



FREDERICK COUNTY PLANNING COMMISSION

May 11, 2016

TITLE: Proposed FY 2017-2022 Capital Improvements Program (CIP)

FILE NUMBER: N/A

REQUEST: **FINDING OF CONSISTENCY**
Staff is presenting the County Executive Proposed FY 2017—2022 CIP for a finding of consistency with the Frederick County Comprehensive Plan

PROJECT INFORMATION:

ADDRESS/LOCATION: N/A
TAX MAP/PARCEL: N/A
COMP. PLAN: N/A
ZONING: N/A
PLANNING REGION: N/A
WATER/SEWER: N/A

STAFF: Jim Gugel, Planning Director

RECOMMENDATION: Staff recommends that the Planning Commission find the Proposed FY 2017-2022 CIP consistent with the Frederick County Comprehensive Plan

ATTACHMENTS:

Proposed FY 2017-2022 CIP

STAFF REPORT

ISSUE

As part of the preparation of the Capital Improvements Program (CIP), the Planning Commission reviews the Proposed CIP to make a finding on whether the location, character and extent of the facilities are consistent with the Frederick County Comprehensive Plan. This finding will be forwarded to the County Council.

BACKGROUND

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

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

The CIP may also include land acquisition for future projects (land banking) as well as municipal projects if the project is not exclusively to serve municipal residents. While the CIP only allocates funding for the six-year period projects may also be listed in the CIP with funding to be allocated beyond the sixth year, which for this CIP would be 2022.

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

Basis for a Finding of Consistency

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

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

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

“...land use regulations and decisions should agree with, and implement what the Plan recommends and advocates. A consistent regulation or decision may show clear support for the Plan. It may also be neutral – but it should never undermine the Plan.”

County Comprehensive Plan

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

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

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

Chapter 7 Serving our Citizens

Community Facilities Element

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

Health and Human Services

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

Public Utilities Element

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

PROPOSED FY 2017 – 2022 CIP SUMMARY

The CIP is organized into the following subheadings:

- General Government (Fire and Rescue, Library, Maintenance/Systemics, & IIT) – page 9
- Water and Sewer – page 47
- Parks and Recreation – page 63
- Watershed Restoration – page 77
- Roads – page 87
- Bridges – page 93
- Highways – page 101
- Frederick Community College – page 109
- Board of Education – page 115
- Municipalities –page 128

The Proposed CIP identifies funding **totaling \$662,959,411 for the entire 6-year period.** The current FY 2016-2021 was approved with a total of **\$639,952,930.**

Proposed FY 2017-2022 CIP	
General Government	104,570,564
Water and Sewer	104,149,750
Parks and Recreation	40,939,729
Watershed Restoration	26,144,211
Roads and Bridges	139,676,680
Frederick Community College	23,728,383
Board of Education	217,393,872
Municipalities	6,356,222
Total for the 6-year Program	662,959,411

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

Summary of major changes from the current FY 2016-2021 CIP (see pages 4-8 for complete listing of changes)

General Government

- Green Valley Fire Station Renovation – Project abandoned
- Green Valley Fire Station Replacement – New project, funding in out years
- Hayward Road Fire Station – New project, construction in FY 2019
- Middletown Library – New project, design in FY 2022

Parks and Recreation

- Old National Pike Park Phase 2 – delay design one year to 2021
- Point of Rocks Regional Park – New project to prepare master plan only
- Bridgeport Monocacy River Access – New project to prepare master plan only

Roads

- Reichs Ford Rd Ph2 – delayed planning to out years
- Old National Pike (MD 144 to New Market) – delayed to out years
- Old National Pike (MD 75 to Mt. Airy) – delayed to out years
- Boyers Mill Rd. – Delayed Phase 2 (south section) one year from 2018 to 2019
- Yeagertown Rd. – delayed planning/engineering to out years
- Christopher' Crossing – New project, engineering in 2021

FCC

- Building J Reconfiguration – combined with Building L reconfiguration

BOE

- Sugarloaf Elementary New – delayed construction one year from 2017 to 2018
- Urbana Elementary Replacement – delayed construction one year from 2019 to 2020
- Middletown Middle Renovation – delayed design one year from 2021 to 2022
- Liberty Elementary Modernization – delayed design one year from 2020 to 2021

Finding of Consistency

The CIP is a six-year funding document/plan based on current fiscal conditions and projections. The only year in which funding is real (i.e. can be appropriated) is the first year, FY 2017. The remaining years are a balance of projected revenues, expenditures and the prioritization of capital projects and are always subject to change in schedule and/or the amount of funding.

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

The school, fire station, library, road, and park projects are consistent with planned facility symbols on the Land Use Plan Map of the County Comprehensive Plan as amended in 2012. While the new Sugarloaf Elementary School is not reflected on the Land Use Plan map its construction to meet current capacity needs is supported by the general and school policies in the Comprehensive Plan document.

Staff would also find the Proposed FY 2017-2022 CIP as a whole to be consistent with the goals and policies of the County Comprehensive Plan.

RECOMMENDATION

Staff recommends that the Frederick County Planning Commission find:

That the location, character, and extent of the Proposed FY 2017-2022 Capital Improvements Program are consistent with the Frederick County Comprehensive Plan.

Should the Planning Commission find that the location, character, and extent of the Proposed FY 2017-2022 CIP *are not* consistent with the Frederick County Comprehensive Plan, it is recommended that the Commission include its reasons in an effort to aid the County Executive and the County Council in understanding the issue(s) of concern.

PLANNING COMMISSION ACTION

MOTION TO FIND CONSISTENT

I move that the Planning Commission **find that the location, character, and extent of the Proposed FY 2017-2022 CIP are consistent** with the Frederick County Comprehensive Plan based on the findings and conclusions of the staff report.

MOTION TO FIND INCONSISTENT

I move that the Planning Commission **find that the location, character, and extent of the Proposed FY 2017-2022 CIP is inconsistent** with the Frederick County Comprehensive Plan based on the following findings and conclusions: