80*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walkersville: Liberty ES – modernization/addition Open 2023</td>
<td></td>
<td>Liberty ES – modernization/addition Open after 2025</td>
</tr>
</tbody>
</table>

*in litigation

### FINDINGS

Based upon a review of the Frederick County Comprehensive Plan, the Staff makes the following findings with regard to the 2019 Superintendent’s Recommended Educational Facilities Master Plan:

1. The location and the number of new capacity projects recommended in the Educational Facilities Master Plan conform to the planned school sites identified on the Frederick County Comprehensive Plan.
2. The Educational Facilities Master Plan generally conforms to the appropriate policies within the Frederick County Comprehensive Plan.

### STAFF RECOMMENDATION

Staff recommends that the Frederick County Planning Commission find the 2019 Superintendent’s Recommended Educational Facilities Master Plan to be consistent with the Frederick County Comprehensive Plan.

### PLANNING COMMISSION ACTION

**MOTION OF FINDING OF CONSISTENCY**

I move that the Planning Commission find the Superintendent’s Recommended 2019 Educational Facilities Master Plan to be consistent with the Frederick County Comprehensive Plan based on the findings of the staff report and the testimony and documentary evidence produced at the public meeting.
SUPERINTENDENT'S RECOMMENDED DRAFT

Educational Facilities Master Plan
Annual Update

Including:

Capital Improvement Program
FY2021-2026

May 2019
Board of Education of Frederick County

BRAD YOUNG, PRESIDENT
JOY SCHAEFER, VICE PRESIDENT
LIZ BARRETT
MICHAEL BUNITSKY
LOIS JARMAN
JAY MASON
KAREN YOHO
PAIGETOLBARD, STUDENT MEMBER

SUPERINTENDENT DR. THERESA ALBAN

May 2019

The Board of Education of Frederick County does not discriminate in admissions, access, treatment or employment in its programs and activities on the basis of race, color, gender, age, national origin, religion, sexual orientation or disability.
FREDERICK COUNTY PUBLIC SCHOOLS
EDUCATIONAL FACILITIES MASTER PLAN TEAM

DIVISION OF OPERATIONS
Paul Lebo, Chief Operating Officer
Zelda Tribit, Senior Executive Secretary

CAPITAL PROGRAMS
Adnan Mamoon, Director
Tammie Smith, Executive Secretary
Elizabeth Pasierb, Supervisor of Facilities Planning
Karen King, Executive Secretary
Holly Nelson, Facilities Planner
Zachary Dreyer, Planning Data & GIS Analyst
Ashley Shaffer, Facilities Planning Intern
Brad Ahalt, Senior Project Manager
Brian Staiger, Senior Project Manager
Tom Mulligan, Project Manager III
Tony Ray, Project Manager III
Vernon Beals, Project Manager III

MAINTENANCE AND OPERATIONS
Robert Wilkinson, Director
Tina Murray, Executive Secretary
Gary Barkdoll, Maintenance Projects & Grounds Manager
Curtis Orndorff, Building Maintenance Manager
John Carnahan, Custodial Services Manager
Laura Olsen, Environmental, Health, and Safety Manager

FISCAL SERVICES DIVISION
Heather Clabaugh, Budget Officer
Dawn Worrell, Construction Accountant

The Board of Education of Frederick County does not discriminate in admissions, access, treatment or employment in its programs and activities on the basis of race, color, gender, age, national origin, religion, sexual orientation or disability.
# Table of Contents

EXECUTIVE SUMMARY ...................................................................................................................... 1
  Figure E1: Executive Summary Highlights Map ........................................................................... 3

I. INTRODUCTION ............................................................................................................................ 5

II. COMMUNITY ANALYSIS ........................................................................................................... 9
  Figure 2A: County Population 1900-2045 (projected) ................................................................. 9
  Table 2A: 2010 County Comprehensive Plan School Policies and Action Items ............................ 11
  Table 2B: AP=O Summary by Jurisdiction ................................................................................... 13

III. INVENTORY AND EVALUATION OF SCHOOL FACILITIES ................................................ 15
  Figure 3A: Elementary School Percent of State Rated Capacity Over Time ................................. 16
  Figure 3B: Middle School Percent of State Rated Capacity Over Time ........................................ 18
  Figure 3C: High School Percent of State Rated Capacity Over Time ........................................... 19
  Figure 3D: 2019-2020 Feeder Patterns ......................................................................................... 22
  Table 3A: Redistricting Studies Anticipated in 10 Year Plan .......................................................... 23

IV. ENROLLMENT PROJECTIONS AND FACILITY NEEDS ANALYSIS ......................................... 27
  Figure 4A: Total Enrollments 1980-2028 ..................................................................................... 27
  Figure 4B: Annual Equated Enrollment Increase - 1990 to 2028 ................................................. 28
  Figure 4C: Equated Enrollment Growth by School Level - 2018 to 2028 .................................... 28
  Table 4A: FCPS Equated Enrollment Projections ........................................................................... 29
  Figure 4D: Projected Enrollment Growth by Residential Development at Full Buildout ................. 31

V. RECOMMENDED FACILITIES PLAN ...................................................................................... 37
  Figure 5A: System-wide Percentage of SRC - Elementary .............................................................. 40
  Figure 5B: System-wide Percentage of SRC - Middle ................................................................. 40
  Figure 5C: System-wide Percentage of SRC - High ............................................................... 40
  Table 5A: Summary of New Capacity and Modernization Projects, Fiscal Years 2020-2028 ......... 40
  Figure 5D: Proposed Timeline for Major Projects and Impacts on Capacity, 2019-2028 ............ 42
  Figure 5E: Key for Feeder Area Maps ......................................................................................... 44
  Figure 5F: Brunswick Feeder ...................................................................................................... 45
  Figure 5G: Catoctin Feeder ......................................................................................................... 46
  Figure 5H: Frederick Feeder ...................................................................................................... 47
  Figure 5I: Governor Thomas Johnson Feeder .............................................................................. 48
  Figure 5J: Linganore Feeder ...................................................................................................... 49
  Figure 5K: Middletown Feeder ................................................................................................. 50
  Figure 5L: Oakdale Feeder ...................................................................................................... 51
  Figure 5M: Tuscarora Feeder .................................................................................................... 52
  Figure 5N: Urbana Feeder ....................................................................................................... 53
  Figure 5O: Walkersville Feeder ............................................................................................... 54

EFMP Draft May 2019 • i
VI. APPENDICES

Appendix A: Draft FY2021-2026 Board of Education Capital Improvements Program .............................................................. E7
Appendix B: Proposed Calendar for the FY2021 Capital Budget and the FY2021-2026 Capital Improvement Program .......................... 59
Appendix C: State IAC Funding Priorities .......................................... 63
Appendix D: Frederick County Capital Improvement Program Policies .................................................................................................. 67
Appendix E: Frederick County Approved FY2019-2024 Capital Improvement Program - Board of Education Projects .......... 73
Appendix F: Facilities Services Division Systemic Renovations Procedure .......................................................... 79
Appendix G: Excerpts From Frederick County's Future: Many Places, One Community A Comprehensive Plan for Frederick County, April 2010 As Amended September 2012.............................................. 83
Appendix H: Excerpts From City of Frederick 2010 Comprehensive Plan Update November 2009............................................................... 91
Appendix I: Frederick County and Municipal Residential Developments .................................................................................................. 99
Appendix J: FCPS Pupil Yield Rates .............................................................................................................................................. 107
Appendix K: Future Potential School Site Locations .......................................................................................................................... 113
Appendix L: Portable Classroom Assignments for August 2019 ........................................................................................................ 117
Appendix M: FCPS School Facilities with Abbreviations and Grades Served .................................................................................. 121
Appendix N: FCPS Facilities Inventory IAC/PSCP 101.1 ...................................................................................................................... 125
Appendix O: School Closing Procedures Policies .......................................................................................................................... 129
Appendix P: FCPS Redistricting Policies .............................................................................................................................. 139
Appendix Q: FCPS Use of School Facilities Policy and Regulation ................................................................................................. 145
Appendix R: FCPS School Construction, Renovation and Maintenance Policy .................................................................................. 155
Appendix S: FCPS Transportation Policies ........................................................................................................................................... 173
Appendix T: Alternative Education Program .............................................................................................................................. 179
Appendix U: Special Education Program Description ..................................................................................................................... 185
Appendix V: Career and Technology Education Program Description ............................................................................................ 189
Appendix W: Staffing Ratios .............................................................................................................................................................. 195
Appendix X: Maryland Department of Planning Approval to Use Local Enrollment Projections ................................................................. 199
Appendix Y: Statement of Non-Discrimination ............................................................................................................................ 205
Appendix Z: Planning Department Statement of Consistency with the Comprehensive Plan ................................................................................ 213
Appendix AA: Statement from LEA Certifying Acceptance of the Plan ............................................................................................ 217
Appendix BB: FCPS Attendance Boundary Maps for 2019-20 School Year ................................................................................... 221
2019 Frederick County Public Schools Educational Facilities Master Plan
Superintendent’s Recommended

Executive Summary

OUR COMMITMENT

Public education is a bond between a community and its young people, its future leaders. In Frederick County, we know honoring that bond means providing outstanding instruction which relies upon the provision of sufficient facilities. Parents, students, teachers, and the wider community all know that having safe, healthy, modern school buildings is a cornerstone to our children’s success. More than that, the citizens of Frederick County are proud that their schools are at the heart of their communities. Our schools belong to all of us and are used by the entire community. Frederick County Public Schools (FCPS) is committed to excellence at every level of our organization—it is our goal that the community will see that commitment when they walk in the front door of any of our facilities.

OUR PLAN

To guide us as we work to meet that goal, FCPS maintains a 10 year Educational Facilities Master Plan (EFMP). The EFMP is our blueprint to ensure that our schools meet our high standards for excellence. We update it every year to keep it current and to keep our focus squarely on the conditions of our buildings.

FCPS uses the EFMP regularly; it guides our thinking about our facilities. Among other things, it helps us coordinate facility needs with the county and municipal plans for residential growth, it establishes our facility and funding priorities with state and local officials, and it helps us keep our construction, modernization, and repair projects running smoothly and on schedule. However, we also intend for the EFMP to be accessible and useful to our many partners: elected officials, other state and local agencies, parents, and the taxpayers of Frederick County. The EFMP includes information that is helpful to all of us—long-range enrollment projections and trends, school-by-school capacity data, and other up-to-date information about all our county schools.

OUR PROCESS

In early June, FCPS staff presents the EFMP to the Board of Education and also visits the Frederick County Planning Commission for a finding of consistency with the County Comprehensive Plan. The Board of Education (BOE) holds a public hearing in late June and adopts a final plan that reflects feedback from the BOE, Planning Commission, and the community.

Maryland leads the nation in public education—and Frederick County is a leader in our state. In Frederick County, we want all of our facilities to showcase the excellence that we strive for as a system while, also demonstrating efficient stewardship of taxpayer dollars. FCPS seeks to maximize the lifespan of our facilities while keeping pace with our students’ changing educational requirements. The EFMP will help us do that in an efficient and effective manner. Excellence everywhere isn’t just a goal for FCPS; it’s what we do every day in every one of our buildings.
HIGHLIGHTS OF THE 2019 ANNUAL UPDATE

In this 2019 update, FCPS addresses the following topics, shown on the map in Figure E1:

1. Enrollment: Between 2019 and 2028 the school system will need to accommodate an equated enrollment increase of approximately 4,268 students, occurring primarily in the residential development areas highlighted on the map.

   Potential Students Generated by Future Development: Yellow circles indicate the relative number of students to be generated by approved residential developments.

2. School Capacity: FCPS needs to provide significant additional capacity to reach the BOE’s goal of 90% of state rated capacity (SRC) for each school level. System-wide, elementary enrollment exceeds the Board’s goal of 90% of SRC, reaching a high of 107% within the 10 year plan if no new seats are added other than those already under construction. The additional capacity at the elementary level capacity proposed in the plan would bring systemwide enrollments to a low of 91% of capacity near the end of the 10 year period. Middle school enrollments system-wide have currently met the Board’s goal of 90% of SRC and are not expected to exceed capacity in the coming 10 years. At the high school level, enrollments are at 88% system-wide but are expected to reach 101% by the end of the 10 year period without additional capacity. For the 2019-20 school year, 19 elementary, five middle and two high schools are expected to be at or over 100% capacity, as shown on the map.

3. Growing Smart for the Future: The EFMP calls for approximately 4,140 additional elementary seats by 2028 via new elementary schools on the northern side of Frederick City, eastern Frederick County and Brunswick. Replacement/additions at Urbana, Waverley, and Liberty elementary schools and a modernization/addition at Valley ES will also add much-needed capacity. An addition at Oakdale MS will help alleviate localized overcrowding. Additional capacity needed at the high school level may be added with the modernization at Brunswick HS. The Rock Creek replacement will add capacity for special education programs and provide spaces that can better achieve the school’s educational requirements. As the plans for these new schools are developed, FCPS strives to minimize construction costs and maximize utilization of spaces to make efficient use of state and local funding.

   * Future schools in ten-year plan
4. Sustaining Our Facilities: FCPS has 47 schools that are, in whole or part, 25 or more years old. Modernizations at Brunswick ES, Valley ES, Middletown MS, Walkersville MS, Brunswick HS, and Middletown HS as well as limited renovations at select schools and targeted systemic projects will help FCPS extend the lifespan of our existing schools so that they can continue to support student achievement.

Modernizations or Replacements

Figure E1: Executive Summary Highlights Map
I. Introduction

With highly ranked educational programs, Frederick County Public Schools (FCPS) is a fundamental part of Frederick County and a reason why many people choose to move here. Over the past several decades, population growth in the county has been steady (see Figure 2A), mostly concentrated around Frederick City, the Interstate 70 corridor and in the southeastern part of the county along the Interstate 270 corridor.

During the 1990s and early 2000s, the FCPS student population grew by more than 10,000 students and resources were focused on adding capacity. From 2006 to 2015, the student population growth rate was lower and FCPS was able to shift some resources to modernization of older schools. Today, FCPS must balance resources between adding capacity (especially at the elementary and high school level) in key growth areas and modernizing older schools.

FCPS also strives to provide new educational services mandated by the state as well as opportunities for new and innovative educational programs. Our main goal continues to be to provide a safe, caring and engaging environment in which the children of Frederick County can learn. FCPS’ 10 year Educational Facilities Master Plan (EFMP) speaks directly to that goal by detailing our approach to building, expanding or modernizing Frederick County’s educational facilities over the next decade.

PURPOSE OF THIS PLAN

FCPS projects enrollments and identifies facility needs 10 years into the future to allow the time necessary to plan, design and construct new facilities. Included in the EFMP is the six year FCPS Capital Improvement Program (CIP) that serves as the basis for annual capital funding requests to the state and county (see Appendix A).

Our 10 year EFMP is designed to:

- Inform the community, the Board of Education (BOE), and state and county officials about FCPS’ long-range plans for educational facility improvements.
- Document FCPS’ long-range enrollment projections and future facility needs.
- Provide a common point of reference to allow FCPS to coordinate future new educational facility locations with county and municipal officials and coordinate future facility needs and funding requirements with state officials.
- Document FCPS’ schedule of major renovation and maintenance projects for our existing buildings.
- Comply with state regulations that require FCPS, and all local jurisdictions, to update its EFMP annually.

