Frederick County

Land Preservation, Parks and Recreation Plan

FINAL DRAFT – March 2017

Prepared by:
Division of Planning & Permitting
Division of Parks and Recreation

Frederick County
Land Preservation, Parks, and Recreation Plan

FINAL DRAFT – March 2017

This Plan was prepared jointly by the Frederick County Division of Planning & Permitting and the Division of Parks and Recreation

Division of Planning & Permitting
Steve Horn, Director
Jim Gugel, Planning Director
Anne Bradley, Administrator Land Preservation Program

Division of Parks and Recreation
Jeremy Kortright, Director
Bob Hicks, Deputy Director

County Executive
Jan H. Gardner

Frederick County Government
Winchester Hall
12 E. Church St.
Frederick MD 21701
www.frederickcountymd.gov

Table of Contents

Chapter 1 – Introduction 1

Chapter 2 – Parks and Recreation 13

Chapter 3 – Agricultural Land Preservation 33

Chapter 4 – Natural Resource Land Conservation 45

Appendix

A – Acquisition, Development and Rehabilitation Priorities 64

B – County Parkland and Development Status 66

C – Park and Facility Inventory 68

Chapter 1
Introduction

Purpose of the Plan

The purpose of the Land Preservation, Parks, and Recreation Plan is to provide the necessary framework from which to develop an integrated and coordinated approach to the provision of park and recreation facilities, agricultural land preservation, and natural resource protection. Under the requirements of Maryland's Program Open Space (POS) and the Federal Land & Water Conservation Fund Act of 1965, the County must prepare and maintain an Outdoor Recreation and Open Space Plan. All land acquisition and park development funded through these programs must be consistent with the approved State and County Land Preservation, Parks, and Recreation Plans. The County's use of POS funding requires such a plan to be updated every five (5) years. Previous plan updates occurred in 2012, 2006, 2000, 1988, and 1983.

This Plan and those from all of the counties in Maryland are used in the preparation of the Maryland Land Preservation and Recreation Plan, which serves as the statewide Comprehensive Outdoor Recreation Plan. The updates of the state plan are required to maintain Maryland's eligibility for federal funding for outdoor recreation opportunities. The current Maryland Land Preservation and Recreation Plan was prepared in 2014 and articulates four key strategies to its broad goal of "connecting people and places".

Coordinate *with local, county, and state planning efforts*

Promote *healthy, livability, economic, environmental benefits of outdoor recreation and natural resources*

Access *to water and land based recreation for all populations*

Connect *DNR trails and public lands to the places where people live, work, and play*

Plan Elements

Though the State's focus for this update is on the parks and recreation component Frederick County will continue to include the other components to maintain continuity for future updates and to document recent work on green infrastructure studies. This Plan will address the following elements:

- Parks and Recreation
- Agricultural Land Preservation
- Natural Resources Land Conservation

The Planning & Permitting Division is coordinating the preparation of the Plan and has prepared the Agricultural Land Preservation and Natural Resources Conservation elements. The Division of Parks and Recreation is responsible for preparing the Parks and Recreation element.

The Division of Parks and Recreation is also responsible for the administration of the County's Program Open Space (POS) grants. The POS liaison is Jeremey Kortright, Director, of the Division of Parks and Recreation.

Land Preservation Recreation Plan Public Input Process

The Draft Plan is available through the County's web page and will be presented to the following boards and commissions for review and comment:

- County Planning Commission
- County Parks and Recreation Commission
- County Council

Relationship with the County Planning Process

The County Comprehensive Plan, adopted in 2010 and amended in 2012, implemented a new planning process. Rather than having a separate countywide plan, which was primarily a policy document, and eight individual region plans, which addressed the detailed land use plans, the 2010 County Plan provides the goal and policy direction as well as the detailed land use plan for the entire County. Subsequent updates will focus on the County Plan and on plans for individual community growth areas or corridors.

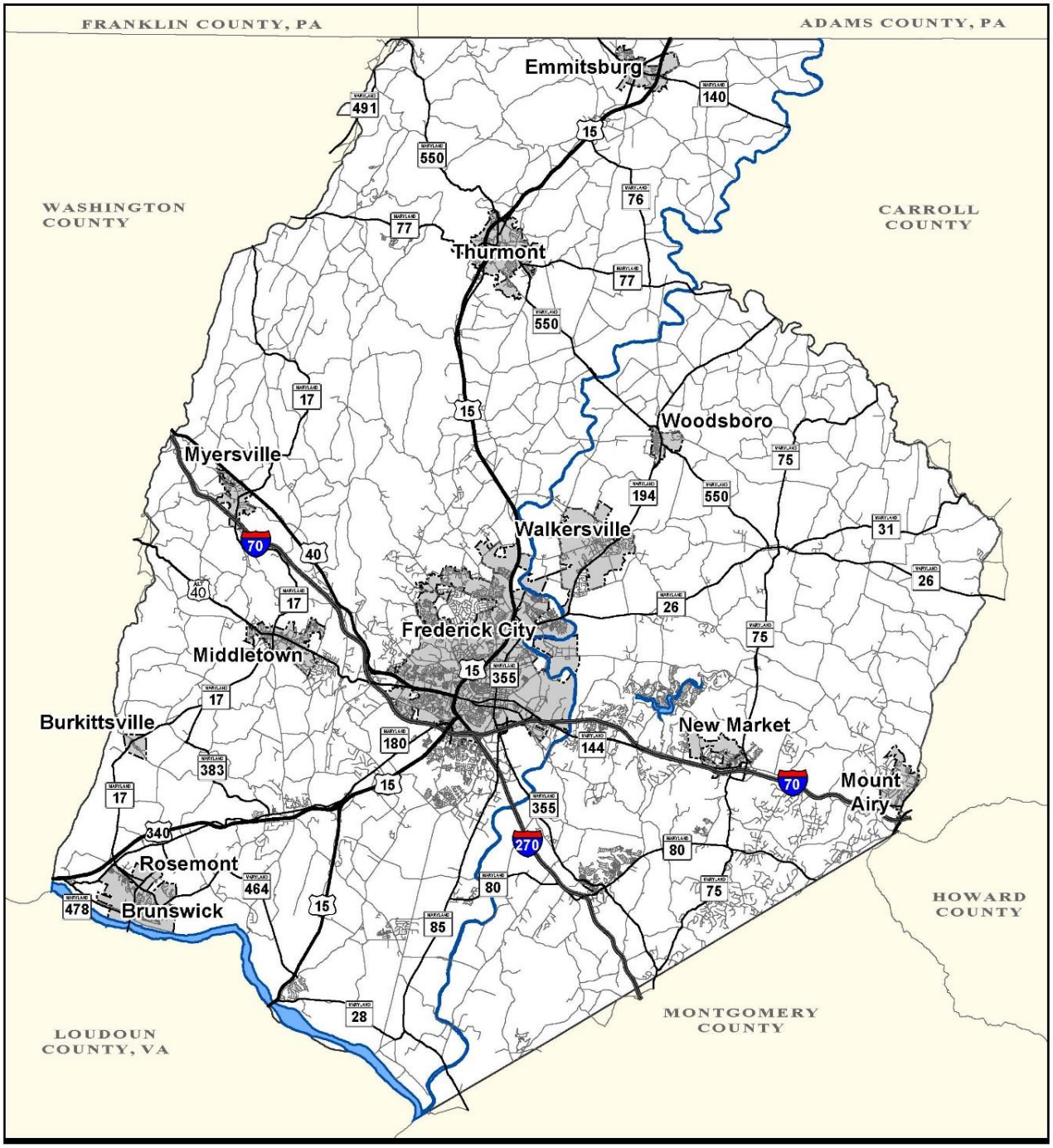
This Plan will be adopted as a stand-alone functional plan to supplement the 2010 County Comprehensive Plan. Any new policies or recommendations from this Plan will be incorporated into future updates of the County Comprehensive Plan. The needs analysis from this Plan will also be used to identify additional planned park locations on either the County Plan or on a community/corridor plan.

The County Setting

Frederick County is located in central Maryland along the boundary between the Piedmont and Appalachian physiographic provinces and extends from the Pennsylvania border to the north to Virginia to the south. At 664 square miles, Frederick is the largest county in the State.

The Piedmont area covers the eastern half of the County and is characterized by rolling topography and mostly open, agricultural lands. One unique feature in the Piedmont is Sugarloaf Mountain, which rises to an elevation of 1,282 feet surrounded by rolling farmland. Sugarloaf Mountain is a monadnock, which is an isolated mountain of resistant rock. The Appalachian area forms the eastern front of the Blue Ridge Mountains that form two distinct mountain features in Frederick County. The most prominent of these is the Catoctin Mountains that generally run along and to the west of the US 15 corridor. The other is South Mountain that follows the Frederick-Washington County line. These mountain areas are characterized by steep slopes and large areas of contiguous woodlands all of which is at least second-generation growth.

The County also has three major water features including Lake Linganore, the Monocacy River, and the Potomac River. Lake Linganore was created in 1971 along Linganore Creek as a recreational resource initially for a surrounding vacation home community, which has seen become a year round community. Though it continues to serve as a recreation resource it is also used as a significant drinking water source for the City of Frederick. The Monocacy River runs the entire length of the County (58 miles) and is the largest Maryland tributary of the Potomac River. The Monocacy serves as both a recreational resource and as a drinking water source for the City of Frederick. The Potomac River forms the southern boundary of the County.



Frederick County

Municipalities
Roads

August 05, 2016
Frederick County GIS

0 2 4 8 Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.
00346

N

County Demographics

Historically, Frederick County has been one of the fastest growing counties in Maryland based on the percentage of population growth. The decade of the 1990's saw the County's greatest population growth, approximately 45,100, while the 2000's saw a more moderate increase of 38,100. Since 2010 the County's population has increased by 13,116 people to 246,792, and is projected to be 267,784 by 2020 for a 10-year increase of 34,400. The graphic that follows shows the County's historic and projected population growth. The population projections (see Figure 1) are from the Round 9.0 Cooperative Forecasts prepared with the Metropolitan Washington Council of Governments in February 2016. Some demographic highlights for the County are noted below.

- During the recession from 2008 to 2012 Frederick County experienced 40-year lows in housing construction, which translated to a lower than expected population growth rate. During this period the average new housing permits issued (includes all municipalities) was 640 dwellings/year, which is well below the average of 1,800-2,000 dwellings/year experienced during the 1990's and the first part of 2000's. Since 2012 housing construction activity has slowly increased each year with the exception in 2015 which saw a slight decline from 2014. However, the average annual new housing permits for the three years since the recession have averaged 1,240 dwellings/year, which is still below the county's historical averages.

- Since 2010 the County has had an average annual increase in population of approximately 2,620 people.

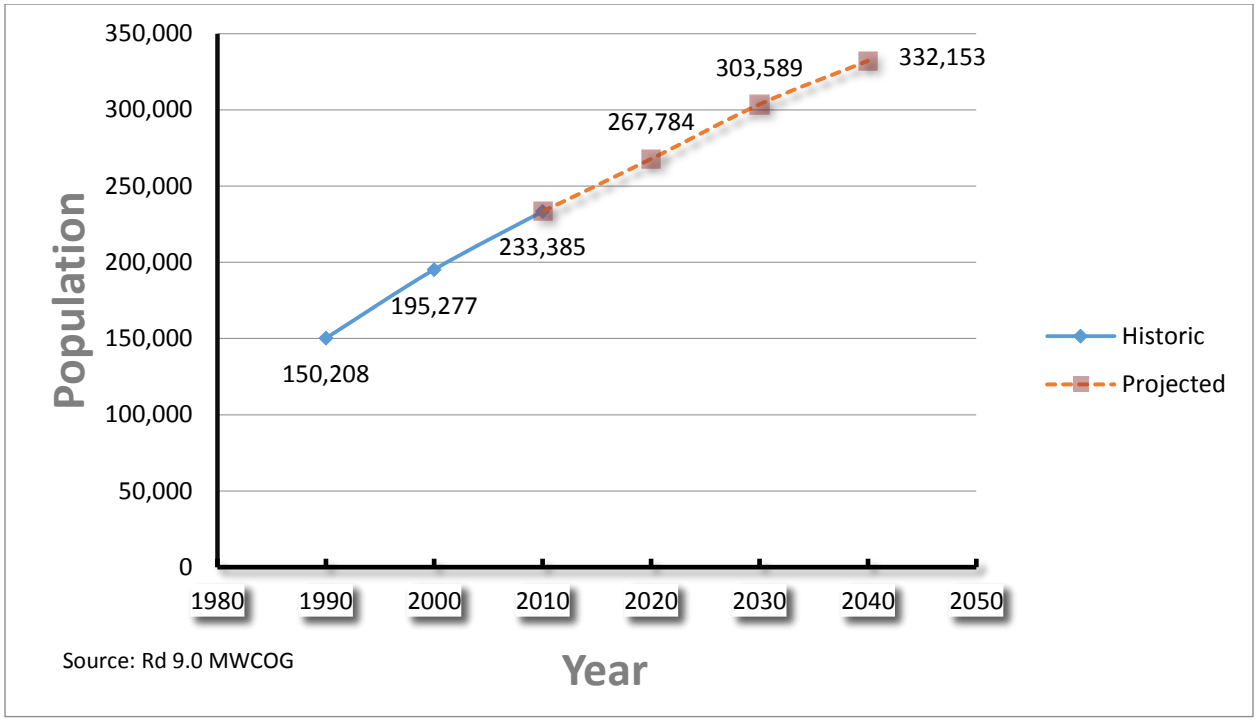
- The greatest population increases have and will continue to be focused in the City of Frederick, New Market/Linganore, Ballenger Creek, and Urbana communities.

- The Maryland Department of Planning (MDP) population projection highlights:

    - school age groups (ages 5-19) to decrease slightly from 50,293 (2010) to 49,779 in 2025
    - Senior population (ages 65+) to double from 25,914 in 2010 to 53,261 in 2025.

- The County's 12 municipalities account for approximately 41% (102,408) of the county's total estimated population of 246,972 as of July 2016.

Figure 1
Historic & Projected Population



County Comprehensive Plan

The County's first comprehensive plan was adopted in 1959 and consisted of a highway plan map and a much generalized land use plan map. These plans coincided with the adoption of the first zoning ordinance covering the County. Subsequent updates of the Countywide Plan occurred in 1972, which also included individual reports covering highways, community facilities, and land use. In 1984 the Countywide Plan was again updated as a general policy document with the detailed land use plans included in separate region plans for each of the eight planning regions. The Countywide Plan has gone through subsequent updates in 1990 and 1998 with the region plans being updated in a separate process. The 2010 County Comprehensive Plan update established a new countywide land use plan map to replace the eight individual region plans that were prepared up to 2008. The 2010 County Plan also includes the broader policy direction and goals.

The County Comprehensive Plan is a long-range guide for land use and development decisions for the County. The 2010 County Plan serves the following purposes:

- Provide a framework for maintaining the County's places with a distinct and common sense of community.
- Maintain the general premise of the Community Concept from the County's 1972 Comprehensive Plan with revisions to better address current conditions and issues.

- Work toward a consensus between the County and the municipalities that recognizes the distinct policies and circumstances of the municipalities within a context of a common direction for the County.
- Address the recent State mandates including the Water Resources Element, Priority Preservation Plan, and the Workforce Housing Element.
- Incorporate the new State Planning Visions as result of the Smart and Sustainable Growth Act of 2009 adopted by the State of Maryland.
- Establish a new planning process that will allow this Plan to be dynamic and better maintain consistency with municipal plans and State mandates.

The 2010 County Plan also introduced a new format for the plan document itself that goes beyond the traditional organization of the plan elements by creating themes to represent the individual chapters/plan elements. For each theme are supporting goals, policies, and action items. The themes that relate to the elements of this Plan include the following:

- Chapter 3 – Conserving Our Natural Resources and Green Infrastructure
- Chapter 5 – Preserving Our Agricultural and Rural Community
- Chapter 7 – Serving Our Citizens

The goals and policies from the County Comprehensive Plan for these chapters are referenced in the individual chapters of this Plan.

General Plan Components

The County Comprehensive Plan is illustrated by a General Plan to provide a general version of the traditional land use plan map. The General Plan map clearly defines the community growth areas and in particular differentiates the municipal growth areas from the unincorporated growth areas controlled by the County. Also illustrated is the relationship between Community Growth Areas, Priority Preservation Areas and the Green Infrastructure. This map reflects amendments to the Comprehensive Plan adopted in 2012.

Agricultural and Rural Communities Plan

This component seeks to emphasize the importance of agriculture and the general rural character of the County that is not necessarily in agricultural use. Too often comprehensive plans identify agricultural areas as whatever is left over after the growth areas have been designated. The features of this component include:

- Agricultural/Rural Areas – This encompasses a broad area of the County including active agricultural uses, fallow lands, and scattered residences that have been developed from larger farm parcels.
- Priority Preservation Areas – There are five (5) areas delineated in the County. The focus of these areas is to create larger contiguous areas of preservation easements that also protect the significant prime agricultural soils.
- Rural Communities – These are cross road communities located throughout the Agricultural/Rural area and have historically supported the surrounding agricultural community. Where appropriate some of these communities may experience limited growth in the context of supporting the local agricultural community.

Green Infrastructure Plan

This component focuses on the County's network of natural resources and protected lands. It focuses on both natural resource protection including the identification of gaps in the network or hubs and corridors and as a

way to identify linkages within and connecting the community growth areas. These linkages may accommodate opportunities for recreational use including pathways.

- Natural Resource Areas – Delineates the primary environmental features including the mountain areas (encompasses forestland and steep slopes) and major stream corridors.
- Parks and Protected Lands – Highlights the state and federal parks and the County's regional parks. Other protected lands include municipal watershed properties and Sugarloaf Mountain, which is privately owned.

Community Plan

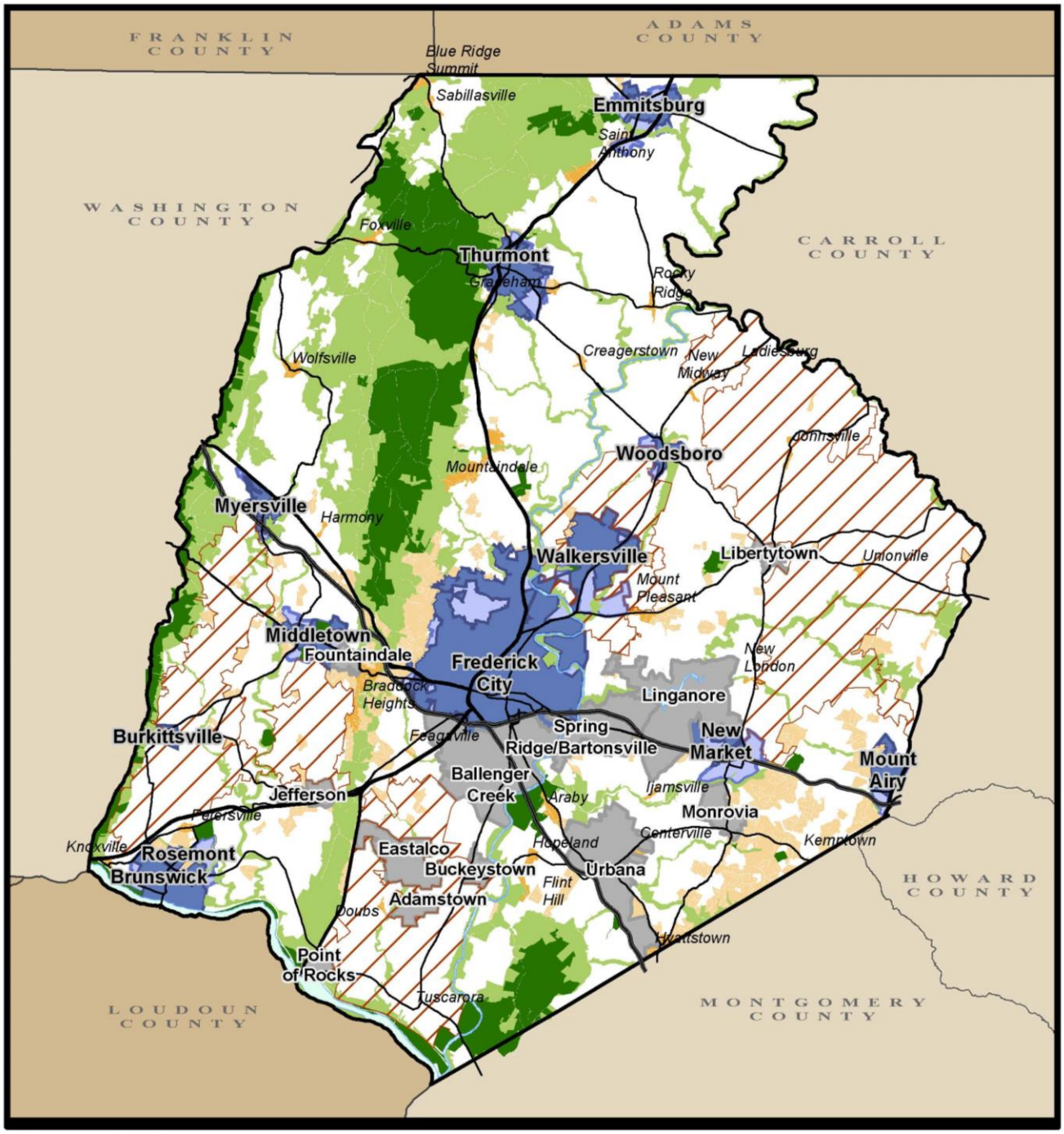
This component continues to implement the basic structure of the County's Community Concept first described in the County's 1972 Comprehensive Plan. The Community Concept described a hierarchy of communities, regional, district, and rural that was defined by a number of parameters including population, residential density, intensity of commercial and employment uses, and level of community facilities. The Community Concept also supports the following:

- Encourages compact growth areas to preserve agricultural lands and allow for more efficient provision of community facilities.
- Support the ability to maintain distinct and identifiable communities.