PLAN APPROVAL PROCESS

FCPS updates the EFMP each year in accordance with the requirements in the Maryland Public School Construction Program “Administrative Procedures Guide.” While FCPS writes its own master plan, the state’s administrative procedures guide defines the required content of the plan.
FCPS’ EFMP is updated each year by our Capital Programs Department. The update process includes several steps that help to ensure that our facilities’ needs and recommendations are as current as possible. These steps are:

<table>
<thead>
<tr>
<th>Step</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Update 10 year enrollment projections</td>
<td>March-April</td>
</tr>
<tr>
<td>2. Prepare draft EFMP update</td>
<td>March-May</td>
</tr>
<tr>
<td>3. Present draft EFMP to the Board of Education</td>
<td>June</td>
</tr>
<tr>
<td>4. Present draft EFMP to the Frederick County Planning Commission</td>
<td>June</td>
</tr>
<tr>
<td>5. Board of Education adopts final EFMP and CIP</td>
<td>June</td>
</tr>
</tbody>
</table>

FCPS submits capital project funding requests (included in the approved EFMP) to state and county agencies in October and November (see Appendix A). Individual county and state agencies maintain procedures for evaluating the Board-approved capital project funding requests (See Appendix C and Appendix D).

Close cooperation among state, county and FCPS officials is essential to ensure that FCPS successfully updates and executes the EFMP. Public awareness of and involvement in the planning process is also key.

EDUCATIONAL FACILITY PLANNING – INTERGOVERNMENTAL CONTEXT

This EFMP is guided by the goals established in other planning documents prepared by the BOE, Frederick County Government, and the state. While not all these planning documents focus on educational facilities, their goals depend in part on meeting school facility needs. Some of these plans include:

**FCPS Strategic Plan:** The BOE began work on the Strategic Plan in Spring 2014. Aspirational goals were adopted in December 2014 along with correlating priorities. In November 2018, FCPS published the most recent Master Plan Annual Update that provided measurable progress updates on the BOE’s goals.

**Frederick County Comprehensive Maintenance Plan:** Approved annually by the BOE, this plan establishes a system-wide evaluation of facility conditions and a maintenance management system to increase the life expectancy of building systems.

**Frederick County’s Future: Many Places, One Community:** The county comprehensive plan provides recommendations for long-range development. Included are goals and objectives which seek to direct growth to appropriate areas of the county based on the availability of utilities, environmental concerns, existing land use patterns, etc. This plan also identifies general locations for future school sites. It is essential that this plan and our master plans are consistent. The County has been developing a new comprehensive plan, Livable Frederick which will likely be adopted in 2010.

**Frederick County Capital Improvements Program:** This six-year program incorporates capital projects requested by the BOE and included in the County Executive’s annual Capital Improvement Plan (CIP). The county CIP is then approved by the County Council. It also includes projects requested by other county agencies and departments. It establishes the parameters and schedules for capital improvement projects. All FCPS capital projects must conform to the requirements of this program.
Maryland “Smart and Sustainable Growth Act” (2009) and “Sustainable Communities Act” (2010): These state bills and other related legislation directed growth to areas identified as consistent with local comprehensive plans. Tax credits were directed towards rehabilitation of existing communities and a sustainable growth commission was created.

A Better Maryland Plan: The Maryland Department of Planning is currently working on a statewide plan to enrich the lives of Marylanders, use smart growth principles, grow responsibly and protect Maryland’s resources. The plan is expected to be complete by July 1, 2019.

The EFMP is also guided by two other foundational documents that govern the administration of FCPS. These are the BOE Policy and Regulations. These documents cover a wide range of specific instructional and program objectives related to such topics as organizational patterns, staffing ratios, transportation, and redistricting guidelines (see Appendices P-S).
II. Community Analysis

Frederick County is situated on the edge of two major metropolitan areas: Baltimore and Washington, D.C. These two areas have profoundly impacted Frederick County's demographic and economic growth. As our population grows, so does our need for school facilities and services.

Geographically, Frederick County is the largest county in Maryland. It stretches north-south from the Mason-Dixon Line to the Potomac River and east-west from the rolling Piedmont along Sam's Creek, across Catoctin Mountain to South Mountain. It contains thirteen incorporated municipalities and numerous other historic, well-established communities. Frederick City is the county seat and commercial and population hub.

Until the 1950s, Frederick County relied primarily on an agricultural economy; the county is still the largest producer of dairy products statewide. However, since the 1950s, the county's economy has expanded and diversified as a result of population growth and migration from other areas of the state and metropolitan region.

Migration was encouraged by the construction of I-70 and I-270 in the 1960s and the continued expansion of business and government agencies. In this respect, growth in Frederick County has been primarily influenced by the expanding Washington, D.C. metro area and employment growth in Montgomery County. The County's population growth rate increased significantly after 1970 and has remained fairly steady, as shown in Figure 2A. FCPS enrollments increased steadily over the years consistent with county population growth. However, enrollments experienced a significant growth during the 1990s (see Figure 4A). Although the scale of total population growth exceeded enrollment growth, both grew at the extraordinary rate of about 50 percent in the twenty years from 1990 to 2010.

In the 25 years from 1990 to 2015, Frederick County's population increased by approximately 95,000 or an average of 3,800 persons/year. According to the Maryland Department of Planning projections, Frederick County's population is expected to grow by over 83,000 by 2045.

Figure 2A: County Population 1900-2045 (projected)

Sources: Maryland Department of Planning August 2017 projections and March 2018 population estimate through July 2017
Population growth has been driven in part by abundant affordable housing (relative to the region). According to records from the Frederick County Planning and Permitting Department, housing growth was highest in Frederick County between 1980 and 2000, with average annual housing permits issued between 1,600 and 2,000 during that period. Housing growth was lower from 2006 to 2012 with 500 to 900 housing permits issued annually. In more recent years, the number of housing permits issued has increased to 1,300 to 2,000 annually. There are many large residential projects that are in development or proposed for future development (see Appendix J). While many of the county’s municipalities have major residential developments within their boundaries, most new development has been focused in and around Frederick City and the unincorporated areas of the county along the I-70 and I-270 corridors.

COORDINATION WITH LOCAL GOVERNMENTS

FCPS coordinates with local governments to align school facility plans with residential growth patterns and local planning efforts. The sections below outline FCPS participation in the review of development, comprehensive plans for the two largest jurisdictions, and adequate public facilities ordinances that help ensure that the County and FCPS are able to plan for future growth in enrollment.

Review of Development

FCPS participates in the review of residential developments submitted to the County and incorporated communities for approval. Capital Programs Department staff submit official comments and work with local planners to make sure future residential developments have safe walking routes to schools and adequate access for bus service. When a development occurs near an existing or future school site, FCPS works to ensure that development impacts are minimized, particularly during the construction phase. Finally, where future schools are needed and required for development approval, FCPS works with the developer and local planners to identify an appropriate school site and the conditions by which the site will be transferred to FCPS.

Frederick County Comprehensive Plan

Frederick County’s current comprehensive plan, Frederick County’s Future: Many Places, One Community, was prepared by the Frederick County Division of Planning and adopted by the Board of County Commissioners in April 2010. The Land Use and Zoning maps were amended in 2012. The Comprehensive plan explains the county’s response to projected future population growth and development. Appendix G contains excerpts from this plan.

Rather than being an update of the previous 1998 comprehensive plan, the 2010 plan is unique. It is organized around nine themes, each with its own goals, policies, and action items. They are: Conserving Our Natural Resources and Green Infrastructure; Protecting and Preserving Our Heritage; Preserving Our Agricultural and Rural Community; Providing Transportation Choices; Serving Our Citizens; Supporting a Diversified Economy; Assessing Our Water Resources; Managing Our Growth; and Community and Corridor Plans.

The 2010 plan broadly defines Community Growth Areas. It continues to encourage compact growth and support identifiable communities. To implement the current comprehensive plan, the county identified short-term (0-2 years), intermediate-term (2-6 years), long-term (6+ years), and on-going action items. These include amending the zoning ordinance, subdivision regulations, Adequate Public Facilities Ordinance, and storm water management regulations, and preparing strategic growth area plans.

10 • EFMP Draft May 2019
Of particular interest to FCPS, the 2010 County Comprehensive Plan identifies these school policies and action items:

**Table 2A: 2010 County Comprehensive Plan School Policies and Action Items**

<table>
<thead>
<tr>
<th>Policy or Action Item</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>SC-P-07: Standardize school design to accommodate additions and reduce design and construction costs.</td>
<td>Current policy</td>
</tr>
<tr>
<td>SC-P-08: Maintain a system-wide enrollment capacity of 90% at the elementary, middle and high school levels.</td>
<td>Current policy</td>
</tr>
<tr>
<td>SC-P-09: Stage development of new school facilities concurrent with new residential growth.</td>
<td>Current policy</td>
</tr>
<tr>
<td>SC-P-10: Maximize the use of school sites through the construction of multi-story buildings to reduce building footprints and emphasize bicycle and pedestrian access to minimize parking needs and bus transportation.</td>
<td>Current policy</td>
</tr>
<tr>
<td>SC-P-11: Re-use school building(s) or sites no longer needed for educational purposes as public uses or private redevelopment.</td>
<td>Current policy</td>
</tr>
<tr>
<td>TR-A-13: Require Safe Routes to Schools planning for all existing and proposed county schools. Plans will address coordinated education, enforcement, encouragement, design and school siting to provide for safe bicycling and walking options for students.</td>
<td>Not initiated</td>
</tr>
<tr>
<td>SC-A-01: Develop a school land banking program as part of an overall land development review process.</td>
<td>Not initiated</td>
</tr>
<tr>
<td>SC-A-02: Promote Safe Routes efforts with plans and programs that enhance pedestrian accessibility and safety.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>SC-A-03: Update the Pupil Yield Factor Study every 2 years (see Appendix J for most recent Pupil Yield Rates).</td>
<td>Updated 2017</td>
</tr>
</tbody>
</table>

The county's comprehensive plan also identifies twelve school sites to address school capacity needs in the future. These sites are discussed in Appendix G.

The County Planning Commission has recently finished their work on the new countywide master plan entitled the Livable Frederick Master Plan. The Plan is now under review by the Frederick County Council. The section of the Plan called “Our Common Vision” serves as the foundation of the Livable Frederick Master Plan and is intended to support the public and private sectors, institutions and nonprofit partnerships in enhancing and maintaining a high quality of life for Frederick County citizens. The “Action Framework” section of the Plan highlights County goals and initiatives that will support achievement of the vision within the categories of community, health, economy, and environment. Finally, the “Development Framework” section utilizes scenario planning and a thematic plan map that illustrates a preferred geographic distribution of future growth, continued efforts to conserve our natural resources through the Green Infrastructure component, and an ongoing commitment to the protection and preservation of the County’s farmland and agricultural economy through the Agriculture Infrastructure component.

**Frederick City’s Comprehensive Plan**

Frederick City’s 2010 Comprehensive Plan Update envisions a city that will continue to be a major population and employment center. Through the plan’s visions, policies, and implementation strategies, Frederick City will continue to grow while protecting its sensitive areas and character, providing a range of housing choices, and ensuring adequate public facilities and infrastructure. The plan calls for a tiered approach to growth in Frederick City: infill and redevelopment growth in
tier 1, growth at the municipal boundary in tier 2 and growth in future areas in tier 3. Appendix I contains excerpts from Frederick City's comprehensive plan. The City has begun the process to update the comprehensive plan and expects to release an update in fiscal year 2020.

Both the county and city plans include a Municipal Growth Element as required by HB1141 adopted by the Maryland General Assembly in 2006. HB1141 requires that local land use plans consider public services and infrastructure needed to accommodate growth within the identified growth areas. This includes public schools. Public schools are to be sufficient to accommodate student populations consistent with the state rated capacity (SRC) standards established by the Interagency Committee on School Construction.

The Municipal Growth Element of the 2010 Frederick City plan estimates that eleven of the twenty-five schools serving Frederick City will be impacted by potential annexations, although future redistricting could result in impacts on additional schools. In addition, the city plan estimates that expected growth will generate nearly 23,000 students in Frederick City over the next thirty years. The city's plan identifies an additional two elementary, one middle and one high school site within the Frederick City growth area.

ADEQUATE PUBLIC FACILITIES ORDINANCE

An Adequate Public Facilities Ordinance (APFO) is a growth management tool that conditions development approval on the availability of public facilities. This ensures that development occurs when infrastructure and services are available to support it. In Maryland, Article 66B, Section 10.01 specifically enables municipalities and counties to adopt an APFO; local jurisdictions are permitted and encouraged to enact ordinances providing for or requiring the planning, staging, or provision of adequate public facilities.

The Frederick County Board of County Commissioners adopted an APFO in 1991 as Chapter 1-20 of the County Code; it has been amended several times since then. In its current form, the county's APFO evaluates the adequacy of roads, water, sewerage, and school facilities at the time of subdivision or site plan approval.

For school adequacy, the ordinance states that all elementary, middle, and high schools serving a proposed residential subdivision must be under 100% of state rated capacity (SRC) during the entire period for which APFO approval is granted. The ordinance includes guidelines for determining school adequacy and requires the BOE or its designee (FCPS staff) to perform the school adequacy test. The ordinance also requires that all parcels located within county jurisdiction receive APFO approval prior to site plan, subdivision or Phase II approval by the Frederick County Planning Commission. If the project does not meet the standards for school adequacy, the applicant has the option to wait until adequate facilities are available or to provide the improvements necessary to ensure adequacy before moving forward with the project. An exception is granted if school adequacy improvements are scheduled in the first two years of the County CIP within the project's attendance area.

Development projects served by schools at or over 100% of capacity would fail the county's APFO test for school adequacy. Other projects may also fail due to the number of students generated from the proposed development as well as other developments approved but not yet constructed, and background growth.

Between 2011 and 2016, the county APFO included a provision that allowed residential developments that failed the school adequacy test to move forward after paying a school mitigation fee and complying with certain provisions of the APFO. Even though the provision no
longer exists, developments with Development Rights and Responsibilities Agreements (DRRAs) approved prior to July 20, 2016 can still move forward after paying the fee. The county expects to collect over $76 million in mitigation fees from 41 previously approved projects.

Incorporated municipalities also adopt and craft municipal ordinances to best meet individual community needs. Each authority is unique in its approach to determining adequacy; each may include different facilities to be tested and have different standards of adequacy, as shown in Table 2B below.

**Table 2B: APFO Summary by Jurisdiction**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>School Adequacy Limit (% of SRC)</th>
<th>School Levels Tested</th>
<th>School Constr. Fee?</th>
<th>Repercussions of Failure to Meet Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frederick County</td>
<td>&lt;100%</td>
<td>All</td>
<td>No</td>
<td>Project must wait until adequate facilities are available or the developer may provide the improvements necessary to ensure adequacy.</td>
</tr>
<tr>
<td>City of Brunswick</td>
<td>&lt;105% &lt;110% &lt;110%</td>
<td>Elem. Middle High</td>
<td>No</td>
<td>Project must wait until adequate facilities are available or the developer may provide the improvements necessary to ensure adequacy.</td>
</tr>
<tr>
<td>Frederick City</td>
<td>&lt;100%</td>
<td>All</td>
<td>Yes</td>
<td>Project must be retested each year for 3 years before a development will be permitted to proceed, or the developer may pay a School Construction Fee to move forward.</td>
</tr>
<tr>
<td>Mount Airy</td>
<td>&lt;100%</td>
<td>All</td>
<td>No</td>
<td>Project must wait until adequate facilities are available or the developer may provide funds, direct facility improvements, or donation of facilities.</td>
</tr>
<tr>
<td>Myersville</td>
<td>&lt;100%</td>
<td>All</td>
<td>No</td>
<td>Project must wait until adequate facilities are available or the developer may provide the public facility improvements necessary to support the proposed development and to ensure adequacy of public facilities. Phasing may be requested for elementary SRGs not exceeding 115% and secondary SRGs not exceeding 120%.</td>
</tr>
<tr>
<td>Thurmont</td>
<td>&lt;100%</td>
<td>All</td>
<td>No</td>
<td>Project must wait until adequate facilities are available or the developer may provide the public facility improvements necessary to support the proposed development and to ensure adequacy of public facilities.</td>
</tr>
<tr>
<td>Walkersville</td>
<td>&lt;105%</td>
<td>All</td>
<td>No</td>
<td>Project must wait until adequate facilities are available.</td>
</tr>
</tbody>
</table>
III. Inventory and Evaluation of School Facilities

As of May 2019, FCPS operates and maintains 66 school buildings. These buildings constitute approximately seven million square feet and occupy almost 1,500 acres. FCPS pursues both new construction and devotes increasing resources to maintaining and renovating existing buildings. In the past 25 years, the school system completed construction of 23 new school buildings and 21 renovations/additions. FCPS operates 47 buildings that are, in whole or part, 25 or more years old.

The official enrollment capacity of a school is defined in the Public School Construction Program's "Administrative Procedures Guide" (APG) and approved by the Maryland Department of Planning based on the number of various types of classrooms for the elementary, middle, and high school levels, and is called State Rated Capacity or SRC. A description of the calculation is given for each level in the sections below. The SRC is defined as "the number of students that the IAC or its designee determines that an individual school has the physical capacity to enroll and can be reasonably accommodated in a facility." Portable classrooms are not included in the calculation of SRC. The SRC is intended to be used to determine utilization and is not intended to be used to determine class sizes.

Whenever an addition is completed or a school renovated or use of an existing school changes due to programmatic changes, the SRC for a school is recalculated and approved by the Maryland Department of Planning. Periodically, FCPS completes a system wide review of the SRC for each school. In the fall of 2018 FCPS completed an evaluation of space usage and recalculation of the SRCs for all elementary, middle, and high schools. These new capacities were approved by the Maryland Department of Planning in May 2019 and have been utilized throughout this plan.

ELEMENTARY SCHOOLS

FCPS operates 40 primary and elementary schools (including the Monocacy Valley Montessori, Carroll Creek Montessori and Frederick Classical charter schools). The SRC for these schools varies in size from 14 to 735 students. FCPS provides a full day of elementary education to students from kindergarten through grade 5. Pre-kindergarten (pre-K) or special education pre-K will be offered at 23 elementary schools for the 2019-20 school year. See Appendix M for a list of school facilities and grades served.

The Thurmont and Middletown communities have paired schools consisting of a primary school (pre-K through grade 2) and an elementary school (grades 3-5). New Midway/Woodsboro is housed in two buildings.

In addition to "core" facility space (office, media center, gymnasium/cafeteria), each school also contains support spaces such as art and music rooms and a special education resource room. Schools may also have space devoted to special programs, such as pre-kindergarten, special education self-contained classrooms, advanced academics classrooms, enrichment labs, English Learners program and math and reading intervention.

Student support spaces are not included in the SRC calculation for elementary schools. The formula for calculating the SRC of an elementary school is the total of the following:

Pre-kindergarten 20 x number of classrooms
Kindergarten 22 x number of classrooms
Grades 1-5 23 x number of classrooms
Special Education 10 x number of classrooms
For the 2018-19 school year, the system-wide elementary school SRC totaled 20,396 seats and the new SRC for the 2019-2020 school year will be 18,869. The system-wide projected percent of SRC at the elementary level for 2019-20 is 0.3%. This indicates that FCPS has not yet reached the BOE's goal that schools will operate at 90% capacity at each level, system-wide. With the opening of the Urbana Elementary School (ES) replacement in 2020, the system-wide utilization at the elementary level is expected to fall to 100% in 2020 but rise to 107% by the end of the 10 year period without the additional elementary seats proposed in this plan that have not yet been funded.

Individual elementary school utilization varies. In general, schools that are over capacity are located in or around Frederick City and in the fast-growing areas of Brunswick, the I-70 corridor and Urbana. As of September 2018 enrollment with the revised 2018 SRCs, 21 elementary schools were at or over 100% capacity, 10 were between 90 and 100%, and nine were below 90%. Based on steady birth rates over the past several years, FCPS

Figure 3A: Elementary School Percent of State Rated Capacity Over Time

2018 ACTUAL

2023 (5 YR) PROJECTED

2028 (10 YR) PROJECTED

Note: Projections do not take into account new capacity unless funding has been awarded and new attendance areas have been determined.
Source: Frederick County Public Schools and Frederick County GIS.
projects that enrollment at many schools will remain flat or decrease through 2023, although schools in high growth areas will continue to increase in enrollment. By 2028, enrollments will exceed 2018 levels for most schools as birth rates are expected to rise.

In fall 2019 as part of the Linganore Oakdale Urbana (LOU) Redistricting Study, the BOE will approve new attendance boundaries for the new Sugarloaf ES that will go into effect when the Urbana ES replacement opens in 2020, and new attendance boundaries for the unnamed east county area elementary school that will go into effect when the school opens in 2021. Adjustments will also be made to surrounding existing attendance areas. Enrollments at some schools will shift significantly when the LOU Redistricting decision is implemented. However, as of May 2019 the boundaries have not been finalized. See maps in Figure 3A for geographic locations and projected growth over time and see Table 4A for 10 year enrollment projection numbers using existing attendance boundaries.

In many locations, FCPS has responded to overcrowding by installing portable classrooms. At the elementary school level, FCPS will use 126 portable classrooms at 19 locations during the 2019-20 school year.

MIDDLE SCHOOLS

Middle school (grades 6, 7, and 8) is designed for students in transition between childhood and adolescence. Middle school programs seek to expand course offerings by providing specialized facilities for fine arts, technology education, science, and physical education.

FCPS operates 16 middle schools including Monocacy Valley Montessori, Carroll Creek Montessori and the Frederick Classical charter schools. These schools vary in size from an SRC of 732 to 1,105 with the exception of the charter schools which may have capacities as low as 90.

Each middle school attendance area generally contains two to three elementary schools. Several larger middle schools serve five elementary schools. Three middle schools are located on the same campus as high schools which permits some shared use of facilities.

The formula for calculating the SRC at the middle school level uses a factor of 85% to account for teacher planning time:

Typical classrooms \(0.85 \times 25 \times \text{number of classrooms}\)
Gym \(0.85 \times 25 \times \text{number of teaching stations}\)
Special education \(10 \times \text{number of classrooms}\)

For the 2018-19 school year, the system-wide middle school SRC totaled 11,529 seats. After recalculation the SRC for the 2019-20 school year is slightly larger at 12,298. The system-wide projected percent of SRC at the middle level for 2019-20 is 83%, which indicates that FCPS is operating within the ROE’s goal of 90% SRC system-wide for the middle school level.

Although system-wide enrollments are acceptable, the capacity at individual schools varies. As of September 2018 using revised 2018 SRCS, one middle school was at or over 100% capacity, six schools were between 90 and 100%, and nine were below 90% capacity. For the 2019-20 school year, there will be nine portable classrooms in use at two middle schools. FCPS projects that enrollment will increase slightly at most middle schools over the next five years, particularly in the Frederick City area and the southeastern part of the county. Over the next 10 years, middle school enrollments are expected to increase by over 600 students. See map in Figure 3B for geographic locations and projected growth over time.
While the system-wide SRC meets the BOE's goal of 90% SRC, some areas of the county are experiencing higher levels of growth. In the fall of 2018, the County Executive made a commitment to advance the funding schedule for an addition of about 298 seats at Oakdale Middle School (MS) to help alleviate need for capacity on the east side of the county.

Figure 3B: Middle School Percent of State Rated Capacity Over Time

2018
ACTUAL

2023 (5 YR)
PROJECTED

2028 (10 YR)
PROJECTED

School Location
Percent of State Rated Capacity

<75% 75-89% 90-99% 100-118% >120%

Note: Projections do not take into account new capacity unless funding has been awarded and new attendance areas have been determined. Source: Frederick County Public Schools and Frederick County GIS.
Figure 3C: High School Percent of State Rated Capacity Over Time

Table: Percent of State Rated Capacity

- <75%
- 75-89%
- 90-99%
- 100-119%
- >120%

2018
ACTUAL

2028 (10 YR)
PROJECTED

Note: Projections do not take into account new capacity unless funding has been awarded and new attendance areas have been determined.
Source: Frederick County Public Schools and Frederick County GIS.

HIGH SCHOOLS

For the 2019-20 school year, FCPS students in grades 9-12 will attend one of 10 high schools. High school students are encouraged to grow personally and academically by providing a wider range of course offerings than at middle school. FCPS high school facilities are built to accommodate a wide-ranging curriculum. High schools also provide facilities that are often unique and heavily used by the larger community. High school buildings contain auditoriums, indoor pools (at two high schools), gymnasiums, and stadiums. FCPS encourages use of these facilities by community groups when they are not needed for the school program. High schools in Frederick County have attendance areas that incorporate one or two middle school attendance areas.
The formula for calculating the SRC at the middle school level uses a factor of 85% to account for teacher planning time:

Typical classrooms: $0.85 \times 25 \times \text{number of classrooms}$
Gym: $0.85 \times 25 \times \text{number of teaching stations}$
Special education: $10 \times \text{number of classrooms}$
Career Tech: $0.85 \times 20 \times \text{number of classrooms}$

High schools vary in size from an SRC of 886 at Brunswick High School (HS) to 2001 at Governor Thomas Johnson HS. For the 2018-19 school year, the system-wide high school SRC totaled 14,720 seats. The SRC for the 2019-20 school year after recalculating will be slightly less at 14,629. The system-wide projected percent of SRC at the high school level for 2019-20 is 92%, which indicates that FCPS is operating slightly above the BOE’s goal of 90% SRC system-wide at the high school level.

As of September 2018 using the revised 2018 SRCs, Walkersville HS was over 100% capacity. Two other high schools were between 90 and 100%, and seven schools were less than 90%. Fourteen portable classrooms will be located at three high schools for the 2019-20 school year. By 2023, FCPS expects enrollments to increase at most high schools. Most high schools will have slower growth between 2023 and 2028. It is anticipated that by 2023, system wide high school enrollments will be at 97% of SRC and at 101% of SRC by the end of the 10 year period. See map in Figure 3C for geographic locations and projected growth over time.

CHARTER SCHOOLS

Frederick County Public Schools has approved three public charter schools. Any student in the county may apply to enroll, with new students selected via lottery when interest exceeds program capacities. Students attending these schools are public school students taught by FCPS teachers. The capacity of each school is determined by a contract.

Carroll Creek Montessori School is located in leased space on Corporate Court in the Ballenger Creek area. The school is projected to have an enrollment of 295 students in grades K through 8 in the 2019-20 school year. This school offers an instructional program centered on the Montessori method. Classes are taught in English and Spanish.

Frederick Classical Charter School is located in leased space on Spires Way in Frederick City. The school offers a curriculum that emphasizes traditional content taught using research based curricula to grades K through 8. The school is projected to have an enrollment of 380 students in the 2019-20 school year.

Monocacy Valley Montessori School is located in Frederick City in leased space that was formerly a church. This school offers an instructional program centered on the Montessori Method for grades pre-K through 8. The school is projected to have an enrollment of 283 students in the 2019-20 school year.

OTHER FREDERICK COUNTY PUBLIC SCHOOL FACILITIES

Heather Ridge School is a 30,000 square foot alternative middle/high school educational facility for students who require a highly structured setting. The school offers appropriate curriculum in the context of individualized behavior-management programs, family counseling, and other services. Additional information regarding this school can be found in Appendix I. Enrollment in September 2018 was 57 students. For the 2019-20 school year, there will be four portable classrooms.
Rock Creek is a 55,244 square foot facility that provides individualized special education programs for students from 3-21 years of age. An appropriate curriculum is offered in self-contained classrooms, as well as related services in such areas as adaptive physical education, physical therapy, swimming, pre-vocational training and occupational therapy. Additional information regarding this program can be found in Appendix U. Enrollment in September 2018 was 72 students. A feasibility study for this facility was completed in August 2016 recommending the replacement of this facility at another location. Design for the replacement school to be located on the Walkersville MS campus is underway.

Career and Technology Center (CTC) is an 86,681 square foot facility located on the Frederick Community College campus. Students in grades 10-12 may enroll. At the CTC, introductory training is offered in various professions such as criminal justice, computer-aided design, bio-medical technology, culinary arts, cosmetology, tv/multimedia production and computer networking. Some courses provide college credit through agreements with Frederick Community College or certifications. Additional information regarding this program can be found in Appendix V. There will be three portable classrooms in use at CTC in 2019-20.

Earth and Space Science Lab (ESSL) is an 11,750 square foot facility on the Lincoln ES campus. A new building to house this facility was constructed in 2009. This facility includes two classrooms, a planetarium, tanks housing live organisms, and a variety of resources for hands on instruction in meteorology, astronomy, oceanography, and geology for students in grades 1-5.

Lincoln "A" building is a 20,334 square foot building located on Madison Street in Frederick housing the Success program and Child Find. The Success program is a transition education program for students ages 16-21 who have an IEP and are pursuing a Maryland School Certificate of Completion. Child Find provides a continuum of special education and related services to children ages 3-5 with disabilities. The Boys and Girls Club of Frederick County leases a portion of the building and occupies the building when school is not in session.

ADMINISTRATIVE FACILITIES

Administrative facilities are housed in two locations. The FCPS central office is located at 191 South East Street in downtown Frederick City and houses most central office staff. Technology support services, food services, maintenance/operations and transportation are located at a two-building complex on Hayward Road and Thomas Johnson Drive, on the north side of Frederick City. Also included on this campus are a warehouse, bus storage and vehicle maintenance facilities. FCPS also maintains a Staff Development Center on Frederick Street in Walkersville.

FCPS completed a feasibility study in September 2017 for the Transportation Department’s facilities. The study recommended replacement of the existing facility and eventual construction of a satellite facility totaling 48,500 square feet and parking space needs of 10.6 acres.
ATTENDANCE AREA BOUNDARIES AND FEEDER PATTERNS

FCPS is organized into 10 feeder patterns around each high school as shown in Figure 3D below. In general, 2-3 elementary schools (shown in blue) feed to each middle school (shown in green) and 1-2 middle schools feed to each high school (shown in red). A map depicting the relationships between elementary and high school attendance areas can be found in Appendix BB.