The new Community Concept that supports a framework for this Plan will continue to carry on the strategies of encouraging compact growth areas and supporting identifiable communities. The primary change from the original Community Concept is the focus on a broader definition of Community Growth Areas (CGA's) rather than a strict hierarchical structure.

- Municipal Growth Areas – Most of the County's municipalities continue to provide a logical location for managed growth both within their existing municipal borders and in surrounding lands for future annexation. The General Plan highlights the existing municipal boundary and the future growth area that would be controlled by the municipality through the annexation process. The limits of a Municipal Growth Area (MGA) on the County Plan may be different from a growth area identified on a respective municipal plan. The MGA's in the County Plan represent those areas the County has recognized as appropriate for future growth given the limitations and constraints on County public facilities and services during the timeframe of the comprehensive plan.

- Unincorporated Growth Area – There are several existing communities under the County's jurisdiction that have served as a foundation for growth. These communities have a historic "downtown" core, schools, and water/sewer infrastructure to support additional growth. Several of the unincorporated growth areas delineate newer communities, which are focused on an older historic core.



General Plan

Adopted as part of the Countywide Comprehensive Plan, April 2010
Amended: September 2012

Frederick County, Maryland
Division of Planning and Permitting

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed on: July 20, 2016, MAPID:00123

Community Plan
- Municipality
- Municipal Growth Area
- Unincorporated Growth Area

Agriculture & Rural Community Plan
- Agricultural / Rural
- Priority Preservation Area
- Rural Community
- Rural Residential

Green Infrastructure Plan
- Natural Resource
- Public Parkland / Open Space

N

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

0 2 4 8
Miles

Overview of Parks, Natural Resource Lands, Agricultural Preservation Lands

The County, even as the largest in land area, has a significant proportion of its land in some type preserved and protected status for parks, natural resource lands, and agricultural lands. These preserved/protected lands total approximately 102,731 acres comprising about 24% of the county's total land area. This figure includes the almost 3,000 acres of Sugarloaf Mountain which is not publically owned. The following map provide an overview of these features.

Public Park Lands

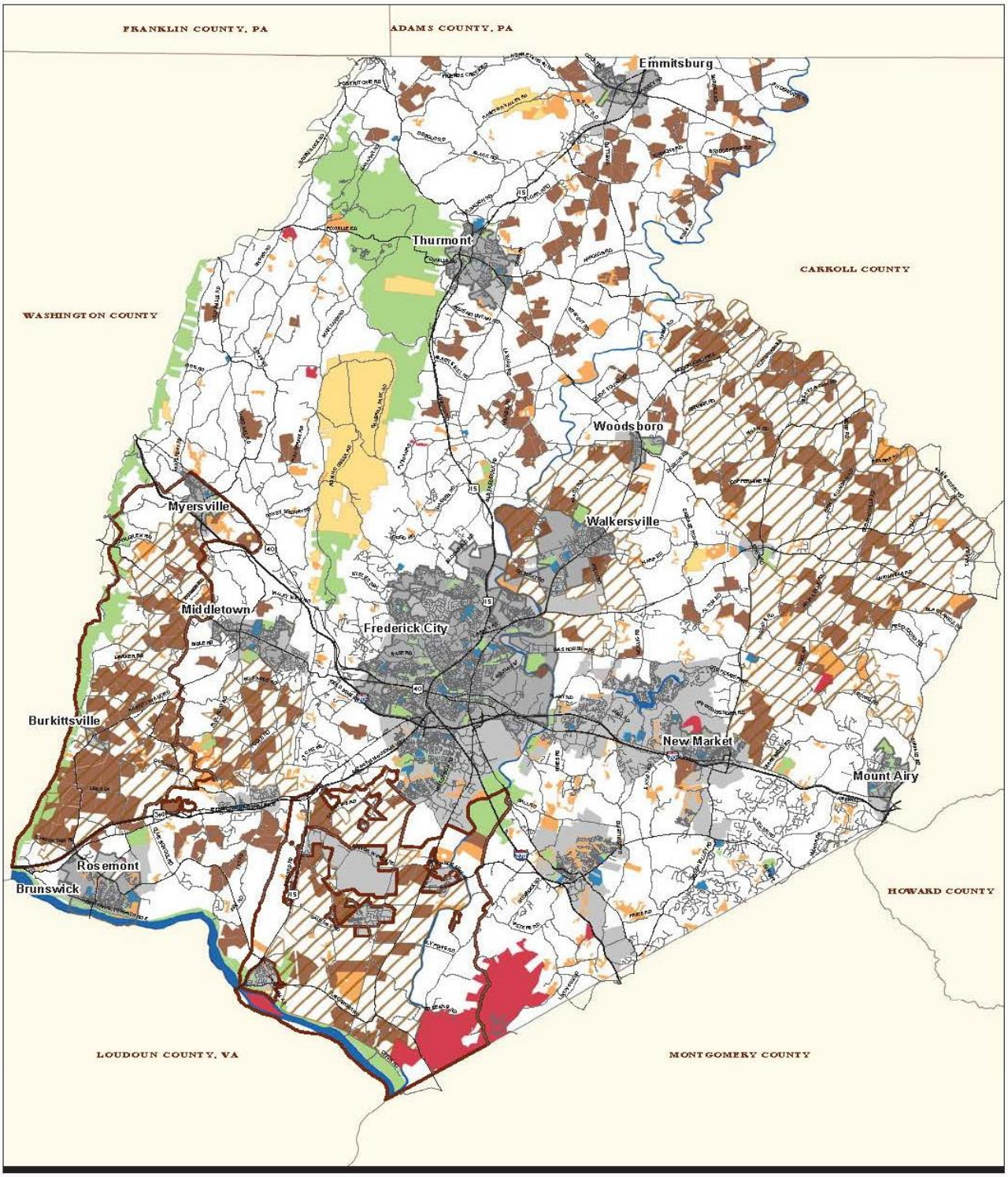
Identifies public park lands by jurisdiction including municipal, county, state, and federal. Not included in this category are public lands that have a primary natural resource function. The public school sites are included here as a park land resource. There are approximately 23,653 acres of public park lands.

Protected Natural Resource Lands

Includes publically owned lands, privately owned properties under easements and also private lands with Forest Resource Ordinance easements, which we are mapping for the first time. Also included is Sugarloaf Mountain, which is under private ownership, but represents a significant land holding at 2,935 acres. The total protected natural resource lands is approximately 32,877 acres.

Agricultural Preservation

Identifies properties with permanent preservation easements under agricultural related programs. Other easement programs that are focused on environmental resources are included on the Protected Natural Resource Lands map. Also delineated are the two Rural Legacy Areas and the Priority Preservation Areas. Total acreage under these programs is approximately 46,201 as of September 2016.



2016 Land Preservation, Parks and Recreation Plan
DRAFT

Park Lands
- Public Parklands
- School Properties

Protected Natural Resource Lands
- Municipal Watersheds
- State/Private Owned Lands
- Properties with Easements (MET, CREP, FRO)

Agricultural Preservation
- Agricultural Preservation Easements
- Priority Preservation Areas
- Rural Legacy Areas

This page is blank

Chapter 2

Parks and Recreation

Executive Summary

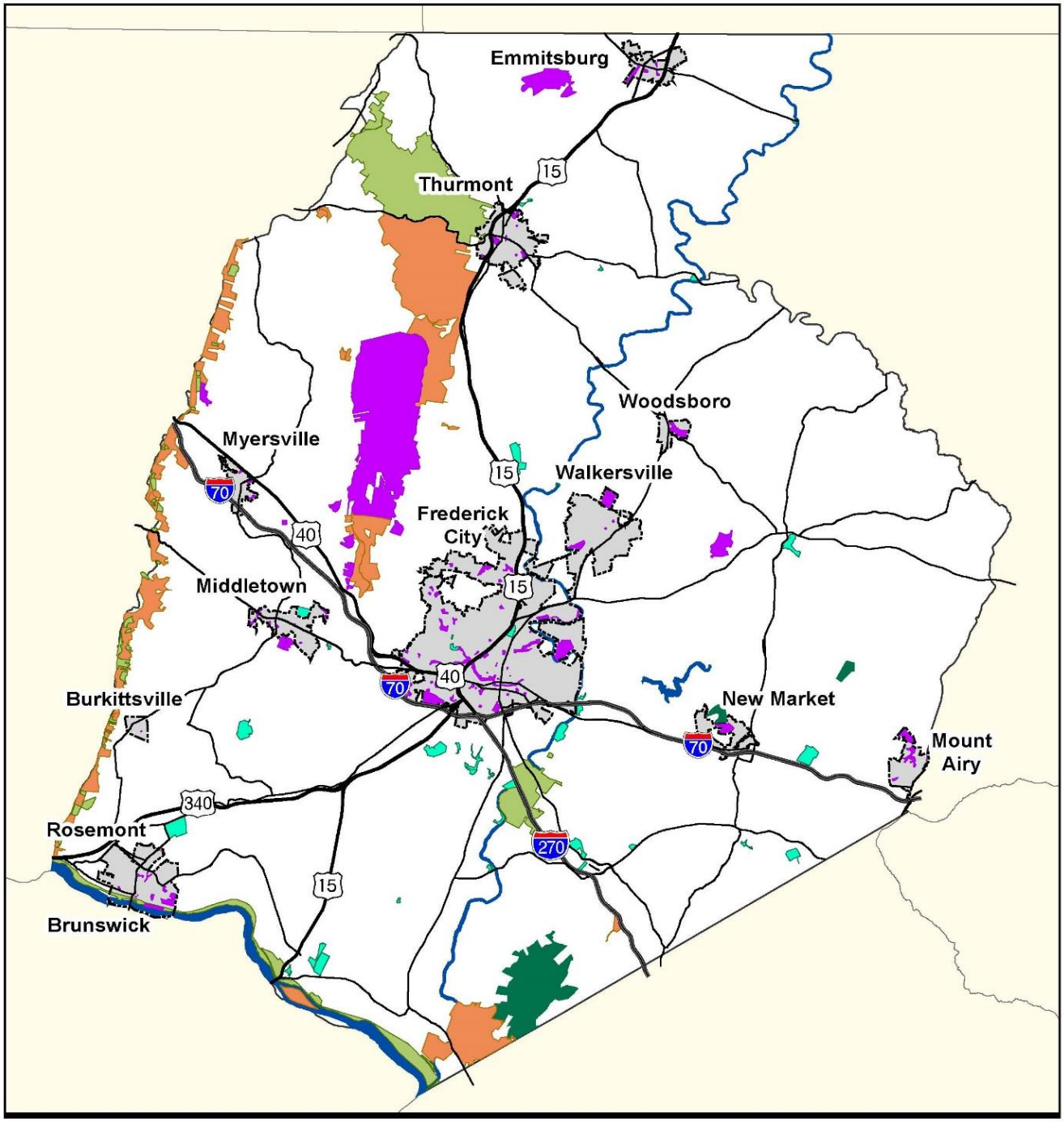
Frederick County has a very diverse network of parks and recreation facilities under ownership by municipalities, the county, the state, and the National Park Service. Taken together as park system or network the various park properties serve numerous functions including:

- Active Recreation/Sports – oriented to play fields, hard court sports, playgrounds, swimming pools, and indoor recreation centers
- Informal Park Uses – including walking/hiking/ bicycling paths and trails, picnic areas, gardens, camping and nature centers
- Natural Resource Protection – protect our mountain and forestlands, include watersheds for protection of drinking water supplies
- Historic Preservation – protect historic sites, structures, and landscapes
- Civic/Community Focal Point – provide for social gatherings and host festivals and cultural events

The local parks under the municipal and county jurisdictions are primarily oriented to active recreation uses while the state and federal parks have a primary function of resource protection and informal park uses. Frederick County is somewhat unique in having several municipal owned watershed properties to protect their respective municipal water supplies. Most of these watershed properties also provide informal park activities including hiking/mountain biking trails.