Figure 3D: 2019-2020 Feeder Patterns

Key:
Elementary and Primary Schools
Middle Schools
High Schools
Split Feeders

Redistricting occurs when attendance boundaries are established for a newly constructed school or to balance enrollments between adjoining schools. While allowable under the BOE’s redistricting policy, FCPS has tried to reduce the number of split feeders where one elementary fed to two middle schools or one middle school fed to two high schools; however, sometimes split feeders are necessary to balance student populations.
SCHOOL REDISTRICTING PLANNING

The BOE has established policies and procedures that govern changes to attendance areas for schools across the system. Ideally, redistricting should be undertaken as infrequently as possible while still addressing other school system needs such as reducing overcrowding. BOE Policy 200.2 lists factors that the BOE considers when establishing new attendance area boundaries. FCPS policies and procedures for redistricting can be found in Appendix P.

Since 1994, FCPS has conducted 16 major redistricting studies in almost every section of the county. Most of these redistricting projects were associated with the opening of new schools. Others, however, were conducted to balance enrollments between adjoining school districts.

A redistricting study to establish attendance area boundaries for the new Butterfly Ridge ES took place during the 2016-2017 school year. The new boundaries went into effect when the school opened in August 2018. The boundaries of eight elementary schools, four middle schools, and two high schools were changed. Full results of the redistricting study can be found on the FCPS website.

In January 2019, FCPS began a redistricting study for the Linganore, Oakdale, and Urbana areas to establish new attendance boundaries for Sugarloaf ES and a yet-to-be-named elementary school in the Hamptons West neighborhood of Lake Linganore (referred to as new east county area elementary school in this plan) and to balance enrollments at neighboring schools. The elementary school attendance areas in the study are: Centerville, Deer Crossing, Green Valley, Kemptown, Liberty, New Market, Oakdale, Twin Ridge, Urbana and the portion of Spring Ridge attendance area east of the Monocacy River. The secondary school attendance areas included in the study are: New Market, Oakdale, Urbana and Windsor Knolls middle schools as well as the Governor Thomas Johnson MS attendance area east of the Monocacy River, and the Linganore, Oakdale and Urbana high school attendance areas. The study is expected to take 10-12 months, with the Board of Education adopting attendance boundaries in the fall of 2019. The new attendance boundaries will go into effect with the start of the 2020-2021 school year but may be phased in over several years. Urbana ES students and staff will continue to be temporarily housed in the Sugarloaf building during the 2019-20 school year while the old building is demolished and rebuilt.

Redistricting studies will continue to occur primarily in connection with the opening of new schools. For the next 10 years, redistricting will be needed most frequently at the elementary level. Within the 10 year plan outlined in this document, three new elementary schools are anticipated by this plan to open along with four elementary school additions, a middle school addition, and a high school addition. During these redistricting studies, all school levels will be included to balance enrollments between schools and to evaluate feeder schools. A list of potential redistricting studies associated with the opening of new schools is shown in Table 3A below.

Other potential redistricting studies that the BOE may consider are associated with areas where adjoining schools have unbalanced enrollments based on current or projected enrollment growth and school overcrowding. Candidate projects will be recommended on an annual basis.

<table>
<thead>
<tr>
<th>New School</th>
<th>Study Initiates</th>
<th>School Opening</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Sugarloaf ES and new east county area ES</td>
<td>2019</td>
<td>2020 and 2021</td>
</tr>
<tr>
<td>Waverley ES replacement</td>
<td>2020</td>
<td>2022</td>
</tr>
<tr>
<td>Liberty ES modernization and addition</td>
<td>2021</td>
<td>2023</td>
</tr>
<tr>
<td>Valley ES modernization and addition</td>
<td>2024</td>
<td>2026</td>
</tr>
<tr>
<td>New northern Frederick City area ES</td>
<td>2024</td>
<td>2026</td>
</tr>
</tbody>
</table>
RESOURCES

School Facility Sites

City and county officials identify property for school sites through the residential development approval process. Both county and city zoning regulations can compel, under certain circumstances, dedication of land for future school construction. Of the 26 new schools completed since 1990, 14 were constructed on dedicated sites. This saved taxpayers millions of dollars in land acquisition costs. In the future, new schools are also expected to be located on dedicated sites.

FCPS continues to work with both the county and municipalities to secure additional school sites for future construction. Appendix K contains a list of potential future school sites. Seven sites are planned to be dedicated through approved rezonings, annexed properties, or preliminary plan approvals, while the BOE already owns seven sites for future schools. Finally, in addition to these sites, the city and county comprehensive plans indicate the general locations of additional school sites necessary to serve future residential areas. These are located throughout the county and may be dedicated in the future or purchased by the BOE.

Funding

Funding for major new school construction, additions, and renovations is programmed through the capital budget of the county and state. At the state level, the governor establishes a total funding pool available for major school construction projects. Local jurisdictions, such as Frederick County, then compete for these funds through an application process.

The process involves a review by the State Public School Construction Program staff and the Interagency Commission on School Construction. Capital budget requests are due in October. Final capital budget decisions are made in May. The level of state funding available to FCPS each year has varied considerably from a low of about $9.7 million in FY2005 to a high of $24.7 million in FY2002. Over the past seven years, state funding has averaged approximately $19 million each year.

Frederick County Government also provides funding for major new school construction projects. Each year, the County Executive prepares a 6-year program of construction for all county agencies and several independent entities, including FCPS. Once the County Executive releases a proposed capital budget in April, the County Council reviews and approves a final capital budget following a public hearing in May or June. FCPS has been fortunate in the past that the County elected officials have been willing to forward fund the entire state's share of the school construction project so that the project can move forward while the state funds their share of the project over several fiscal years.

In addition to the capital projects funded through state and county capital budgets, FCPS administers projects funded through two other state funding programs. These programs utilize special funding set aside by the state for a particular purpose:

- Aging School Program: The Maryland General Assembly approved this grant program in 1997. Under this program, funds are made available for a wide variety of building repair or improvement projects. From FY98 to FY19, nearly $4.5 million for 77 projects has been approved for Frederick County. Another $182,622 in ASP funding was allocated to Frederick County for FY20.

- School Safety Grant Program: The School Safety Grant Program (SSGP) was created in 2018 through the enactment of HB 1783 which provides grants to fund school security improvements. Education Article §5-317, Annotated Code of Maryland requires the Governor
to provide an annual allocation of $10 million for the program beginning in fiscal year 2019. In FY19, $854,300 was allocated to Frederick County with six projects approved to date totaling $468,000.

Finally, developers may also contribute to new funding for school construction. To meet the requirements of the County's APFO, a developer has the option to fund the improvements needed to meet the county's APFO standards or to wait until the improvement is funded by the county and/or the state. Some previously approved developments have the option to pay a school construction fee to move forward after failing the APFO schools test, as discussed in Chapter II. School construction fees were allocated to pay, in part, for the addition to Urbana MS. In 2005, the developer of the Linton property agreed to fund the addition to Tuscarora HS in order to meet the county's school adequacy standards. BOE policy 202.7 offers guidelines for considering similar projects in the future.

SUMMARY OF FACILITY RESOURCES

System-wide, existing elementary school facilities are operating over the BOE's goal of 90% SRC. However, FCPS continues to address overcrowding at the elementary level, reducing the number of elementary schools at or over 100% of SRC. A redistricting study is underway to establish new attendance areas for Sugarloaf ES and the new east county area elementary which will go into effect in 2020 and 2021. At the individual school level, there are also several schools at the secondary level that are at or over capacity. New school construction, school additions, and redistricting studies at strategic locations will be necessary to respond to future enrollment growth. At the same time, as the physical plant of the system continues to age, FCPS will need to budget funds for renovation or major repairs to respond to the needs of individual schools.
IV. Enrollment Projections and Facility Needs Analysis

FCPS anticipates future facility needs by reviewing projected enrollment growth and the need for scheduled major maintenance or renovation and repair of existing buildings. Facility needs are also affected by changes in the instructional program. These changes can be initiated locally or mandated by the state. Identifying future facility needs is a central purpose of this Master Plan.

SYSTEM-WIDE ENROLLMENT PROJECTIONS

Historic Enrollments

Figure 4A below shows the total number of students enrolled in FCPS schools from 1980 to the present, along with 10 year projections.1 FCPS experienced the greatest rate of enrollment growth in the 1990’s when enrollment increased by 10,085 students. Between 2000 and 2010, enrollment increased by 3,275 students. An increase of 3,970 students is anticipated between 2010 and 2020. The change in the enrollment growth rate since 2000 is due in large part to a decrease in birth rate for Frederick County. However, birth rates have stabilized while residential growth and in-migration has increased as noted in Chapter II. Therefore, we anticipate that student growth will continue at the same rate or be slightly higher in the coming years.

Figure 4A: Total Enrollments 1980-2028

Projected Enrollments

System-wide equated enrollment projections, developed with information provided by the Maryland Department of Planning, were approved in May 2019. These projections anticipate an increase in equated enrollment of approximately 4,250 students between September 2018 and September 2028.

1. Figure 4A uses total enrollments, which counts each and every child that is served by FCPS. The other tables and figures in this report use “equated enrollments” which assign a value of one-half to students enrolled in half-day pre-kindergarten programs. Equated enrollments are used in funding formulas and school capacity calculations because students in half day programs can share resources that would otherwise have to be allocated on a per-student basis.
The 10 year enrollment projections utilize a “cohort survival method” (a cohort is the total number of students in a particular grade level). This method has three components:

1. Analyze the historical cohort progression from grade to grade. Future cohort progression is then determined based upon historical trends, land development/housing patterns, and pupil-yield trends.
2. Base kindergarten projections on ratios of kindergarten to births five years prior based on data supplied by the Maryland Department of Planning.
3. Determine the county-wide preK-12 total projected enrollment for any year by totaling each grade’s projected enrollment for all schools.

During the next 10 years, equated enrollment is projected to fluctuate as shown in Figure 4B below. Equated enrollments assign a value of one-half to half-day pre-kindergarten students because morning and afternoon pre-kindergarten sessions are able to share resources. During the first half of this period, enrollment increases are anticipated to average 517 students annually while average annual increases during the second half are expected to average 318 students annually.

**Figure 4B: Annual Equated Enrollment Increase - 1990 to 2028**

![Graph showing annual equated enrollment increase from 1990 to 2028.]

The largest increases in enrollment are expected at the elementary and high school level. Of the projected student increase in equated enrollment of 4,268 between 2018 and 2028, almost half of the increase in enrollment is expected at the high school level.