Frederick County has a total of 34,917 acres of public parklands and natural resource lands. The ownership of these lands is as follows and are shown on the map on page 14.

County – 2,675 acres (includes school properties)
Municipal – 10,769 acres (includes watershed properties)
State – 12,823 acres
Federal – 8,642 acres



Public Park Lands and Natural Resource Lands

Ownership

- Municipal
- County
- State
- Federal
- Quasi-Public/Private

Frederick County, Maryland
Division of Planning and Permitting
Frederick County GIS
November 10, 2016

0 2 4 8 Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.
00346

N

Goals for Parks, Recreation and Open Space

The goals and policies set forth by Frederick County for the preservation, acquisition and development of parkland, recreation facilities and open space include the goals and policies adopted by the State of Maryland in the 2017 Maryland Land Preservation, Parks, and Recreation Plan Guidelines and from the County's Comprehensive Plan.

In general the County goals, listed below, are adequately addressed through the County's capital improvements program process. The County has been very successful in locating parks, where possible, either within or adjacent to our community growth areas that provide opportunities for walk/bike access. The distribution of park facilities, as demonstrated in the park proximity analysis, has provided equitable access to parks throughout the County. The partnership that the County and City of Frederick have

State Goals

- Continue to protect recreational open space and resource lands at a rate that equals or exceeds the rate that land is developed at a statewide level.
- Make a variety of quality recreational environments and opportunities readily accessible to all of its citizens, and thereby contribute to their physical and mental wellbeing.
- Recognize and strategically use parks and recreation facilities as amenities to make communities, counties, and the State more desirable places to live, work and visit.
- Use State investment in parks, recreation, and open space to complement and mutually support the broader goals and objectives of local comprehensive/master plans.
- To the greatest degree feasible, ensure that recreational land and facilities for local populations are conveniently located relative to population centers, are accessible without reliance on the automobile, and help to protect natural open spaces and resources.
- Complement infrastructure and other public investments and priorities in existing communities and areas planned for growth investment in Neighborhood and Community Parks and facilities.

County Goals

The following goals and policies are from the 2010 County Plan and specifically the chapter *Serving our Citizens.*

SC-G-01 Provide for community services and facilities in an efficient and timely manner relative to the pace of growth.

SC-G-02 Maintain adequacy of public facilities and services relative to existing and projected targeted populations.

SC-G-03 Locate community services and facilities that maximize accessibility via transit, bicycle, and pedestrian modes of transportation.

SC-G-04 To the extent feasible, distribute public facilities and services throughout the County on a local, regional, or centralized basis.

SC-G-05 Ensure that County facilities serve all County residents equally by employing Americans with Disabilities Act (ADA) standards.

Park Policies

SC-P-12 Develop the County's park system with a balance of active parks that focus on a variety of recreational uses and passive parks that focus on less intensive uses such as trails, picnicking, historic preservation or natural resource protection.

SC-P-13 County parkland acquisition is guided by the following thresholds:

Neighborhood parks:	5-acres/1,000 population
Community parks:	10-acres/1,000 population
Regional parks:	10-acres/1,000 population

SC-P-14 Consider stream corridors within community growth areas for development as public linear parks to allow for greenway/trail linkages both within and between community growth areas.

SC-P-15 Development of parks in a manner that is sensitive to and protective of natural resource and environmentally sensitive features.

SC-P-16 Coordinate with the municipalities in the provision of park and recreation facilities.

SC-P-17 Develop parks in a manner that prioritizes the preservation of archaeological and historic sites and structures.

SC-P-18 Integrate community parks into community growth areas to maximize bicycle and pedestrian access, and enhance community identity.

SC-P-19 Prioritize funding to accommodate land acquisition for land banking of new sites, and for the expansion of existing parks.

SC-P-20 The park/school concept shall be given high priority in order to more efficiently meet local park and recreational needs. Joint use agreements between the Parks and Recreation Commission and the Board of Education and municipal officials (where appropriate) should continue to be established and refined to make all County schools available for recreational use.

SC-P-21 Promote the development and operation of revenue producing facilities.

County Comprehensive Plan

The County Comprehensive Plan addresses long range planning for park facilities through the identification of park sites on the Land Use Plan map with background on park needs in the Plan document. Park facilities are addressed in Chapter 7 – Serving our Citizens of the County Plan. The intent of this chapter is as follows:

> *This chapter provides an overview of the County's services and facilities that serve our citizens. Background information is provided describing the current facilities and projected needs. Since the various facilities and services do not all fit into the same category this chapter is divided into three elements as follows:*
>
> *Community Facilities – schools, parks, library, public safety, and human services*
>
> *Public Utilities – solid waste management and water/sewer service*
>
> *Affordable Housing – addresses workforce housing*

County Parks and Recreation Programs

In its efforts to support parkland acquisition, park development and funding Frederick County utilizes a number of support programs involving public funding, planning and zoning regulations, purchase of property, and acquisition of easements. These programs and regulations seek to complement existing state and federal

programs in Frederick County. They also seek to carry out local goals and objectives of the County Executive and the residents of Frederick County.

Parkland Acquisition

The County is able to secure parkland through several different means including the purchase of land from willing property owners and through the residential land development process.

The identification and selection of park sites in the County is coordinated with the County Comprehensive Plan as it relates to community growth areas. Community and regional parks, in particular, are to be located in close proximity to the County's community growth areas where the greatest level of growth is expected. The County Comprehensive Plan identifies the general location of 15 planned park sites, nine community parks and six regional parks. Assuming an average of 100 acres for each community park and 200 acres for each regional park, the 15 sites would total approximately 2,100 acres of additional park land. Existing population as well as growth projections should be given strong consideration when developing short and long term planning for park acquisition and development. This is even more critical in determining the appropriate parkland to acquire for future development. This ensures that parkland is available for development in growth areas in future years at a reasonable cost.

Parkland acquisition priorities are based on the consideration of several factors including:

- Current population
- Projected population growth
- Comprehensive Plan
- Public input
- Survey information
- Facility needs
- Staff input
- Available funding

For a complete list of County owned park sites and their development status see Appendix B.

Development Dedication of Parkland

The County's Subdivision Regulations requires the dedication of land for parks in all residential developments with the exception of R-1 zoned properties. The developments shall dedicate one acre per 60 units, which must meet minimum criteria regarding the accessibility of the land to the surrounding development and its physical characteristics. For larger Planned Unit Development (PUD) projects 30% of the project site must be kept in some type of open space that may include both passive open space and active recreation land. Passive areas would include stream valleys and adjoining woodlands, storm water management facilities, and steep slope areas that would be too difficult to develop. The active parkland areas are typically oriented to the immediate neighborhood and are typically dedicated to a homeowners association. In limited cases some parkland may be dedicated to the County.

Donation of Parkland by Developer

In some instances a developer may propose to donate additional property, not required as part of the development, to the County for use as parkland. This could be of acreage suitable for a neighborhood, community or a regional park. If the County considers accepting this property the same criteria as previously noted under "Parkland Acquisition" should be used to determine if accepting the site will serve the residents of that general area of the County or would likely serve only the residents of that specific development. If it would likely serve only the residents of that development strong consideration should be given to having this

property remain under the control of an HOA and designated as open space. However, if this property links with any future trail corridors, the County should secure a fee simple title or an access easement for the trail.

Donation of Parkland by Private Individual

In some instances a private individual may propose to donate property to the County for parkland. While this should be encouraged, as previously noted the County should use the criteria noted under "Parkland Acquisition" to determine if it is in the best interest of the County to accept the land donation.

Fee-Simple Parkland Purchase

For community and regional parks that are typically 100 acres or more in size the County must rely on the purchase of property from willing property owners. This process begins by the County identifying a general area where it would like to locate a park and the approximate acreage needed. These areas would be focused on the park sites identified in the County Comprehensive Plan. This is followed by public advertisements to solicit property owners to offer to sell their properties to the County. Assuming at least one property owner makes an offer to the County there would be a negotiation process to purchase the property.

Park/School Facilities

These facilities result from a cooperative agreement between Frederick County Government and the Frederick County Public Schools. New elementary and middle schools' are considered on a case-by-case basis to have their indoor recreational facilities expanded (oversized gym, recreation room, offices and storage) to accommodate the function as a Recreation Center. Both the indoor and outdoor recreational facilities are operated (gym, recreation room and athletic fields) by the Frederick County Division of Parks and Recreation as Recreation Centers open to the general public.

Park Development and Master Plan Process

Once a park site is acquired by the County a master plan process is initiated to prepare a design for the park with the specific facilities. The master plan is used to identify the development phases for inclusion in the County's Capital Improvements Program (CIP). Parks and Recreation staff coordinates the process and a design consultant is brought on board to prepare the plan.

Park Master Plan Process

1. Establish a Master Plan Committee composed of Parks and Recreation Commission member, adjoining property owners, recreation council, athletic associations, local civic association, other interest groups such as equestrian clubs, nature groups, etc.
2. The consultant conducts a site analysis looking at topography and physical constraints on the land to determine areas suitable for development and those areas to remain in a natural state.
3. Through input from the Master Plan Committee the types of facilities to be developed in the park are identified based on the local needs and the suitability of the site.
4. A Preliminary Master Plan is developed and recommended by the Master Plan Committee.
5. A public open house meeting is held to present the Master Plan and solicit comments.
6. Master Plan is reviewed by the County Parks and Recreation Commission for its recommendation to the County Executive.
7. Master Plan is presented to the County Planning Commission for its review and a finding of consistency with the Comprehensive Plan.
8. Master Plan is presented to the County Executive for final approval.

Funding of Parkland Acquisition and Development

The County uses a variety of funding sources including local, state, and federal programs to support the purchase of parkland and for the development of the park facilities. The following revenue resources provide funding for the Frederick County Parks and Recreation's six-year Capital Improvements Program (CIP). The Division of Parks and Recreation is responsible for submitting project requests, which may include projects in planning, design/engineering, and construction stages. The County Executive prepares a recommended CIP as part of the budget, which is ultimately approved by the County Council. Note that current-funding percentages are based on the County's current FY 2017-2022 CIP and may vary from year to year.

- Recordation Tax (County) 33.8%
- Recordation Tax Bonds 28.4%
- General Obligation Bonds 23.4%
- Program Open Space (State) 0.7%
- Transportation Alternatives Program (Federal) 2.9%
- General Fund (County) 10.8%

Program Open Space

Program Open Space was initiated in 1969 in order to meet a statewide deficit in the available park and recreation land and symbolizes Maryland's long-term commitment to conserving our natural resources while providing exceptional outdoor recreation opportunities for our citizens. This program is funded by a .5% transfer tax on real estate sales and bond funds. Half the money received through this tax goes to State agencies and half is held for the 23 counties and Baltimore City. Since its inception, Maryland's Program Open Space has funded the acquisition of more than 330,000 acres of open space for State Parks and natural resource areas and more than 47,000 acres for local parkland throughout the State.

Locally, Program Open Space is administered by the County's Division of Parks & Recreation. At the beginning of each fiscal year the County, as required by the State, forwards an Annual Program to the Department of Natural Resources and the Maryland Department of Planning, which lists the projects to be allocated in the funding for the upcoming year. Funding is allocated between the County and its 12 Municipalities based on a split of 50% Municipal and 50% County. A municipal ad hoc committee composed of elected officials meets in the spring to allocate funding to municipal projects. Frederick County allocates its share of funds to acquisition and development projects through its Capital Improvements Program (CIP) process. Since 1969 Frederick County has received a little over $32 million of Program Open Space funds for approximately 415 acquisition and development projects.

Frederick County Recordation Tax

In 2001 Frederick County dedicated a portion of an increase in the recordation tax to fund park acquisition and development programs. This provided a significant increase in funding and afforded opportunities to not only accelerate the completion of projects, but to expand the scope of projects so additional recreational facilities can be constructed. The amount of dedicated tax to park related projects and programs has been adjusted several times by the County over years.

- May 2000 – (Ordinance 00-06-248) the recordation tax was allocated @ 15% to parks (recordation tax rate total $5/$500).
- March 2006 – (Ordinance 06-07-403) no change to park's allocation or tax rate.
- May 2007 – (Ordinance 07-13-453) the recordation tax was allocated @ 12.5% (recordation tax rate total $6/$500).
- January 2012 – (Ordinance 11-24-590) the percentage of recordation tax revenues allocated to the acquisition and development of recreational and open space land was reduced from 12.5%

to 5%. This ordinance states that allocation will remain effective for 5 years; through December 31, 2016. If no further action is taken by Frederick County Government, effective January 1, 2017, allocation of recordation tax revenues would revert to the allocation established by Ordinance 07-13-453 (12.5%).

- June 2014 – (Ordinance 14-06-661) Frederick County Government re-allocates recordation tax revenues set forth in FCC 1-8-151, which continued the recreational and open space land 5% allocation and removed the "sunset clause".
- March 2017 – (Bill – 17-02) Frederick County Council restores recordation tax revenues allocation for County's acquisition and development of recreational and open space land to 12.5%, as set forth in FCC 1-8-151.

Transportation Alternatives Program

This program, administered through the State Highway Administration, provides federal funding for up to 80% of a project's eligible costs for the construction of bikeway and trail projects. Grant awards are competitive. The County's 20% or greater match must include a cash contribution in addition to in-kind contributions. The County has only used this program funding for one project, the Ballenger Creek Trail.

Frederick County Community Grants Program

Frederick County, through its Parks and Recreation Commission has established a grant program, funded entirely with local monies, for eligible non-profit community organizations providing recreation opportunities for residents of the County. The Community Grant Program supports the Land Preservation Recreation Plan goal for the development of Neighborhood Parks. The following organizations are eligible for the grants: Homeowners Associations, Civic/Community Associations, Athletic Associations and Recreation Councils. Grants are for the purpose of improving existing recreation facilities or constructing new ones on land owned or utilized by the organization. Funds can be applied towards the cost of materials, equipment and contracted labor. Construction labor may be provided by any combination of volunteer service by the organization and/or paid contractors. Applications are evaluated by a Frederick County Parks and Recreation Commission Community Grant sub-committee based upon the following criteria: Recreational and Community Value, Project & Planning, Site Plan/Master Plan and Local Contribution. A recommendation is then forwarded to the Frederick County Parks and Recreation Commission for consideration. Projects must be completed and reports properly submitted within two years. Since the program was created in 1983, approximately $1,510,000 has been awarded to 78 organizations. This program has been funded in the operating budget since FY2015.

National Park Service, Historic Preservation Training Center

The National Park Service and Frederick County have entered into a partnership to preserve historic facilities within the Division of Parks and Recreation's parks. The Historic Preservation Training Center supplies the expertise in which both the National Park Service and Division of Parks and Recreation staff work together as a team to complete preservation projects. This allows the Division of Parks and Recreation staff to be better equipped to complete maintenance tasks and preventive maintenance in the future. Over the last five years condition assessments for selected buildings have been completed at Rose Hill, Fountain Rock and Utica Parks. Additionally, preservation projects have been completed for Rose Hill Manor, the Utica Barn, the Fountain Rock Kilns and Kaufman House.

Bikeways and Trails Program

The County adopted a Bikeways and Trails Plan in 1999, which proposes a countywide network of on-street bikeway and off-street trail corridors. The Plan focuses on major bikeway and trail corridors with countywide significance. These corridors will provide connections between the County's municipalities and other

community growth areas. Connections will also be provided to many of the County and State parks, the C&O Canal and the Appalachian Trail.

The Division of Parks of Recreation has a budget line item in the CIP for a Bikeways Trails Program that identifies funding for the planning, design, or construction of trails.

In July 2003 the County adopted the Bikeway and Trail Standards and Planning Guidelines which establishes a framework of design standards, planning guidelines, policies and recommendations for future implementation of off-street natural surface trails and multi-use trails within the proposed network of off-street trails as identified in the Bikeways and Trails Plan. These guidelines apply to trail construction conducted by both the County and private developers.

More detailed planning efforts need to be undertaken to further refine the alignments and determine the feasibility of constructing off street bikeway and trail corridors. The first such trail project proposed for development is the Ballenger Creek Trail. The Master Plan, completed in 2000, identifies an alignment primarily along the north side of Ballenger Creek that runs from Ballenger Creek Park to the Monocacy River for a distance of five miles. Currently, one section of the trail is completed, with another under construction.

Nature Programming

The Maryland Partnership for Children in Nature is a public and private partnership that has worked collaboratively to provide opportunities for children to play and learn outdoors and promote environmental literacy. Kids are naturally curious about nature and every child needs a place where he or she can explore muddy water, catch frogs and chase butterflies. Frederick County Parks and Recreation has a history of providing these opportunities to families and school groups. At Fountain Rock and Catoctin Creek Nature Center, we believe in nurturing this natural sense of wonder. We have designed school based programs with the local school curriculum standards in mind. When school groups register for one of our nature themed school based programs the participating children will have the opportunity to explore the trails with other kids who share an adventurous spirit. Staff naturalists are on hand to guide excursions, serve as positive role models, introduce new and exciting information, and answer questions about their natural surroundings. Pre School, Elementary School, and Middle School programs are coordinated to match the curriculum requirements of the Frederick County Public School System.

Sensory Trail

Constructed in 2014, the multisensory trail at Catoctin Creek is a 0.2 mile adventure that includes twelve interactive touch, smell, and listening stations, as well as eight tree bark sensory stations. This natural substrate trail with a guide rope was specially designed to lead visitors with vision impairments up and down gradual hills and turns through three different wildlife habitats. This special trail is available as part of our school based programming and helps to increase opportunities for student outdoor experiences and teacher professional development.

Scenic Water Trail Map

The Division worked with DNR to create a Scenic Water Trail map which guides residents along the 41.8 miles of water trail along the Monocacy River and depicts a diverse mix of opportunities for paddlers of all levels. The trail has been divided into 3 segments but visitors can make their trips shorter or longer according to their time and ability.

Section 1: Maryland Route 77-Rocky Ridge to Devilbiss Bridge

Section 2: Devilbiss Bridge to Gambrill Mill
Section 3: Gambrill Mill to the Monocacy Boat Ramp

This map is meant to be used as a reference for existing public boating access sites and facilities. It is strongly recommended that you consult a range of other detailed maps, charts and supplemental information geared to your specific needs when planning for or undertaking extended excursions.

The Monocacy is usually runnable in the spring and mid-summer, and from late fall through winter, unless extreme drought conditions occur. The river has a gentle gradient of approximately 3 feet per mile which results in an average floating speed of approximately 2 miles per hour. There are nine access sites located along the trail and all are suitable for non-motorized craft such as kayaks and canoes, but small fishing boats (john boats) equipped with trolling motors can be launched at locations marked with the boat ramp symbol if river levels are sufficient. Due to the generally shallow and rocky nature of the Monocacy River, use of large motorized boats is not recommended.

As part of a future CIP project, a future river access is planned at the MD 140 bridge, which will allow for fishing and viewing of the Monocacy River. This site will be managed by the Frederick County Division of Parks and Recreation in cooperation with the Carroll County Department of Recreation and Parks.

Water access along the Potomac River is maintained and controlled by the National Park Service as part of the C&O Canal National Historical Park. There are four access points along the Potomac River.

Existing Public Parks and Recreation Facilities

Table 1 identifies all of the existing public parkland resources in the County by ownership. A complete inventory of all county, municipal, state and federal parks is included in Appendix D. The County's Geographic Information System (GIS) database has been updated to include the following public parkland and open space resources.

- Municipal parks
- County parks
- School sites
- Natural Resource Lands – state and municipal watershed properties
- State parks
- Federal parks

Table 1
Public Parkland Resources - 2016

Ownership	Acres
County Parks	2,100
School Sites[1] - includes 65 schools	575
Municipal Parks	1,987
Municipal Watershed Properties	8,790
State Parks	10,350
State Natural Resource Lands	2,473
Federal Parks	8,642
TOTAL	**34,917 acres**

(1) School site recreation land acreage is calculated as 50% of middle and high School sites and 33% of elementary School sites. This acreage encompasses 65 school properties.

Since 2012 an additional 90 acres of public parkland has been acquired by the County and municipalities.

- County – 33 acres
- Municipal – 57 acres

County Park System Components

The County uses the following typology to describe its park and recreation facilities. The community and regional park descriptions also generally apply to municipal as well. The County does not develop neighborhood parks, which are typically addressed as Homeowners Association (HOA) owned identified in the development process.

Community Parks

- County owned/ developed recreation oriented parks
- Typical size range is 25 – 100 acres
- Facilities include playgrounds, formal play fields for multiple sports, picnic areas, tennis courts.
- Support athletic leagues with draw from surrounding communities and county wide.