**Figure 4C: Equated Enrollment Growth by School Level - 2018 to 2028**
Table 4A: FCPS Equated Enrollment Projections

<table>
<thead>
<tr>
<th>State Rated Capacity</th>
<th>Actual 2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballenger Creek Elementary</td>
<td>614</td>
<td>652</td>
<td>655</td>
<td>583</td>
<td>583</td>
<td>583</td>
<td>583</td>
<td>583</td>
<td>583</td>
<td>583</td>
<td>583</td>
</tr>
<tr>
<td>Brunswick Elementary</td>
<td>508</td>
<td>698</td>
<td>735</td>
<td>751</td>
<td>776</td>
<td>771</td>
<td>784</td>
<td>783</td>
<td>771</td>
<td>778</td>
<td>768</td>
</tr>
<tr>
<td>Butterly Ridge Elementary</td>
<td>734</td>
<td>593</td>
<td>589</td>
<td>611</td>
<td>620</td>
<td>611</td>
<td>617</td>
<td>626</td>
<td>628</td>
<td>630</td>
<td>658</td>
</tr>
<tr>
<td>Carroll Creek Montessori</td>
<td>210</td>
<td>204</td>
<td>205</td>
<td>206</td>
<td>205</td>
<td>204</td>
<td>204</td>
<td>203</td>
<td>204</td>
<td>204</td>
<td>204</td>
</tr>
<tr>
<td>Carroll Manor Elementary</td>
<td>505</td>
<td>552</td>
<td>581</td>
<td>601</td>
<td>628</td>
<td>630</td>
<td>631</td>
<td>631</td>
<td>631</td>
<td>632</td>
<td>632</td>
</tr>
<tr>
<td>Centerville Elementary</td>
<td>635</td>
<td>939</td>
<td>940</td>
<td>897</td>
<td>891</td>
<td>890</td>
<td>897</td>
<td>907</td>
<td>921</td>
<td>930</td>
<td>943</td>
</tr>
<tr>
<td>Deer Crossing Elementary</td>
<td>560</td>
<td>789</td>
<td>872</td>
<td>840</td>
<td>867</td>
<td>882</td>
<td>879</td>
<td>858</td>
<td>881</td>
<td>890</td>
<td>911</td>
</tr>
<tr>
<td>Ermitage Elementary</td>
<td>225</td>
<td>217</td>
<td>218</td>
<td>216</td>
<td>206</td>
<td>205</td>
<td>207</td>
<td>210</td>
<td>212</td>
<td>214</td>
<td>222</td>
</tr>
<tr>
<td>Frederick Classical</td>
<td>240</td>
<td>252</td>
<td>252</td>
<td>248</td>
<td>247</td>
<td>244</td>
<td>242</td>
<td>240</td>
<td>240</td>
<td>240</td>
<td>240</td>
</tr>
<tr>
<td>Glade Elementary</td>
<td>608</td>
<td>598</td>
<td>600</td>
<td>602</td>
<td>593</td>
<td>596</td>
<td>593</td>
<td>600</td>
<td>610</td>
<td>615</td>
<td>634</td>
</tr>
<tr>
<td>Green Valley Elementary</td>
<td>499</td>
<td>511</td>
<td>575</td>
<td>640</td>
<td>686</td>
<td>704</td>
<td>697</td>
<td>633</td>
<td>626</td>
<td>615</td>
<td>621</td>
</tr>
<tr>
<td>Hilcrest Elementary</td>
<td>537</td>
<td>673</td>
<td>654</td>
<td>618</td>
<td>636</td>
<td>655</td>
<td>659</td>
<td>682</td>
<td>673</td>
<td>680</td>
<td>688</td>
</tr>
<tr>
<td>Kenmore Elementary</td>
<td>398</td>
<td>404</td>
<td>422</td>
<td>428</td>
<td>450</td>
<td>451</td>
<td>480</td>
<td>484</td>
<td>493</td>
<td>497</td>
<td>500</td>
</tr>
<tr>
<td>Lawstown Elementary</td>
<td>174</td>
<td>177</td>
<td>177</td>
<td>176</td>
<td>172</td>
<td>169</td>
<td>170</td>
<td>171</td>
<td>173</td>
<td>176</td>
<td>179</td>
</tr>
<tr>
<td>Liberty Elementary</td>
<td>274</td>
<td>262</td>
<td>267</td>
<td>255</td>
<td>270</td>
<td>272</td>
<td>271</td>
<td>271</td>
<td>274</td>
<td>279</td>
<td>281</td>
</tr>
<tr>
<td>Lincoln Elementary</td>
<td>650</td>
<td>552</td>
<td>551</td>
<td>554</td>
<td>581</td>
<td>581</td>
<td>584</td>
<td>587</td>
<td>575</td>
<td>564</td>
<td>569</td>
</tr>
<tr>
<td>Middletown Elementary</td>
<td>490</td>
<td>467</td>
<td>502</td>
<td>483</td>
<td>515</td>
<td>528</td>
<td>548</td>
<td>539</td>
<td>492</td>
<td>492</td>
<td>500</td>
</tr>
<tr>
<td>Middletown Primary</td>
<td>445</td>
<td>471</td>
<td>460</td>
<td>495</td>
<td>488</td>
<td>447</td>
<td>446</td>
<td>449</td>
<td>462</td>
<td>471</td>
<td>470</td>
</tr>
<tr>
<td>Monocacy Elementary</td>
<td>574</td>
<td>604</td>
<td>612</td>
<td>611</td>
<td>620</td>
<td>622</td>
<td>631</td>
<td>627</td>
<td>623</td>
<td>630</td>
<td>636</td>
</tr>
<tr>
<td>Monocacy Valley Montessori</td>
<td>195</td>
<td>204</td>
<td>205</td>
<td>204</td>
<td>208</td>
<td>207</td>
<td>206</td>
<td>205</td>
<td>208</td>
<td>208</td>
<td>208</td>
</tr>
<tr>
<td>Myersville Elementary</td>
<td>421</td>
<td>385</td>
<td>398</td>
<td>401</td>
<td>421</td>
<td>426</td>
<td>419</td>
<td>421</td>
<td>428</td>
<td>436</td>
<td>439</td>
</tr>
<tr>
<td>New Market Elementary</td>
<td>647</td>
<td>683</td>
<td>676</td>
<td>682</td>
<td>679</td>
<td>683</td>
<td>683</td>
<td>698</td>
<td>702</td>
<td>716</td>
<td>720</td>
</tr>
<tr>
<td>New Midway/Woodsboro Elementary</td>
<td>291</td>
<td>281</td>
<td>286</td>
<td>288</td>
<td>293</td>
<td>277</td>
<td>278</td>
<td>282</td>
<td>290</td>
<td>295</td>
<td>298</td>
</tr>
<tr>
<td>North Frederick Elementary</td>
<td>735</td>
<td>640</td>
<td>634</td>
<td>637</td>
<td>616</td>
<td>620</td>
<td>624</td>
<td>632</td>
<td>641</td>
<td>648</td>
<td>655</td>
</tr>
<tr>
<td>Oakdale Elementary</td>
<td>624</td>
<td>679</td>
<td>720</td>
<td>770</td>
<td>814</td>
<td>834</td>
<td>826</td>
<td>813</td>
<td>821</td>
<td>824</td>
<td>822</td>
</tr>
<tr>
<td>Orchard Grove Elementary</td>
<td>598</td>
<td>572</td>
<td>576</td>
<td>560</td>
<td>585</td>
<td>598</td>
<td>590</td>
<td>600</td>
<td>600</td>
<td>617</td>
<td>623</td>
</tr>
<tr>
<td>Parkway Elementary</td>
<td>228</td>
<td>220</td>
<td>225</td>
<td>224</td>
<td>225</td>
<td>228</td>
<td>228</td>
<td>233</td>
<td>237</td>
<td>242</td>
<td>242</td>
</tr>
<tr>
<td>Sabillasville Elementary</td>
<td>114</td>
<td>106</td>
<td>86</td>
<td>82</td>
<td>64</td>
<td>79</td>
<td>80</td>
<td>80</td>
<td>82</td>
<td>84</td>
<td>93</td>
</tr>
<tr>
<td>Spring Ridge Elementary</td>
<td>523</td>
<td>447</td>
<td>445</td>
<td>452</td>
<td>461</td>
<td>463</td>
<td>469</td>
<td>469</td>
<td>477</td>
<td>483</td>
<td>487</td>
</tr>
<tr>
<td>Thurmont Elementary</td>
<td>368</td>
<td>298</td>
<td>311</td>
<td>298</td>
<td>311</td>
<td>298</td>
<td>298</td>
<td>297</td>
<td>295</td>
<td>295</td>
<td>300</td>
</tr>
<tr>
<td>Thurmont Primary</td>
<td>470</td>
<td>399</td>
<td>326</td>
<td>325</td>
<td>328</td>
<td>321</td>
<td>319</td>
<td>321</td>
<td>339</td>
<td>339</td>
<td>340</td>
</tr>
<tr>
<td>Tuscarora Elementary</td>
<td>580</td>
<td>655</td>
<td>662</td>
<td>635</td>
<td>675</td>
<td>654</td>
<td>647</td>
<td>644</td>
<td>654</td>
<td>660</td>
<td>667</td>
</tr>
<tr>
<td>Twin Ridge Elementary</td>
<td>566</td>
<td>469</td>
<td>457</td>
<td>444</td>
<td>441</td>
<td>438</td>
<td>441</td>
<td>442</td>
<td>451</td>
<td>459</td>
<td>461</td>
</tr>
<tr>
<td>Urbana Elementary @ Sugarloaf</td>
<td>718</td>
<td>747</td>
<td>784</td>
<td>814</td>
<td>835</td>
<td>841</td>
<td>851</td>
<td>856</td>
<td>861</td>
<td>870</td>
<td>878</td>
</tr>
<tr>
<td>Valley Elementary</td>
<td>500</td>
<td>484</td>
<td>486</td>
<td>449</td>
<td>438</td>
<td>420</td>
<td>411</td>
<td>413</td>
<td>420</td>
<td>424</td>
<td>428</td>
</tr>
<tr>
<td>Walkersville Elementary</td>
<td>683</td>
<td>676</td>
<td>675</td>
<td>637</td>
<td>684</td>
<td>689</td>
<td>694</td>
<td>697</td>
<td>707</td>
<td>716</td>
<td>722</td>
</tr>
<tr>
<td>Waterley Elementary</td>
<td>355</td>
<td>477</td>
<td>492</td>
<td>531</td>
<td>560</td>
<td>575</td>
<td>501</td>
<td>630</td>
<td>665</td>
<td>673</td>
<td>677</td>
</tr>
<tr>
<td>Whittier Elementary</td>
<td>628</td>
<td>650</td>
<td>624</td>
<td>612</td>
<td>620</td>
<td>618</td>
<td>622</td>
<td>638</td>
<td>648</td>
<td>655</td>
<td>660</td>
</tr>
<tr>
<td>Wolfville Elementary</td>
<td>190</td>
<td>138</td>
<td>134</td>
<td>133</td>
<td>141</td>
<td>138</td>
<td>140</td>
<td>139</td>
<td>143</td>
<td>147</td>
<td>148</td>
</tr>
<tr>
<td>Yellow Springs Elementary</td>
<td>431</td>
<td>457</td>
<td>446</td>
<td>446</td>
<td>447</td>
<td>442</td>
<td>440</td>
<td>442</td>
<td>452</td>
<td>457</td>
<td>460</td>
</tr>
</tbody>
</table>

**ELEMENTARY SCHOOL TOTAL**

| 18,869 | 19,218 | 19,407 | 19,589 | 19,855 | 19,809 | 19,896 | 19,938 | 20,168 | 20,365 | 20,519 | 20,886 |

**TOTAL PERCENT OF CAPACITY**

| 102%  | 103%  | 100%  | 101%  | 101%  | 102%  | 102%  | 103%  | 104%  | 105%  | 107%  |

Elementary enrollments are expected for half day Pre-K programs.

*Includes projects with construction funding approved.

Percent SRC

- <75%
- 75-86%
- 90-99%
- 103-119%
- ≥120%

EFMP Draft May 2019 • 29
### Middle Schools

<table>
<thead>
<tr>
<th>State: Ballenger Creek Middle</th>
<th>Actual 2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>859</td>
<td>841</td>
<td>850</td>
<td>842</td>
<td>844</td>
<td>852</td>
<td>871</td>
<td>875</td>
<td>853</td>
<td>852</td>
<td>884</td>
</tr>
<tr>
<td>Brunswick Middle</td>
<td>957</td>
<td>606</td>
<td>581</td>
<td>617</td>
<td>602</td>
<td>638</td>
<td>655</td>
<td>665</td>
<td>640</td>
<td>625</td>
<td>628</td>
</tr>
<tr>
<td>Carroll Creek Montessori</td>
<td>90</td>
<td>85</td>
<td>90</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Crestwood Middle</td>
<td>850</td>
<td>853</td>
<td>719</td>
<td>698</td>
<td>695</td>
<td>707</td>
<td>717</td>
<td>729</td>
<td>713</td>
<td>698</td>
<td>694</td>
</tr>
<tr>
<td>Frederick Classical</td>
<td>120</td>
<td>120</td>
<td>128</td>
<td>128</td>
<td>126</td>
<td>126</td>
<td>126</td>
<td>122</td>
<td>120</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>Gov. Thomas Johnson Middle</td>
<td>827</td>
<td>513</td>
<td>541</td>
<td>546</td>
<td>560</td>
<td>545</td>
<td>555</td>
<td>541</td>
<td>550</td>
<td>548</td>
<td>555</td>
</tr>
<tr>
<td>Middletown Middle</td>
<td>1072</td>
<td>784</td>
<td>775</td>
<td>800</td>
<td>809</td>
<td>843</td>
<td>840</td>
<td>809</td>
<td>903</td>
<td>916</td>
<td>908</td>
</tr>
<tr>
<td>Monocacy Middle</td>
<td>914</td>
<td>888</td>
<td>970</td>
<td>1019</td>
<td>1027</td>
<td>1023</td>
<td>1000</td>
<td>1052</td>
<td>1020</td>
<td>1069</td>
<td>1086</td>
</tr>
<tr>
<td>Monocacy Valley Montessori</td>
<td>90</td>
<td>81</td>
<td>78</td>
<td>79</td>
<td>79</td>
<td>78</td>
<td>79</td>
<td>80</td>
<td>79</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>New Market Middle</td>
<td>732</td>
<td>552</td>
<td>570</td>
<td>545</td>
<td>520</td>
<td>509</td>
<td>515</td>
<td>507</td>
<td>505</td>
<td>508</td>
<td>507</td>
</tr>
<tr>
<td>Oakdale Middle</td>
<td>770</td>
<td>799</td>
<td>835</td>
<td>862</td>
<td>867</td>
<td>893</td>
<td>904</td>
<td>1011</td>
<td>1041</td>
<td>1113</td>
<td>1193</td>
</tr>
<tr>
<td>Thurmont Middle</td>
<td>945</td>
<td>566</td>
<td>547</td>
<td>564</td>
<td>551</td>
<td>514</td>
<td>509</td>
<td>485</td>
<td>491</td>
<td>466</td>
<td>470</td>
</tr>
<tr>
<td>Urbana Middle</td>
<td>1020</td>
<td>1003</td>
<td>1016</td>
<td>981</td>
<td>991</td>
<td>1015</td>
<td>1013</td>
<td>1005</td>
<td>990</td>
<td>999</td>
<td>1003</td>
</tr>
<tr>
<td>Walkersville Middle</td>
<td>1105</td>
<td>892</td>
<td>886</td>
<td>851</td>
<td>840</td>
<td>842</td>
<td>881</td>
<td>843</td>
<td>834</td>
<td>838</td>
<td>846</td>
</tr>
<tr>
<td>West Frederick Middle</td>
<td>1049</td>
<td>855</td>
<td>893</td>
<td>905</td>
<td>816</td>
<td>767</td>
<td>780</td>
<td>775</td>
<td>795</td>
<td>783</td>
<td>786</td>
</tr>
<tr>
<td>Windsor Knolls Middle</td>
<td>893</td>
<td>742</td>
<td>753</td>
<td>766</td>
<td>797</td>
<td>842</td>
<td>885</td>
<td>959</td>
<td>920</td>
<td>1008</td>
<td>938</td>
</tr>
<tr>
<td><strong>MIDDLE SCHOOL TOTAL</strong></td>
<td>12,298</td>
<td>5,565</td>
<td>10,232</td>
<td>10,242</td>
<td>10,214</td>
<td>10,283</td>
<td>10,413</td>
<td>10,595</td>
<td>10,545</td>
<td>10,617</td>
<td>10,587</td>
</tr>
<tr>
<td><strong>TOTAL PERCENT OF CAPACITY</strong></td>
<td>81%</td>
<td>83%</td>
<td>83%</td>
<td>83%</td>
<td>84%</td>
<td>85%</td>
<td>86%</td>
<td>86%</td>
<td>86%</td>
<td>86%</td>
<td>86%</td>
</tr>
</tbody>
</table>

*Includes projects with construction funding approved.

### High Schools

<table>
<thead>
<tr>
<th>State: Brunswick High</th>
<th>Actual 2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>886</td>
<td>741</td>
<td>769</td>
<td>784</td>
<td>819</td>
<td>825</td>
<td>811</td>
<td>825</td>
<td>847</td>
<td>865</td>
<td>869</td>
</tr>
<tr>
<td>Catlett High</td>
<td>1066</td>
<td>758</td>
<td>799</td>
<td>795</td>
<td>813</td>
<td>813</td>
<td>781</td>
<td>776</td>
<td>746</td>
<td>730</td>
<td>708</td>
</tr>
<tr>
<td>Frederic High</td>
<td>1601</td>
<td>1408</td>
<td>1385</td>
<td>1395</td>
<td>1475</td>
<td>1518</td>
<td>1549</td>
<td>1533</td>
<td>1460</td>
<td>1429</td>
<td>1435</td>
</tr>
<tr>
<td>Gov Thomas Johnson High</td>
<td>2001</td>
<td>1703</td>
<td>1804</td>
<td>1823</td>
<td>1890</td>
<td>2018</td>
<td>2071</td>
<td>2118</td>
<td>2153</td>
<td>2100</td>
<td>2117</td>
</tr>
<tr>
<td>Linganore High</td>
<td>1583</td>
<td>1325</td>
<td>1309</td>
<td>1333</td>
<td>1346</td>
<td>1328</td>
<td>1320</td>
<td>1325</td>
<td>1320</td>
<td>1325</td>
<td>1391</td>
</tr>
<tr>
<td>Middletown High</td>
<td>1339</td>
<td>1136</td>
<td>1118</td>
<td>1153</td>
<td>1136</td>
<td>1100</td>
<td>1092</td>
<td>1084</td>
<td>1125</td>
<td>1149</td>
<td>1169</td>
</tr>
<tr>
<td>Oakdale High</td>
<td>1535</td>
<td>1252</td>
<td>1248</td>
<td>1304</td>
<td>1332</td>
<td>1339</td>
<td>1457</td>
<td>1485</td>
<td>1534</td>
<td>1597</td>
<td>1670</td>
</tr>
<tr>
<td>Tuscarora High</td>
<td>1749</td>
<td>1579</td>
<td>1698</td>
<td>1725</td>
<td>1777</td>
<td>1853</td>
<td>1848</td>
<td>1833</td>
<td>1887</td>
<td>1890</td>
<td>1924</td>
</tr>
<tr>
<td>Urbana High</td>
<td>1831</td>
<td>1781</td>
<td>1851</td>
<td>1998</td>
<td>2044</td>
<td>2088</td>
<td>2152</td>
<td>2123</td>
<td>2156</td>
<td>2181</td>
<td>2233</td>
</tr>
<tr>
<td>Walkersville High</td>
<td>1039</td>
<td>1149</td>
<td>1134</td>
<td>1212</td>
<td>1254</td>
<td>1231</td>
<td>1198</td>
<td>1167</td>
<td>1161</td>
<td>1179</td>
<td>1153</td>
</tr>
<tr>
<td><strong>HIGH SCHOOL TOTAL</strong></td>
<td>14,029</td>
<td>12,837</td>
<td>13,128</td>
<td>13,524</td>
<td>13,876</td>
<td>14,173</td>
<td>14,279</td>
<td>14,304</td>
<td>14,405</td>
<td>14,437</td>
<td>14,708</td>
</tr>
<tr>
<td><strong>TOTAL PERCENT OF CAPACITY</strong></td>
<td>86%</td>
<td>90%</td>
<td>92%</td>
<td>96%</td>
<td>95%</td>
<td>97%</td>
<td>96%</td>
<td>98%</td>
<td>98%</td>
<td>99%</td>
<td>101%</td>
</tr>
</tbody>
</table>

*Includes projects with construction funding approved.

---

**GEOGRAPHIC LOCATIONS OF ENROLLMENT GROWTH**

Enrollment growth will be influenced by the location of major residential development activity. In order to determine where such development may occur, FCPS continuously monitors county and municipal plans. Although enrollment growth is expected to increase system-wide in the next decade, this growth will be primarily distributed within three key areas.

---

**Source:** Frederick County Public Schools, Facilities Services Division; May 2019
The data and maps indicate that most major residential developments now planned or under construction are located either in the Frederick City area, the I-270 corridor, or in the I-70 corridor east of Frederick City. Figure 4D shows the number of additional students projected to enroll in FCPS by the time approved developments are built out (up to 25-30 years in some cases). Appendix I contains a list of ongoing residential developments by feeder pattern.

**Figure 4D: Projected Enrollment Growth by Residential Development at Full Buildout**

Source: Data on the remaining number of residential units to be developed was obtained from April 1, 2019 Residential Development Pipeline from the Frederick County Planning and Permitting Division (see Appendix I). The number of students projected for each development was calculated using the 2017 pupil yield rates by housing type and school level for each attendance area (see Appendix J).
Outside the major growth areas, smaller (but not insignificant) areas of residential development can be found within several incorporated municipalities. For example, the Brunswick Crossing development located in Brunswick will include over 1,400 single family, townhouse, and multifamily units at build out. The rate of new housing construction growth will be a function of sales and municipal policies.

School facilities in the Urbana area are at or near capacity, as are several other facilities in the Frederick City, I-70 corridor and Brunswick area, especially elementary schools. FCPS has identified the need for new facilities and additions to existing facilities to address these and other areas over the next 10 years. The replacement of Waverly ES will add much needed capacity to the Frederick City area while the Urbana ES replacement will add capacity to the Urbana area. The east county area elementary school will alleviate enrollment pressure in the Lake Linganore area. The redistricting associated with the new schools in Lake Linganore and Urbana should balance enrollment at schools in the eastern part of Frederick County. A modernization at Brunswick ES and a new Brunswick area elementary school will accommodate the growing population in Brunswick. Staff will continue to monitor the rate and location of future development.

SYSTEM-WIDE NEW SCHOOL CAPACITY NEEDS

Based on projected enrollment increases, FCPS will need to continue to pursue a program of school construction to address targeted areas of growth in the county. This subject is discussed more in Chapter V.

This EFMP includes recommendations to reduce the number of overcrowded schools in Frederick County. For the 2018-19 school year using the revised 2018 SRCs, 23 schools were at or over 100% of capacity. For the 2019-20 school year, 26 schools are projected to be at or over capacity. This is unacceptable. Overcrowded schools impact students, teachers, and administrators in the following ways:

- Limit time available for specials classrooms, including art, music, and physical education.
- Provide inadequate space for special programs (reading, hearing, speech, etc.) and inadequate space for administrative offices (guidance offices, health facilities, special education, etc.).
- Require too many lunch shifts in overcrowded cafeterias throughout the day.
- Result in inadequate media center facilities and limit the time available for media center instruction (at the elementary level) and research (at all levels).

Congested hallways, cafeterias and restrooms, as well as competition for instructional program space and student activities creates stress for students and teachers. Moreover, overcrowded schools lack the flexibility to respond to new instructional program initiatives that would benefit students. Due to their level of use, overcrowded buildings are also more difficult to maintain.

Finally, overcrowded schools create a dependency on portable classrooms to provide adequate instructional space. While portables are effective in the short term, they are not comparable to appropriate space within the school building.

INSTRUCTIONAL PROGRAM NEEDS ANALYSIS

In addition to growth in enrollments generally, schools must continue to respond to changes in instructional programs offered by FCPS. These changes in instruction are the result of state requirements or local initiatives. In either case, schools exist to serve students. Therefore, they must be designed or retrofitted for new instructional purposes. There have been several recent changes in instructional programming that affect facilities:
Pre-Kindergarten Program: FCPS' pre-kindergarten (pre-K) program serves children ages three and four. Currently, pre-K enrollment is based on eligibility for free or reduced-price meals or factors that increase a child's risk of not being successful in school. Pre-K or special education pre-K programs are offered at 26 elementary schools (including charter schools). While the pre-K program is half-day, it impacts school facilities by reducing K-5 capacity. In 2018-19, FCPS piloted a full-day pre-K program at Hillcrest and Monocacy elementary schools. There has been a significant increase over the last decade in the number of students eligible for the pre-K program, increasing from 759 students in 2005 to 1,258 students in 2018, a 66% increase in 13 years. It is anticipated that there will be more than 1,300 pre-K students in 2019. FCPS must evaluate the need for pre-K services when preparing the educational specifications for new schools and considering future capacity needs. Future state funding may allow for expansion of pre-K programs.

Special Education: Special Education has gone through a transition over the years. Today, special education students can attend either their neighborhood school or a specialized facility such as Rock Creek School. Elementary, middle, and high schools need to adapt by providing appropriate staff and improving facilities to serve children with various physical, emotional and educational abilities. However, as special education programs are located within schools, other capacity is reduced. To meet the changing special educational needs, FCPS offers a variety of programs ranging from occasional assistance to full time intensive programs. Appendix U provides a more detailed description of FCPS special education programs.

Recreation: Use of schools as Community Recreation Centers is part of the culture in Frederick County, supported by Board of Education policy. There are 12 schools with Community Recreation Centers. Growth in county population has, however, bolstered the need to better coordinate school system program needs and the needs of county and municipal recreation providers. Joint use agreements have been approved recently; the use of these agreements will continue to be considered.

FACILITY NEEDS ANALYSIS

Modernization
“Modernization” refers to the design, construction and equipping process through which an aging school facility is brought up to current educational standards and through which its systems are renewed and updated to meet school system, county, state and federal codes and requirements. Modernizations may be accompanied by additions or redesign of existing spaces to meet educational program requirements. Modernizations begin with a feasibility study.

Today the FCPS Operations Division tracks the condition of school facilities with a computerized maintenance management software (CMMS). The CMMS lists systems and equipment within each school building and assigns the industry standard indicator, the Facilities Condition Index (FCI), to each building. Decisions about which school will be considered for a modernization, renovation, or replacement are based in part on the FCI.

The next school to be addressed is Rock Creek School. Rock Creek School is 45 years old and has never had a major renovation. A feasibility study for the modernization of the Rock Creek School in August 2016 recommended replacing the school on another site. The Board of Education approved the Walkersville MS campus as the new site for the Rock Creek School and design for the replacement school began in fall 2017. Replacing Rock Creek on another site will also facilitate the much needed modernization and expansion of Waverley ES. The feasibility study for the Waverley project was completed in spring 2018 with a recommendation to replace the school on its current site at a capacity of 1,019 students.
Limited Renovations

FCPS is adding "Limited Renovation" projects in this year’s EFMP to provide a plan for renovating schools that are not in need of additional capacity based on projected enrollment. The schools under consideration either have a current FCI value of 30 or more; or the FCI value will reach or exceed 30 by the year 2028. Any FCI value over 10 indicates poor facility condition. Numbers over 30 indicate that a facility is need of either replacement, major renovation, or upgrade to major building systems. Sabillasville ES, Lewistown ES, Thurmont ES, Emmitsburg ES, and Wolfsville ES are being considered as candidates for Limited Renovation projects.

Buildings with high FCI require additional capital funds to replace aging systems. Since the year 2000, $8.2M capital funds have been used on these five schools to complete critical systems replacement. Older buildings that do not have upgraded systems cost more money to operate, and maintain. Maintenance backlog for these five schools will approach $32M by 2028.

Performing limited renovations will enable FCPS to upgrade building systems at these facilities, and potentially right-size educational spaces to gain added capacity, increase building utilization, and efficiency. Upgraded systems will result in decreased energy and operating costs, providing savings to the school district over long term.

FCPS anticipates that the work associated with limited renovations at these schools will be completed in two phases, over two summer breaks. Completing the work over summer breaks will eliminate the cost, safety and logistical issues associated with creating temporary swing spaces for students.

FCPS plans to begin a study in FY2020 to analyze existing space, current facility conditions, and building systems in these schools. The study would review space, adequacy, utilization, circulation and conditions of the building systems. Once completed, FCPS will be able to finalize the estimated cost and order of schools to be included in the CIP submissions in FY21.

Systemic Projects

With the addition of limited renovation projects, the request for funds for specific systemic projects will be limited to targeted systems replacement, equipment replacement and repair projects needed to support system requirements. The CIP request for systemic projects will also include a contingency amount to help with emergency replacement needs for each fiscal year. A targeted approach to systemic projects will help free up funds that could be used towards limited renovation projects.

MAINTENANCE

The Maintenance and Operations Department serves to keep FCPS facilities clean, safe, and fully functioning as effective learning environments. In support of the BOE’s strategic plan, the department strives to avoid interruption to instruction, maintain facility conditions that promote student achievement, and provide amenities and services that foster community involvement and inclusion. The department develops and maintains a skilled and safety-minded workforce that supports the organization’s goals in practice and ideology. Additionally, FCPS allocates resources to ensure the safety of building occupants, protect the State’s and County’s capital investment, and inspire public confidence in our responsible stewardship. The Maintenance and Operations Department’s Comprehensive Maintenance Plan, approved by the Board of Education, describes the FCPS strategy for maintaining public school facilities.
The aggregate FCI for all FCPS buildings is the ratio of deferred maintenance costs ($4.14 million) to the current replacement value ($2.3 billion), or 17.7 percent. This FCI indicates that many of the building systems are reaching or exceeding the end of their lifecycle. FCPS Maintenance and Operations employees work diligently to keep these older systems functioning until they can be replaced. Additional information on the FCPS maintenance program including FCI scores for individual buildings can be found in the Comprehensive Maintenance Plan for Educational Facilities found on the FCPS website.

SUSTAINABILITY

FCPS incorporates principles of sustainability in existing and new school buildings. A coordinator of energy and utilities monitors energy bills and works with other maintenance staff to reduce energy and water usage. All new school buildings are built to achieve the Silver level of certification from the US Green Building Council's Leadership in Energy and Environmental Design (LEED). Several schools have taken initiative to pursue additional sustainability initiatives such as composting, installation of additional bike racks, and educational campaigns to increase walking and biking to school.

FCPS is currently working with a performance contractor to provide upgrades to building automation systems, air sealing, energy efficient lighting, low flow water fixtures, and advanced controls for heating, ventilation and air conditioning equipment in 24 older school buildings. The performance contract allows FCPS to pursue energy savings measures without expending funds from the capital or operating budgets. These projects are completed by the contractor and the energy savings are used to pay for the projects.

STATE SCHOOL SUFFICIENCY STUDY

The Interagency Commission on School Construction (IAC) established the Maryland Public School Facilities Educational Sufficiency Standards in May 2018 to "establish acceptable minimum levels for the physical attributes, capacity, and educational suitability of existing public K-12 school facilities." The standards will be used to evaluate the condition of buildings and building systems, adequacy of school sites including recreation and outdoor physical education opportunities, and the ability of educational and support spaces to provide required services in existing facilities across the state. In November 2018 the IAC solicited proposals from consultants to assess the condition and educational sufficiency of public schools across the state in order to create a database. The consultants are expected to evaluate the statewide portfolio and provide projections of "necessary annual funding levels to achieve and maintain specific Statewide average Facility Condition Index (FCI) outcomes." The initial assessment is planned to be completed by July 1, 2019 and may have an impact on planning and funding for future capital projects at FCPS.

SUMMARY OF FUTURE FACILITY NEEDS

According to projections, FCPS must accommodate approximately 4,250 total new students between 2018 and 2028. Since 23 schools are at or over capacity, accommodating growth will require additional facilities. The greatest need system-wide will be at the elementary and high

school levels. The areas in most need of new capacity will be Frederick City, Brunswick, Urbana and the I-70 corridor in and around New Market and Lake Linganore. The next chapter discusses the criteria for selecting and prioritizing new projects.

There will continue to be more ongoing maintenance and building renovation projects in the future. FCPS operates 47 buildings that are, in whole or part, 25 or more years old. The major building systems at these schools are approaching or exceeding their normal life expectancies. Therefore, FCPS must factor the limited renovation, renovation or replacement of these buildings into future capital budgets. Deferral of maintenance and renovation will only result in more costly projects in the future.
V. Recommended Facilities Plan

The recommendations found in this chapter follow from the previous discussion of current facility resources and future facility needs. The chapter is divided into seven sections: Facility Goals, Project Selection Criteria, New Capacity Project Recommendations, Modernization Project Recommendations, Land Acquisition Projects, Major Capital Systemic Projects, and Proposed Projects by Feeders.

FACILITY GOALS

The facility goals reflect the ultimate outcomes that this plan is designed to achieve. They establish a framework for FCPS to make decisions, develop policy, and select projects. The foundational document for all of FCPS' planning efforts is the FCPS Strategic Plan. Included in the strategic plan are five aspirational goals and correlating priorities reflecting the core vision for our schools and students. These include:

Student achievement: FCPS will equip each and every student to be an empowered learner and an engaged citizen to achieve a positive impact in the local and global community.

- FCPS will provide each and every student high quality instruction that fosters inquiry, creative thinking, complex problem solving, and collaboration.
- FCPS will raise achievement for all students and eliminate achievement gaps.

Effective and engaged staff: FCPS will hire, support, and retain staff who champion individual, professional, and student excellence.

- FCPS will implement strategies to ensure a high quality and diverse workforce.
- FCPS will support all staff by providing ongoing opportunities to grow as professionals throughout their career.

Resource allocation: FCPS will pursue and utilize all resources strategically and responsibly to achieve identified outcomes and inspire public confidence.

- FCPS will provide equitable distribution of all resources based on the varied needs of students and schools.
- FCPS will promote clear communication and transparency in allocation of resources.

Family and Community Involvement: FCPS will nurture relationships with families and the entire community, sharing responsibility for student success and demonstrating pride in all aspects of our school system.

- FCPS will encourage and sustain collaborations with families and the entire community to support student success.
- FCPS will equip staff with the knowledge and tools necessary to be positive ambassadors who build support for our goals and initiatives.