Regional Parks

- County owned/ developed
- Typical size range is 100 + acres
- Facilities include playgrounds, formal play fields for multiple sports, picnic areas, tennis courts. Able to support broader range of amenities and can serve as a destination park
- Support athletic leagues with county wide draw.

Special Use Parks

- County owned/ developed
- No typical size and can range from 5 acres to over 100 acres
- Focused on unique sites including covered bridges, historic properties and nature centers.
- Facilities may include playgrounds, picnic areas, fishing, and hiking.

River/Public Water Access Parks

- County owned/ developed
- Typical size can range from 5 – 20 acres
- Located along the Monocacy River.
- Facilities may include boat ramps, canoe/kayak access and picnic areas.
- There are four (4) river access only parks and two larger community parks (Buckeystown and Pine Cliff) that also include river access facilities.

Bikeways/Trails

- County owned/developed
- Typical size will vary as these are primarily corridors that may traverse a long distance rather than being confined to a single parcel of land.
- Planned corridors are identified in the County's Bikeways and Trails (1999), which is currently being updated. May be located along stream corridors or as rail/trail conversions.

School – Recreation Centers

- Owned and developed by Frederick County Public Schools (FCPS)
- Include oversized gyms for community use.
- County Parks and Recreation manages community use for recreation programs and athletic leagues. In addition to the gym the play fields may also be managed by Parks and Recreation.
- County manages seven (7) recreation centers. The City of Frederick manages three (3) recreation centers at schools within the City.

School Properties

- Owned and developed by Frederick County Public Schools (FCPS)
- Plan assumes approximately 50% of middle and school sites and 33% of elementary school sites contribute to recreation facility lands

- These schools are typically located within the communities and provide playgrounds and play fields for the casual use by the community and for independent athletic leagues. Within the City of Frederick many of the school fields are managed by the City Department of Parks and Recreation.
- FCPS has 39 elementary schools, 16 middle schools, and 10 high schools.

Private Parks/Facilities

While not inventoried in this Plan, there are numerous park facilities throughout the County that are owned by homeowners associations (HOA's) and various community organizations. The vast majority of the HOA parks are small, neighborhood oriented facilities that are typically just tot lots and/or small open play areas. However, many of the larger HOA developments include facilities such as swimming pools and tennis courts. The community organizations may include local churches, private schools, recreation councils and athletic associations. The most active effort in developing recreation facilities has been from independent athletic associations. These organizations have used their own funds and have partnered with churches, private schools, and even the County and municipalities to develop playing fields on those properties. The Carroll Manor Recreation Council has been able to secure the donation of a 27-acrre parcel that it is developing with soccer/multi-use fields and baseball fields to support their local athletic associations.

One private park holding in particular that should be noted is Sugarloaf Mountain, which encompasses approximately 2,935 acres and is owned and managed by the private/non-profit organization Stronghold Inc. Stronghold has owned Sugarloaf since 1946 and allows for public use of the many hiking trails and the scenic overlook at the top of the mountain.

Parkland Needs Analysis

This analysis in prior Plans has used a threshold ratio of 30 acres/1,000 population as a measure of parkland adequacy. This standard allowed for the application of some state and federal lands in addition to school sites and municipal lands primarily oriented to natural resource protection. The County's 2012 Plan, based on parkland and population at that time, had a threshold of 41 acres/1,000 population.

Prior to the 2012 Plan the County applied its own threshold standard of 25 acres/1,000 population while only counting county and municipal parklands in addition to school sites. It was believed that this provided a better measure of how the County was meeting the needs for local park and recreation lands. To provide some historical reference for the amount of local parkland relative to population listed below are the thresholds from prior plans and the current threshold:

- 2006 – 17 acres/1,000 population
- 2012 – 19.4 acres/1,000 population
- 2016 – 18.8 acres/1,000 population

Park Proximity Analysis

For the 2016 Plan the state is proposing the use of one of two alternative methods to address parkland needs/level of service. This Plan proposes the use of the Park Proximity Analysis, which considers the location of parkland relative to where the centers of population are. This analysis applies a catchment area with a 5-mile radius centered on existing county and municipal regional parks (see map on page 24). The regional parks are used as they serve both the immediate neighborhoods as well as serving residents countywide who may

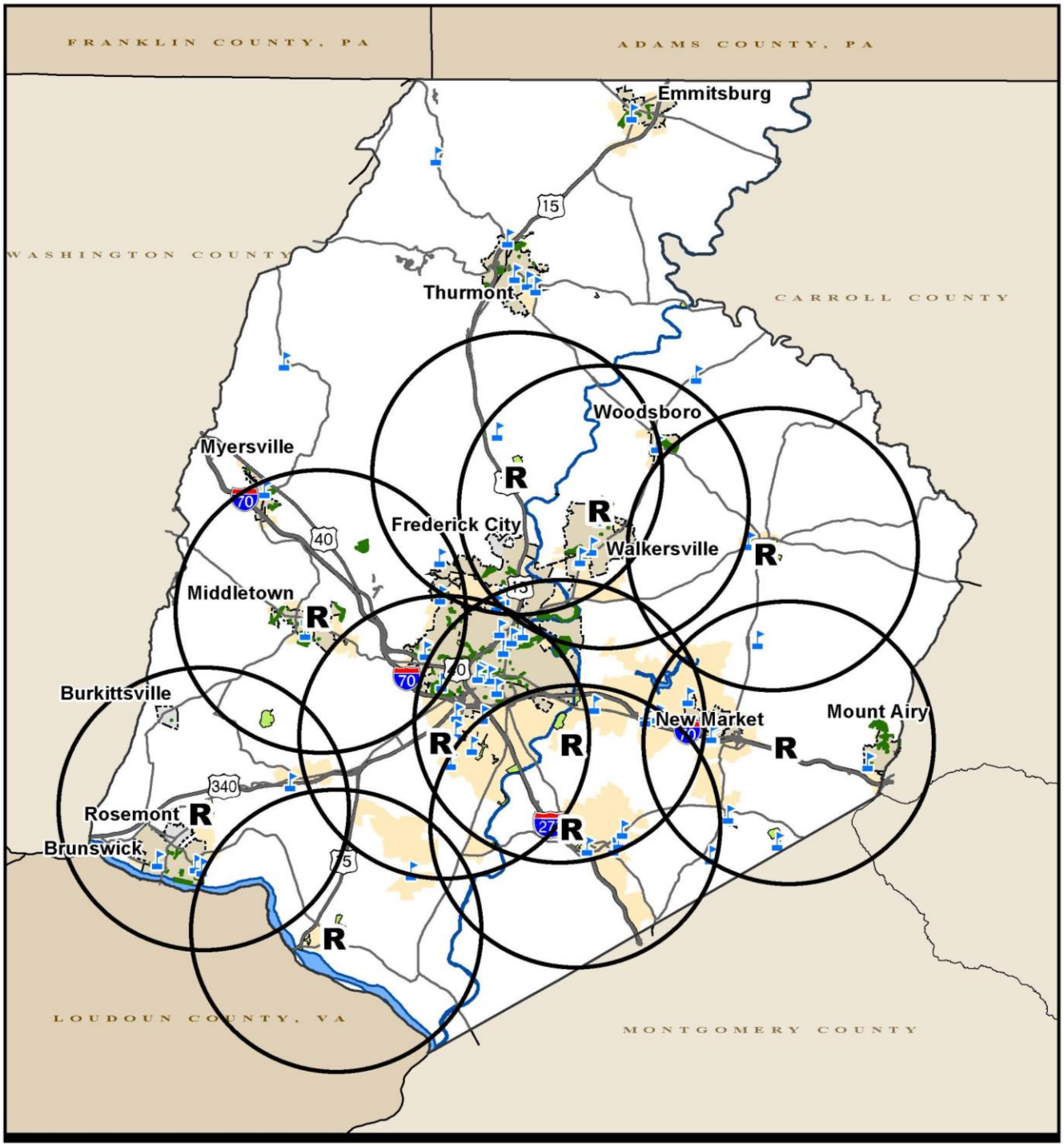
participate in various sport leagues that primarily use the regional parks. It should be noted that several of the regional parks are not yet developed including the Hargett Farm Park in Frederick City and the County's Othello Park and Point of Rocks Park.

The Park Proximity map identifies the regional parks in relation to the municipalities and the County's community growth areas, which represent the greatest concentration of population. The map illustrates a significant amount of overlapping coverage of the municipalities and growth areas based on a 5-mile radius service area. The community parks are not included as it would not demonstrate any greater park coverage for the communities.

Filling the Gap

The County recognizes that the northern part of the county, principally the Towns of Thurmont and Emmitsburg, do not currently have close access to a regional park facility. The County has a planned regional park symbol between Thurmont and Emmitsburg that will provide guidance in locating a park site. Both Thurmont and Emmitsburg have their own municipal community parks to meet the current needs of their residents and local athletic leagues.

The County's Capital Improvements Program (CIP) includes an Acquisition program item for the purchase of land for parks. The Emmitsburg/Thurmont regional park is the top acquisition priority as listed in Appendix A for Short-Range Projects.



Park Proximity

Frederick County, Maryland
Division of Planning and Permitting
Frederick County GIS
November 10, 2016

Schools
Community Growth Areas
Municipalities

Parks

Municipal
County
Regional Park with 5-Mile Radius Service Area

N

0 2.5 5 10 Miles

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Planned Park Sites

The County Comprehensive Plan, which was adopted in 2010 and amended in 2012, has a 20-year outlook and identifies the general location of community and regional park sites that would be considered for future acquisition. Assuming 100 acres for each community park and 200 acres for each regional park, the 12 sites would total 1,600 acres.

Community Parks – 800 acres

- Jefferson – between Broad Run Road and Old Middletown Road.
- Monrovia – vicinity of Ed McClain Road and MD 80.
- Harvest Ridge area - near Bill Moxley Road and Lomar Drive.
- Linganore – potential stream-valley park along Bens Branch and Crickenberger Road.
- Linganore – in the Linganore Town Center north of Meadow Road and I-70.
- Bartonsville - south of MD 144 and west of Ijamsville Rd.
- Urbana – north side of Ball Rd.
- Walkersville – south side of MD 26 to the east of MD 194.

Regional Parks – 800 acres

- Linganore – west side of Boyers Mill Rd. south of Summerfield.
- Urbana – along MD 80 between Urbana and Monrovia.
- Old Annapolis Road – in the vicinity of Linganore High School.
- North County – between Thurmont and Emmitsburg along the east side of US 15

Recreation Facility Needs

In addition to inventorying existing parkland acreage, the County also inventoried recreational facilities available to residents throughout the County. Included in the data collected are recreation facilities owned by the Board of Education, municipalities, and the County.

In addition to publicly owned parkland, an increasing amount of outdoor recreational needs are met through homeowner's association (HOA) land within residential developments. The exact amount of acres owned by HOA's and the extent to which residents of these developments are provided their outdoor recreational needs has not been inventoried. Although not inventoried for the purpose of this plan, but still contributing to the recreational needs of Frederick County residents, are privately owned recreation facilities that may be owned and/or managed by athletic associations and leagues.