Health and Safety: FCPS will promote a culture fostering wellness and civility for students and staff.

- FCPS will promote and maintain a safe and respectful environment.
- FCPS will foster personal well-being and health among students and staff through increased awareness and engagement on these topics.

EFMP Draft May 2019 • 37
This EFMP provides a road map for new school construction and additions that will allow FCPS to meet aspirational goals found in the Strategic Plan. FCPS will be able to meet the Board’s goal of operating at 90% of capacity at system-wide at the elementary and middle levels within 10 years by completing the major capital projects proposed in the EFMP. High school enrollments will be at 99% of capacity system-wide by following this 10 year plan. The systemic improvement program is designed to help FCPS operate all major building systems efficiently.

**PROJECT SELECTION CRITERIA**

FCPS proposes new schools or additions when projected enrollment outpaces available capacity. Once a site is acquired and receives state planning approval, it typically takes three years to design and construct a new elementary or middle school and four for a high school. When FCPS plans new construction or additions, several variables are considered: current and planned educational programs, location of the population to be served, long range projections of general population and school-age population growth, and available capacity in existing schools.

FCPS proposes a renovation or modernization of existing schools to change a school environment, to implement instructional programs, or to improve health and safety. Other variables considered include: the need for additional or improved spaces for general teaching areas and/or supporting areas as defined in educational program specifications, the physical condition of the building and its systems, the building’s health and safety conditions, and potential barriers for those with disabilities.

The selection and acquisition of school sites are important components of this master plan. FCPS carefully evaluates each proposed school site before acquisition. There are 10 basic criteria for locating a site:

1. Consistency with land use master plans adopted by Frederick County, Frederick City, and other municipalities and an analysis of population trends
2. Adequate size of the site to meet site development and building code requirements adopted by Frederick County, Frederick City or other municipalities
3. Location within existing and future residential neighborhoods;
4. Remoteness from industrial, commercial or employment complexes, present and planned
5. Reasonable vehicular ingress/egress and an adequate public road system to/from the area
6. Suitability for economical construction of a school building (appropriate topography, soils, and the absence of floodplain, whenever possible);
7. Ready or attainable pedestrian access
8. Reasonable access to public fire, safety, and law enforcement resources
9. Available public water and sewer service whenever possible
10. Other criteria as required by the particular level, size, or scope of the project.

State-funded projects continue to be priority ranked in accordance with criteria established by the Interagency Commission on School Construction (IAC). All state projects are evaluated based on past and projected enrollments, not only at the school in question, but also at adjacent or nearby schools. Projects that add capacity may not be recommended for planning approval or construction funding if adequate capacity is available at adjacent schools. Although the county establishes priorities for its local capital program, the evaluation of these priorities with respect to other projects in the state and the limited state funds available is a responsibility of the IAC. The IAC may recommend that projects be deferred or modified so that more critically needed projects in other counties may proceed. Appendix C contains the state’s project priority classifications.

FCPS’ project selection criteria are also governed by BOE policy. Board Policy 202.1 requires that
FCPS maintain a long term facilities master plan. It states:

The Board of Education (Board) will maintain long-term facilities master plans for constructing, renovating and maintaining public school facilities in Frederick County. The master plans shall attempt to balance the need for new seats with the need for renovations to existing buildings. The Board will review these plans annually and adopt a plan after considering public comment. The Board will work cooperatively with the State of Maryland, Frederick County Executive and County Council, and other elected officials to obtain adequate state and local funding and to implement the plans.

Board Policy 202.2 governs the capacities of Frederick County school buildings:

The Board will use prototype designs whenever possible. Schools will be constructed to maximum approximate capacities:

- Elementary schools - 700 students
- Middle schools - 900 students
- High schools - 1600 students

All other schools will be constructed to accommodate the number of students determined by the Board to be appropriate to the school's function.

The Board of Education may authorize exceptions to the capacity figures shown above.

The maximum size of FCPS schools established by BOE Policy above is consistent with the median of maximum school size policies for 10 other school systems in Maryland as noted in the report released June 2015 by the Maryland State Department of Education, Final School Size Study Report: Impact of Smaller Schools. In the case of the Waverley ES feasibility study completed in Spring 2018, the BOE authorized an exception to the maximum elementary school size to accommodate expected enrollments on the west side of Frederick City given that no other land is available for construction of a school in this part of Frederick City.

NEW CAPACITY PROJECT RECOMMENDATIONS

New capacity projects involve the construction of new school facilities or additions to existing buildings. In either case, FCPS undertakes these projects to respond to enrollment growth. FCPS considers the previously discussed policies, along with four additional factors when selecting new capacity projects:

1. Current and projected enrollments of existing schools
2. Current and future housing development
3. Current school size and maximum size criteria for elementary, middle and high schools
4. Potential attendance area changes to reduce overcrowding

All of the projects listed in this plan are consistent with the recommendations found in the county and municipal comprehensive plans. All are located within residential growth areas and/or priority funding areas to serve existing or emerging communities.

New capacity projects included in this plan attempt to ensure that schools at the elementary and middle levels will operate at 90% of state rated capacity (SRC) system-wide within 10 years. Final approval of proposed projects found in this plan are dependent on County and State funding.
Elementary Schools

Elementary school enrollments are projected to increase by approximately 1,668 students between September 2018 and September 2028. To reduce overcrowding and attain a 90% SRC by the end of the 10 year period, FCPS will need approximately 4,407 more elementary seats over the next 10 years. FCPS is presenting a 10 year plan that provides an additional 4,140 seats and includes another three new elementary schools, one modernizations with addition, and three replacements.

The projects in this plan allow FCPS to reach the goal of 90% of SRC system-wise by 2026, although it will rise to 91% by the end of the 10 year period, as shown in Figure 5A. If FCPS constructed no new capacity projects in the next 10 years, the system-wide SRC would reach 107% in 2026. With projects constructed in accordance with the County Executive’s recommended County FY20-25 Capital Improvement Plan (CIP), FCPS would reach 92% of SRC in 2024 but would rise to 95% by 2028.

Middle Schools

Approximately 606 additional middle school students are projected between 2018 and 2028. The 10 year enrollment projections indicate that FCPS can maintain between 83% and 86% of SRC system-wide with no new capacity projects over the next 10 years, as shown in Figure 5B. However, due to significant residential growth in the I-70 corridor, Oakdale Middle (OMS) is currently overcrowded at an expected 108% of SRC in 2019. With no additional capacity OMS is anticipated to grow to 132% of SRC by 2025. FCPS plans to add 298 additional seats at OMS to help alleviate projected overcrowding there, which is also shown in the County Executive’s proposed CIP.
High Schools

High school enrollment is expected to increase by approximately 1,894 students between 2018 and 2028. High school enrollment is expected to reach 100% of SRC system-wide towards the end of the 10 year period as shown in Figure 5C. The only new capacity planned at the high school level is a potential addition to Brunswick HS when it is modernized. FCPS will continue to evaluate high school enrollments as new housing developments are approved to determine when and where additional capacity will be needed.

MODERNIZATION PROJECT RECOMMENDATIONS

This Master Plan proposes a scheduled program of modernization projects. Schools have been scheduled for modernization based on several criteria. In general, a school qualifies for modernization if it is at least 20 years old and it ranks poor on the FCI index. School renovation projects have been scheduled consistent with BOE policies to include renovation projects along with projects that address overcrowding. A summary of new capacity and modernization projects can be found in Table 5A below. Figure 5D shows the timeline for major projects and the impact on capacity over the 10 year planning horizon.

Table 5A: Summary of New Capacity and Modernization Projects, Fiscal Years 2020-2028

<table>
<thead>
<tr>
<th>Name</th>
<th>Project Type</th>
<th>Proposed Opening Date</th>
<th>Status</th>
<th>Added Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELEMENTARY SCHOOLS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urbana ES</td>
<td>Replacement/Addition</td>
<td>August-2020</td>
<td>Under Construction</td>
<td>725</td>
</tr>
<tr>
<td>East County area ES</td>
<td>New School</td>
<td>August-2021</td>
<td>In Design</td>
<td>705</td>
</tr>
<tr>
<td>Waverley ES</td>
<td>Replacement/Addition</td>
<td>August-2022</td>
<td>In Design</td>
<td>664</td>
</tr>
<tr>
<td>Brunswick Area ES</td>
<td>New School</td>
<td>August-2023</td>
<td>Future Project</td>
<td>705</td>
</tr>
<tr>
<td>Liberty ES</td>
<td>Replacement/Addition</td>
<td>August-2023</td>
<td>Future Project</td>
<td>431</td>
</tr>
<tr>
<td>Valley ES</td>
<td>Modernization/Addition</td>
<td>August-2026</td>
<td>Future Project</td>
<td>205</td>
</tr>
<tr>
<td>Northern Frederick City area ES</td>
<td>New School</td>
<td>August-2026</td>
<td>Future Project</td>
<td>705</td>
</tr>
<tr>
<td><strong>Total Additional Capacity</strong></td>
<td></td>
<td></td>
<td></td>
<td>4140</td>
</tr>
</tbody>
</table>

| **MIDDLE SCHOOLS**          |                           |                       |                    |                |
| Oakdale MS                  | Addition                   | August-2021           | Future Project     | 298            |
| Middletown MS               | Modernization              | August-2027           | Future Project     | 0              |
| **Total Additional Capacity** |                           |                       |                    | 298            |

| **HIGH SCHOOLS**            |                           |                       |                    |                |
| Brunswick HS                | Modernization              | August-2026           | Future Project     | 0              |
| **Total Additional Capacity** |                           |                       |                    | 0              |

| **SPECIAL SCHOOLS**         |                           |                       |                    |                |
| Rock Creek                  | Replacement                | June-2021             | Future Project     | 0              |
| **Total Additional Capacity** |                           |                       |                    | 0              |

EFMP Draft May 2019 • 41
## Figure 5D: Proposed Timeline for Major Projects and Impacts on Capacity, 2019-2028

**KEY**

<table>
<thead>
<tr>
<th>Project</th>
<th>Feasibility</th>
<th>Design</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### CONSTRUCTION SCHEDULE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Urbana ES Replacement</td>
<td>Open</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rock Creek Replacement</td>
<td></td>
<td>Open</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East County area ES</td>
<td></td>
<td>Open</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oakridge MS Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wexford ES Replacement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brunswick ES Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brunswick Area ES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urbana ES Replacement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northern Frederick Area ES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Early ES Modernization/Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brunswick HS Modernization and Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middlesex HS Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middlesex MS Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Frederick Area ES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yellow Springs ES Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green Valley Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maryvale ES Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middlesex ES Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limited Renovations (Locations TBD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SYSTEMWIDE STATISTICS

#### Elementary

-Projected Enrollment: 19,497, 19,368, 19,055, 19,939, 19,996, 19,938, 20,188, 20,305, 20,519, 20,806

- Total State Rated Capacity (Includes new capacity): 18,859, 18,994, 20,239, 20,053, 22,059, 22,029, 22,029, 23,029, 23,029, 22,209

- New Capacity: - 725, 705, 654, 1,156, - 910, -

- Projected Percent SRC (Includes new capacity): 103%, 100%, 98%, 94%, 90%, 90%, 91%, 89%, 80%, 91%

#### Middle

-Projected Enrollment: 10,233, 10,282, 10,241, 10,282, 10,413, 10,565, 10,545, 10,917, 10,587, 10,541

- Total State Rated Capacity (Includes new capacity): 12,298, 12,298, 12,599, 12,996, 12,996, 12,996, 12,996, 12,996, 12,996, 12,296

- New Capacity: - - 298 - - - - - -

- Projected Percent SRC (Includes new capacity): 81%, 83%, 81%, 82%, 83%, 84%, 84%, 84%, 84%, 84%

#### High

-Projected Enrollment: 13,126, 13,524, 13,875, 14,173, 14,278, 14,504, 14,405, 14,427, 14,705, 14,731

- Total State Rated Capacity (Includes new capacity): 14,719, 14,719, 14,719, 14,719, 14,719, 14,719, 14,719, 14,719, 14,719, 14,719

- New Capacity: - - - - - - - - -

- Projected Percent SRC (Includes new capacity): 89%, 82%, 94%, 96%, 97%, 97%, 98%, 98%, 99%, 100%, 103%

*Includes funding for projects anticipated in 2020 County Executive's recommended CIP.

---

42 • EFMP Draft May 2019
LAND ACQUISITION PROJECTS

FCPS must acquire land for new school sites, if it is not anticipated that land will be dedicated through the development review process. In the past, land acquisition was required for secondary school projects especially high school sites. County zoning and subdivision regulations did not require sites to be dedicated that were large enough for secondary schools. However, County regulations are now less prescriptive and school sites may be required as a condition of development approval when the County Council determines that a need exists for a school to serve the proposed development based on established county standards of service. As an example, the newest high school, Oakdale HS, was acquired through development approval of the Lake Linganore planned unit development. More recently, the approval of the Blantinger property has been conditioned on dedication of a middle school site and approval of the Monrovia Town Center development has been conditioned on the dedication of a future high school site.

In the future, where land is not anticipated to be dedicated for school sites (especially large secondary school sites), FCPS will need to acquire sites by purchasing land. As an example, a future high school site is shown on both the county and city comprehensive plans as a need in northwest Frederick City area. However, no site has been dedicated through the development approval process. Consideration will have to be given to scheduling land acquisition costs into future capital programs.

In all cases, County guidelines and procedures must be followed. Finally, the Maryland Interagency Commission on School Construction (IAC) must approve all sites before they can be utilized for a future new school construction project. Staff continues to negotiate with developers when the County Council determines a need exists and with municipalities to acquire additional school sites to meet identified needs consistent with approved county and city comprehensive plans.

MAJOR CAPITAL SYSTEMIC PROJECTS

This group of projects includes all needed major improvements to existing schools. Capital systemic projects are necessary either to improve a building for instructional purposes or to make major systemic repairs to systems under imminent threat. Some of these improvements are necessary based on local evaluations by maintenance staff, while others are in response to state/federal mandates. As noted in Chapter 4, FCPS is adding limited renovation projects to the CIP, which will allow for multiple systems to be upgraded or replaced at each facility. Given the addition of limited renovations to the CIP, the request for funds for specific systemic projects will be limited to targeted system replacements, equipment replacement and repair projects needed to support FCPS requirements. The CIP request for systemic projects will also include a contingency amount to help with emergency replacement needs for each fiscal year. A targeted approach to systemic projects will help free up funds that could be used towards limited renovation projects.

FCPS will continue to monitor the status of existing buildings utilizing our computerized maintenance management software, and periodic inspections by staff members. Required systemic projects will be revisited, and updated each year, along with the requested amount for contingency funds to help with emergency building systems replacement needs.
PROPOSED PROJECTS BY FEEDERS

Individual major capital projects are detailed below by high school feeder area. A prioritized list of all projects is included in Appendix A in the 2021-2026 BOE CIP.

A feeder map accompanies the description of projects in each high school feeder area. The key shown below in Figure 5E is the same for each map. All data was provided by Frederick County Public Schools and Frederick County GIS.