Table 2
Existing Recreation Facilities

Facility Type	County Parks	Municipal Parks	School Sites	Total Facilities
Baseball Fields	22	40	20	82
Softball Fields	12	33	90	135
Soccer/Lacrosse Fields	11	26	76	113
Multipurpose Fields	10	32	96	138
Track	0	0	13	13
Football Fields	2	2	18	22
Synthetic Turf Field	1	0	4	5
Basketball Courts (indoor, outdoor)	5	46	95	146
Tennis Courts	10	44	97	151
Walking/Jogging/Biking Trails	10	14	0	24
Playgrounds	22	70	85	177
Picnic Shelters	36	83	0	119
Volleyball Courts	22	16	2	40
Swimming Pools (indoor, outdoor)	0	4	3	7
Nature Centers	2	0	0	2
Fishing (ponds, rivers, streams)	10	6	0	16

Demand for Recreational Facilities

The development and maintenance of recreational facilities is an important aspect of the services provided by local governments. Numbered among these facilities are athletic fields, multipurpose trials, playgrounds, picnic shelters, tennis courts, fishing areas, etc. The County's increasing population will mean the demand for easily accessible and well-maintained recreation facilities will continue to grow. Overuse and overcrowding of existing facilities will not only diminish the recreational experience for the individual, but lead to the deterioration of the park itself.

All developed County parks have traffic counter devises installed to record the number of vehicles that enter. In FY 2016 833,276 vehicle entered the 18 developed County parks. Using a formula of 2.5 people average per vehicle, attendance for all developed County Parks was approximately 2,083,190.

Parks and Recreation Needs Assessment Survey

A survey was sent to approximately 10,942 individuals by way of email/newsletter to past program participants which included a survey link on Frederick County Parks and Recreation's Facebook page. The survey requested information related to the current usage of County parks and recreation facilities, the adequacy of current County parks and recreation facilities, and the preferences of County residents related to spending priorities on parks and recreation facility needs. A total of 715 citizens completed the survey.

Based on the survey results, the following points were identified:

- Frederick County citizens expressed a high need for four types of facilities out of a list of 28 possibilities include:
    - Walking and Biking Trails
    - Natural Areas and Wildlife Habitats
    - Outdoor Water Parks/Swimming Pools
    - Playgrounds
- The citizens rate FCPR facilities from excellent to good. These ratings support the low priority placed on fixing-up or repairing existing facilities and space.
- Walking/biking tails and leisure pools are the types of facilities in high demand.
- FCPR has the opportunity to plan for an aging population that is rapidly increasing and for greater diversity in the county.

Conclusions and Recommendations

- Programs that target children and family involvement are in high demand and cost effective i.e. Pumpkin Patch; Season Festivals
- Opportunities to respond to a multi-cultural community and an aging population e.g., 65+ are viable focus areas.
- Investments in facilities should support multipurpose usage or allow ease in reconfiguration. For example, investments in any pools or water park facilities should lend themselves to an aging population, growing families and more diversity.
- Frederick County should also identify opportunities for partnering with other agencies or private entities.

Addressing Park and Facility Needs

In looking at county wide park land needs the County Comprehensive Plan provides the means to identify the general location of future parks relative to serving our existing and planned communities. The community and regional park sites are located throughout the county to achieve an equitable distribution of parks that are accessible to the far quadrants of the county. The park proximity analysis does show a gap in park accessibility in the northern part of the county. The Comprehensive Plan has long identified a north county regional park symbol in the area between Thurmont and Emmitsburg. The County has been actively pursuing the purchase of land to fill this gap.

As is the case most everywhere, funding is a significant constraint to meeting the park land and facility needs in a timely fashion. As the County's park system has matured it is now faced with balancing the financial needs for maintenance and rehabilitation of existing parks with acquiring and developing new parks. Frederick County's six-year Capital Improvements Program (CIP) implements the County's goals for acquisition and park development. The Unallocated Acquisition Project provides funding for parkland

acquisitions, as well as identifies priority areas of the County where park facilities are needed. A Parks Systemic Project was created to fund and address the rehabilitation or replacement of park components and facilities that have reached the end of their life cycle. For County owned parkland, a full buildout of a park in most case would not be financially possible. Therefore the County's CIP utilizes a phase approach to park develop where recreational facilities are prioritized and included, as funding permit and are then scheduled in the appropriate fiscal year.

This page is blank

Chapter 3

Agricultural Land Preservation

Executive Summary

Frederick County continues to support a comprehensive strategy for the protection of agricultural lands and the agricultural industry. While the County will not achieve its goal of preserving 100,000 acres by 2020, the goal none the less is an appropriate target for the County to continue working towards. As of September 2016 the County has 55,016 acres under permanent preservation easements. Another 4,866 acres are protected under MALPF District agreements which Frederick County still recognizes.

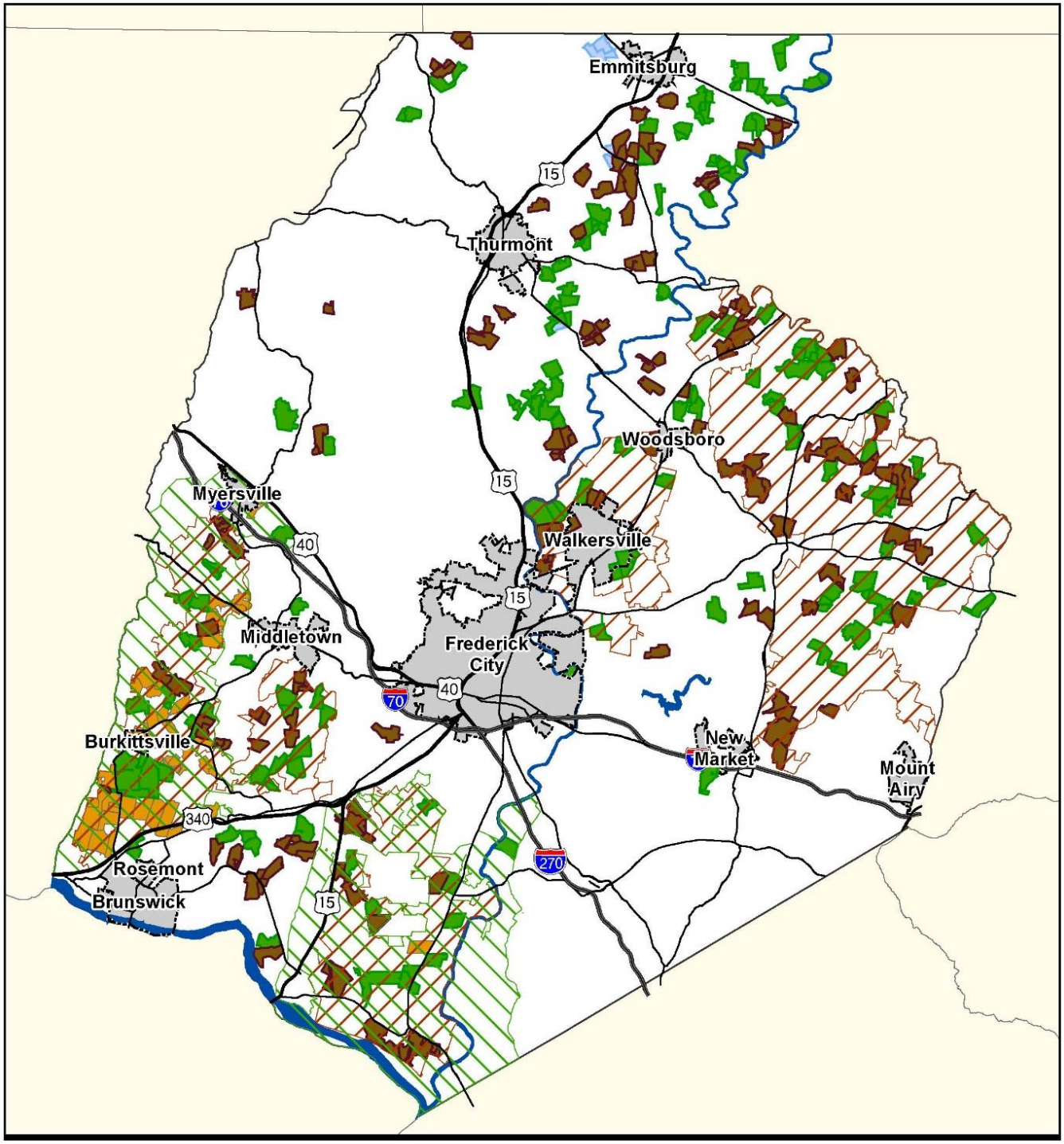
The county currently administers seven agricultural/land preservation programs in addition to working with the Maryland Department of Natural Resources (DNR) on DNR held easements that are not under a specific program. Program Highlights since 2012:

- Acquired easements for an average of 1,336 acres/year for the period 2012 – 2016 (fiscal years).
- County's Installment Purchase Program (IPP) continues to be the most active program.

Goals for Agricultural Land Preservation

Following are goals identified in the Maryland Land Preservation and Recreation Plan as well as goals adopted in the 2010 County Comprehensive Plan.

- Permanently preserve agricultural land capable of supporting a reasonable diversity of agricultural production.
- Protect natural, forestry, and historic resources and the rural character of the landscape associated with Maryland's farmland.
- To the greatest degree possible, concentrate preserved land in large, relatively contiguous blocks to effectively support long-term protection of resources and resource-based industries.
- Limit the intrusion of development and its impacts on rural resources and resource-based industries.
- Preserve approximately 1,030,000 acres of productive agricultural land by 2020.
- Ensure good return on public investment by concentrating State agricultural land preservation funds in areas where the investment is reasonably well supported by both local investment and land use management programs.
- Work with local governments to:
    - Establish preservation areas, goals, and strategies through local comprehensive planning processes that address and complement State goals;



Agricultural Preservation Easements

Easement Program

- Installment Purchase Program
- Maryland Agricultural Land Preservation Foundation
- Rural Legacy
- Farm and Ranchland Protection Program
- Priority Preservation Areas
- Rural Legacy Areas

Miles 0 1 2 4

N

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

- In each are designated for preservation, develop a shared understanding of goals and the strategy to achieve them among rural landowners, the public-at-large, and State and local government officials.
- Protect the equity interests of rural landowners in preservation areas by ensuring sufficient public commitment and investment in preservation through easement acquisition and incentive programs;
- Use local land use management authority effectively to protect public investment in preservation by managing development in rural preservation areas.
- Establish effective measures to support profitable agriculture, including assistance in production, marketing, and the practice of stewardship, so that farming remains a desirable way of life for the farmer and the public-at-large.

County Goals and Policies

The following goals and policies are from the Preserving our Agricultural and Rural Community chapter of the County Comprehensive Plan.

AG-G-01 Preserve the County's prime agricultural lands for continued production.