**Figure 5E: Key for Feeder Area Maps**

- **High School Attendance Areas:** The red outlines delineate the high school feeder boundaries.
- **Community Growth Areas:** Areas identified as Community Growth Areas in the 2010 Frederick County Comprehensive Plan are shown in dark grey.
- **Municipalities:** Incorporated areas are shown in light grey.
- **Future Schools:** Sites proposed in the current CIP are indicated by a black asterix.

**Existing Schools by 2018 Percent SRC:**
Color gradients indicate the September 2018 actual percent SRC at each school level.

- **ES**<75%
- **MS**75%-89%
- **HS**88%-99%
- **-**100%-119%
- **-**≥120%

**Potential Students Generated by Future Development:** Brown circles indicate the relative number of students to be generated by approved residential developments.
BRUNSWICK FEEDER

The Brunswick Feeder area is located in the southwestern corner of Frederick County and includes the communities of Brunswick, Rosemont, Point of Rocks, Jefferson, and Burkittsville. Some residential growth is expected in this area due to the current approval of one large subdivision in Brunswick and one in Jefferson.

Brunswick ES is at 138% capacity as of September 30, 2018 with enrollment expected to increase over the next 10 years. The enrollment at Valley ES was just under capacity in 2018 but is expected to remain stable or decrease slightly over the 10 year period. At the elementary level, FCPS is working to acquire a future elementary site that has been dedicated as a condition of approval for the Brunswick Crossing development. This land may be used for a new elementary school currently scheduled to open in the fall of 2023. A modernization and possible addition to Valley ES may also add capacity to the Brunswick feeder in 2026.

Brunswick MS is well within capacity even with steady growth throughout the 10 years. Brunswick HS is within capacity but is expected to come close to exceeding capacity by the end of the 10 year planning horizon. FCPS will monitor enrollments at Brunswick HS and evaluate the need for an addition at the time the modernization design begins.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunswick ES Modernization</td>
<td>FY20</td>
<td>FCPS will conduct a feasibility study in FY20 to determine the existing building’s capacity and program needs.</td>
</tr>
<tr>
<td>New Brunswick Area ES</td>
<td>FY21-23</td>
<td>This new school will provide 705 new seats to address capacity needs in the Brunswick area of the county. Design would begin in FY21 and construction would be funded in FY22 and 23.</td>
</tr>
<tr>
<td>Brunswick HS Modernization/Addition</td>
<td>FY23-26</td>
<td>A feasibility study for this project was completed in FY19 and recommended modernization of the existing building with a potential future addition. Design would begin in FY23 and construction in FY25.</td>
</tr>
<tr>
<td>Valley ES Modernization</td>
<td>FY24-26</td>
<td>A feasibility study in FY21 will consider the scope of work to update the building to current standards as well as a possible addition if capacity is needed. Design would begin in FY23 and construction in FY25.</td>
</tr>
</tbody>
</table>
CATOCTIN FEEDER

The northern portion of Frederick County feeds into Catoctin HS and includes the communities of Sabillasville, Thurmont and Emmitsburg. Only minimal residential growth is expected in this area.

Emmitsburg ES was at 105% of capacity as of September 30, 2018 but is expected to decrease to a low of 92% capacity in about five years before growing again to 99% by the end of the 10 year period. Lewistown ES was at 102% of capacity and enrollment is expected to remain steady through 2028. All other schools in this feeder pattern (Thurmont ES, Thurmont Primary, Sabillasville ES, Thurmont MS, and Catoctin HS) had significant additional capacity available as of September 30, 2018 and are expected to remain within capacity over the next 10 years.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility and Program Assessment Study</td>
<td>FCPS will be studying the potential for limited renovations to improve physical and educational conditions at five schools, four of which are in the Catoctin feeder. These schools include Lewistown ES, Sabillasville ES, Thurmont ES, and Emmitsburg ES.</td>
</tr>
</tbody>
</table>

Figure 5G: Catoctin Feeder
FREDERICK FEEDER

The Frederick Feeder encompasses most of the western half of Frederick City. Several mid-size residential developments have been approved around the western edge of the city that will impact this feeder pattern.

Hillcrest ES was at 125% capacity as of September 30, 2018 with 26 portable classrooms on site and is expected to maintain a steady population over the 10 year planning horizon. The new Butterfly Ridge ES was at 81% capacity and is expected to reach 89% capacity by the end of 10 years. Whittier ES is over capacity at 104% and expected to grow slightly. Parkway ES is at 96% of capacity and enrollment is also anticipated to grow slightly.

West Frederick MS is not expected to exceed capacity within this 10 year period. Frederick HS is well within capacity with the opening of the new building and can accommodate the modest growth expected.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>None</th>
</tr>
</thead>
</table>

Figure 5H: Frederick Feeder
GOVERNOR THOMAS JOHNSON FEEDER

The north and eastern side of Frederick City as well as a small area on the west side of the City along West Patrick Street are part of the Governor Thomas Johnson Feeder area. Residential developments on the north and west end of town will contribute additional growth in this feeder.

Monocacy ES was over capacity as of September 30, 2018 and is expected to remain over capacity during the next 10 years. North Frederick ES is within capacity at 87% and will remain within capacity through 2028. Waverley ES significantly over capacity at 134% and is expected to climb to 195% by 2028 unless additional seats are added as planned to open in fall 2022. Yellow Springs ES is at 106% capacity and the enrollment is expected to remain relatively stable through the planning horizon.

A future elementary school site has been dedicated as a condition of development approval for the Tuscarora Creek development and is the likely location for the future new northern Frederick City area elementary school planned to open in 2026.

Figure 51: Governor Thomas Johnson Feeder

Governor Thomas Johnson MS was significantly under capacity as of September 30, 2018 and is expected to continue to have excess capacity. Monocacy MS is at 99% of capacity in September 2018 and is anticipated to continue to grow reaching 121% by 2028. Governor Thomas Johnson HS is at 85% of capacity but the enrollment is expected to exceed capacity by 2022.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waverley ES Replacement</td>
<td>FY19-22</td>
<td>This project responds to continued development in Frederick City and special programs that increase the need for teaching stations at Waverley ES. This replacement project will create a new educational model with a school of 1019 (664 additional seats) that has co-principals. Design is underway and construction will occur in FY21-22.</td>
</tr>
<tr>
<td>New northern Frederick City area ES</td>
<td>FY24-26</td>
<td>This project will construct a new elementary school to relieve overcrowding at Monocacy ES and Walkersville ES as well as to address new development planned for the north side of Frederick City. Design funding for this project is requested in FY24 and construction would begin in FY25.</td>
</tr>
</tbody>
</table>
LINGANORE FEEDER

The eastern side of Frederick County, along the I-70 corridor and including the communities of Libertytown, Mount Airy, and New Market are part of the Linganore feeder pattern. Some residential growth is expected in this feeder area, primarily within the Town of New Market and Libertytown.

Liberty ES was at 96% of capacity as of September 30, 2018 and is expected to exceed capacity by 2026. New Market ES is over capacity at 106% and will continue to grow throughout the 10 year period. Twin Ridge ES is at 83% of capacity and expected to continue to have additional capacity through 2028.

New Market MS at 75% and Linganore HS at 84% are well within capacity and are expected to remain that way for the next 10 years.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY21-23</th>
<th>A feasibility study was completed in FY19 which recommended replacement of the building at a capacity to be determined in the design phase, which will begin in FY21 and construction in FY22-23.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty ES Replacement</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Figure 5J: Linganore Feeder**
MIDDLETOWN FEEDER

The Middletown Feeder area encompasses the central western side of Frederick County, including the communities of Wolfsville, Myersville and Middletown. Some residential growth is expected for this area, primarily in and around Middletown.

Middletown ES was at 95% of capacity and Middletown Primary was at 106% of capacity as of September 30, 2018. Both are expected to continue to grow. Myersville ES is currently at 91% capacity but will exceed capacity by 2021. Wolfsville ES is within capacity and expected to remain within capacity over the coming 10 years.

Middletown MS and Middletown HS are currently within capacity at 73% and 85% respectively and expected to remain within capacity throughout the 10 year period.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility and Program Assessment Study</td>
<td>FY20</td>
</tr>
<tr>
<td></td>
<td><strong>FCPS will be studying the potential for limited renovations to improve physical and educational conditions at five schools, of which Wolfsville ES is in the Middletown feeder.</strong></td>
</tr>
<tr>
<td>Middletown MS Modernization</td>
<td>FY22-27</td>
</tr>
<tr>
<td></td>
<td><strong>This project will update the building systems and spaces to current standards. A feasibility study is planned for FY22, with design beginning in FY24 and construction in FY26.</strong></td>
</tr>
<tr>
<td>Middletown HS Modernization</td>
<td>FY23-28</td>
</tr>
<tr>
<td></td>
<td><strong>This project will update the building systems and spaces to current standards. A feasibility study is planned in FY23, with design beginning in FY25 and construction in FY27.</strong></td>
</tr>
</tbody>
</table>
OAKDALE FEEDER

The Oakdale Feeder is centered on the Linganore community and also includes the Spring Ridge/Bartonsville and Holly Hills growth areas. This area is growing quickly with many large residential developments approved, including the Eaglehead/Linganore PUD which is estimated to contribute an additional 1,800 students by the time the development is completed in 25 years. All of the schools in this feeder were constructed in the last 25 years.

Deer Crossing ES is over capacity at 134% while Oakdale ES is at 109% as of September 30, 2018. Both are expected to see continued growth. These schools are likely to be relieved by the planned new east county area elementary school which will open in fall 2021. Spring Ridge ES had additional capacity at 85% and is anticipated to still have capacity available at the end of the 10 year planning horizon.

Oakdale MS is at 99% of capacity and is expected to reach 130% of capacity by 2028. An addition of 298 seats at this school is planned to open in 2021. Since adjoining middle schools are under capacity, Oakdale MS may also be relieved through the ongoing LOU Redistricting study. Oakdale HS is currently under capacity at 82% but exceeds capacity by the end of 10 years.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY19-21</th>
<th>FY20-21</th>
</tr>
</thead>
<tbody>
<tr>
<td>New east county area ES</td>
<td></td>
<td>This school is planned for a site in the Hamptons West neighborhood of the Eaglehead PUD. Design began in FY19 and construction is scheduled for FY20-21.</td>
</tr>
<tr>
<td>Oakdale MS Addition</td>
<td></td>
<td>The future addition to Oakdale MS was included in the original site plan for the school and would add 298 seats. Design will take place in FY20 and construction in FY21.</td>
</tr>
</tbody>
</table>
TUSCARORA FEEDER

The growth areas to the south of Frederick City in Ballenger Creek, Buckeystown, Adamstown, and Carroll Manor are part of the Tuscarora Feeder pattern. Residential growth is expected in several mid-size developments including the Linton development and Ballenger Run where a future elementary school site has been dedicated for the future south Frederick area ES.

Carroll Manor ES is at 93% of capacity as of September 30, 2018 but is expected to exceed capacity by 2020. Ballenger Creek ES is currently over capacity at 103% but the enrollment is declining and will be under capacity by 2019. Lincoln ES is within capacity at 84% and expected to remain under capacity for the coming 10 years. Orchard Grove ES is at 96% of capacity and expected to exceed capacity by 2025. Tuscarora ES is currently over capacity at 113% and is expected to stay over capacity throughout the 10 year period.

Ballenger Creek MS is nearing capacity at 98% and expected to experience slight growth, exceeding capacity by 2023. Crestwood MS is at 77% capacity and will remain within capacity over the 10 years. Tuscarora HS is at 90% capacity and will exceed capacity by 2021.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY26-29</th>
</tr>
</thead>
<tbody>
<tr>
<td>New south Frederick area ES</td>
<td>Construction of this new 705 capacity school is required to address capacity issues at Tuscarora ES and Ballenger Creek ES as well as planned residential development for this part of the County. Design funding will be requested for FY26 with construction beginning beyond the 10 year period.</td>
</tr>
</tbody>
</table>
**URBANA FEEDER**

The Urbana Feeder is located on the southeastern side of Frederick County along the I-270 corridor, including the Urbana and Monrovia growth areas. Centerville ES, Urbana MS, and Urbana HS were all built since 1990. Significant growth is occurring in this feeder, particularly from the Landsdale, Urbana PUD and Urbana Northern MXD development. An elementary site was dedicated as a condition of approval for the Landsdale development. The Monrovia Town Center is an approved large development in this area but is on hold due to legal challenges.

Urbana ES is at 104% of capacity in its temporary home in the Sugarloaf ES building as of September 30, 2018 with significant growth expected. The replacement Urbana ES will open in 2020 adding 725 seats of capacity to this area. Centerville ES is at 146% capacity and is expected to remain over capacity through 2028. Green Valley ES is at 102% and growing quickly, exceeding 120% by 2020. Kemptown ES is at 102% capacity and will continue to grow over the next 10 years. It is anticipated that capacity relief can be provided to Centerville, Urbana, Green Valley and Kemptown elementary schools through the LOU Redistricting study.

In contrast, Windsor Knolls MS is well within capacity at 83% but is expected to exceed capacity by 2024. Urbana MS is at 98% of capacity and enrollment is expected to remain steady throughout the coming 10 years. Urbana HS is at 98% of capacity and is expected to grow to 122% by 2028.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY16-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urbana ES Replacement</td>
<td>This project will replace Urbana ES with a new building on site. Design began in fall 2018 and construction is ongoing. The school will reopen in August 2020.</td>
</tr>
</tbody>
</table>
WALKERSVILLE FEEDER

The Walkersville Feeder is located in the central part of Frederick County, northeast of Frederick City, and centered on the communities of Walkersville, Woodsboro, Dearbought and Worman's Mill. Minor residential growth is expected within this feeder in the near future.

Glade ES is at 98% of capacity as of September 30, 2018 and expected to exceed capacity by 2026. Walkersville ES is at 99% of capacity and is expected to grow throughout the 10 year period. New Midway/Woodsboro ES is at 100% of capacity and may see some fluctuation in population through the planning horizon.

Walkersville MS is at 81% of capacity and is expected to decline in enrollment over the 10 year period. Walkersville HS is at 111% of capacity and is expected to grow to a high of 121% in 2021 before declining to 111% by 2028.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY23-</th>
<th>FY28</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkersville MS</td>
<td>Modernization</td>
<td>Many of this school's building systems are in need of replacement. A feasibility study is planned for FY23, design will begin in FY25 and construction in FY27-28.27.</td>
</tr>
</tbody>
</table>

Figure 50: Walkersville Feeder
SPECIAL SCHOOLS

Other school programs such as the charter schools, alternative education, career and technical education, and special education programs serve the entire county population. Overall growth in the county will impact all of these programs.

<table>
<thead>
<tr>
<th>Major Projects</th>
<th>FY18-21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rock Creek School</td>
<td></td>
</tr>
<tr>
<td>Replacement</td>
<td>Rock Creek School serves the entire Frederick County Public School system. The school will be relocated to the Walkersville MS campus. Design is underway and construction will begin in FY20-21.</td>
</tr>
</tbody>
</table>

OTHER FACILITIES

Maintaining and modernizing the facilities that support the operation of the school facilities is important to the success of the FCPS system. The support complex at Hayward Road and Thomas Johnson Drive is in need of improvements so that the warehouse, maintenance and operations, and transportation staff can continue to serve the students and teachers in an efficient and effective manner.