AG-G-02 Encourage the growth of new, and the preservation of existing agricultural industries in Agricultural designated areas in order to support local farm operations.

AG-G-03 Permanently preserve through various agricultural programs at least 100,000 acres of agricultural land by 2020 and protect a total agricultural base of 200,000 acres as a Rural Reserve to support a diversity of agricultural practices.

AG-G-04 Maximize state funding and technical resources for a coordinated agricultural land preservation effort.

AG-G-05 Maintain compatibility and create a regional mass with agricultural preservation activity with adjoining counties.

Policies

AG-P-01 Enhance the existing Agricultural Preservation Program by identifying Priority Preservation Areas, which will assist in the protection and retention of the County's agricultural industry resource base.

AG-P-02 Minimize the development in areas of our best agricultural lands to preserve critical masses of farmland.

AG-P-03 Prohibit expansion of designated Rural Residential areas into surrounding lands designated Agricultural/Rural.

AG-P-04 Support Frederick County's farming economy and farming communities and services necessary to sustain a viable agricultural industry.

AG-P-05 Support land use initiatives to maintain and enhance Rural Communities to service the agricultural industry.

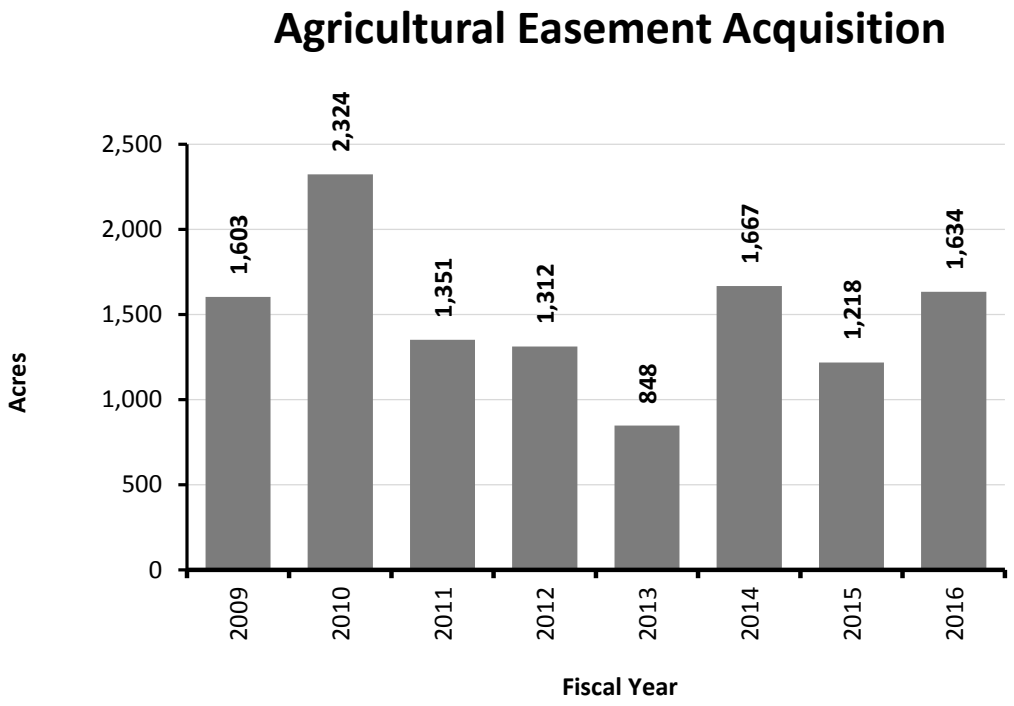
AG-P-06 Prohibit the expansion of community growth areas for development into Priority Preservation Areas.

AG-P-07 Community water and sewer service will not be extended beyond Community Growth Areas into lands designated Agricultural/Rural.

Assessment of State and County Acreage Goals

The State goal for 1.03 million acres in land preservation by 2020 was developed through a MALPF Task Force Report, which sought to identify the amount of agricultural land necessary to support a reasonable diversity of agricultural production for the State. The purpose of identifying this Sate goal is to provide a long-term reference or target for improving land preservation efforts by the State and the counties.

The County's goal of preserving 100,000 acres by 2020 was first adopted in the County's 1998 Comprehensive Plan and has been carried forward in the 2010 Comprehensive Plan. The County's goal was not established based on an analysis of acreage needs to support agriculture use in the County, rather like the State goal it provides a target or reference point for the County's land preservation efforts. As of September 2016 the County had preserved 55,016 acres in various programs. Based on current easement acquisition rates the County will not achieve the 100,000 acre goal by 2020. From a high of over 4,500 acres preserved in 2004 the County has experienced a general decline in the number of acres preserved each year. The graph below shows the amount of land placed under easement by fiscal year since 2009. During this eight year period the County acquired easements on 11,957 acres for an average of 1,495 acres/year.



Beyond the 100,000-acre goal for permanent land preservation, the County has a larger goal of maintaining a total of 200,000 acres of land for agricultural use. This broader acreage goal is vitally important to preserving the ability to farm on those properties that have permanent preservation easements by maintaining a critical mass of agricultural/rural lands to further buffer the preservation areas from development. The additional 100,000 acres would be maintained through the County's Agricultural zoning, which allows for very limited residential subdivision potential. As farm parcels use there agricultural subdivision rights the remainder parcels become essentially permanently protected. As of 2016 the County had approximately 237,406 acres zoned Agricultural which represents 57% of the County's total land area.

Agricultural Land Preservation Strategies

The success of strategies to protect agriculture in the County are affected by a number of factors often times beyond the County's control. Such factors include volatility of agricultural products pricing, land values, state and national economic conditions, and the amount of funding available for preservation programs. One of the biggest local factors is the pressure for new growth.

It is often said, "The best agricultural land preservation program is a good farm economy" however, the land resource remains one of the biggest components to the future of agriculture. That being said one of the strategies employed by the County focuses on agriculture as a business to maintain a viable agricultural industry. The following components comprise the coordinated strategies to achieve both State and County agricultural preservation goals.

- Comprehensive Plan and Land Use Planning
- Supporting the Agricultural Industry
- Land Preservation Programs
- Supporting Regulations

Comprehensive Plan and Land Use Planning

The 2010 County Comprehensive Plan has strengthened the County's growth management strategies with its emphasis on the role of agriculture in the county, by having a specific chapter, Preserving Our Agricultural and Rural Community, and through a new General Plan mapping component, which is described in Chapter 1. Noted below is the introduction for *Chapter 5 – Preserving Our Agricultural and Rural Communities* from the 2010 County Plan.

> *The goals, policies and action items necessary to plan for a continued vibrant and viable agricultural community are provided for in this chapter. In addition to describing the trends of the agricultural economy this chapter includes the programs that have been instituted to preserve land in Frederick County and a new State Planning requirement for a Priority Preservation Plan. The Priority Preservation Plan contains an implementation strategy; which will require specific studies or action for its implementation and to reach the County goal of placing 100,000 acres under protective easement by the year 2020.*

Chapter 5 includes the following sections:

- The Role of Agriculture in the County
- Agricultural Resource Protection Measures
- Priority Preservation Element

Since the establishment of the Community Concept in the 1972 County Comprehensive Plan the County has continued to direct much of the new development into appropriate community growth areas. The focus of new development into either municipal growth areas or unincorporated growth areas has been further supported by planning for public water/sewer service areas that are limited to the community growth areas. This has allowed the County to maintain a significant portion of the County in agricultural and rural uses and minimize the pressures for intensive development outside of the community growth areas.

Agriculture Related Policies

MG-P-01 *Size - and ultimately develop - Community Growth Areas in direct relationship to infrastructure capacity, green infrastructure elements, and the relationship to surrounding agricultural uses.*

MG-P-02 *Community Growth Areas are not to be extended into Priority Preservation Areas.*

MG-P-03 *Pursue redevelopment strategies as a way to minimize the need to expand existing Community Growth Areas or establish new Community Growth Areas.*

MG-P-04 *Further expansion of the designated Rural Residential areas into the surrounding Agricultural/Rural or Natural Resource designated areas is not permitted.*

Priority Preservation Areas

The 2010 Comprehensive Plan designated five Priority Preservation Areas (PPA's) totaling 96,208 acres of land. Currently, approximately 31,327 acres (32%) within the PPA's are under permanent preservation easements. The County will need to preserve an additional 45,639 acres to reach the goal of 80% of the PPA's to be under a preservation easement. In many cases the PPA's are adjacent to community growth areas thereby serving as greenbelts. The Walkersville PPA completely surrounds the Town of Walkersville absorbing what was previously designated as a growth area.

Supporting the Agricultural Industry

Supporting agriculture as a viable industry is critical to the continuing efforts to protect and preserve the land itself. The County Comprehensive Plan includes a theme titled *Supporting a Diversified Economy* that recognizes agriculture as a vital part of the County's economy. Frederick County is fortunate that it supports a healthy agricultural support network of farm equipment sales/service, feed stores, and processing businesses. The County ranks at the top, statewide, in a number of areas including number of farms (1,200+), equine facilities and horses, and dairy. Nationwide Frederick ranks among the top 75 counties for dairy production.

Frederick County Agricultural Strategic Plan

To support agriculture from an industry and economic perspective the County's Office of Economic Development prepared a Frederick County Agricultural Strategic Plan in 2001. The plan was updated in 2008. The Plan conducted an assessment of the agricultural industry and sectors in the County including an analysis of the strengths, weaknesses, opportunities, and threats of the agricultural economy. Recommendations are provided that address the areas of market developments, training, and regulatory support for agriculture. The Plan identified three focus areas with specific recommendations for each.

Focus Area I – Market Development

- Support private development of a year-round local agricultural products market
- Create an alternative energy demonstration project
- Create retailer supported marketing system
- Support on-farm implementation of food safety programming
- Support the development of a Frederick County Agritourism Brands

Focus Area II – Training and Education

- Expand training and education programs
- Support regional agricultural leadership development
- Enhance labor force conditions
- Create a public outreach and public relations program

Focus Area III – Regulatory Support for Agriculture

- Support farm friendly land use policies and programs
- Support state-level changes to health policy and programs
- Support state and county level changes to transportation policy and programs
- Support stat level change to tax policy

The Office of Economic Development has a Business Development Specialist staff position devoted to agriculture, which demonstrates the community's commitment to promoting the agriculture Industry in Frederick County. The Office provides the following support:

- Assisting the Ag-Industry with the development of business plans to start or expand agricultural businesses
- Acting as an information source and liaison on behalf of the Ag-Industry
- Promoting and educating the citizens of the county on the impact and benefits associated with a thriving Ag-Industry
- Encouraging the relocation of Ag-Industries into Frederick County and promoting the retention and expansion of the existing Ag-Industry
- Sponsors the *Homegrown Here* campaign to support the use of County farm products in local restaurants, stores, and farmers markets.
- Supports and administers an Agricultural Business Council

Supporting Regulations

The County has been very responsive in amending its regulations particularly under the Zoning Ordinance to support the evolving nature of agricultural businesses and practices.

Right to Farm Ordinance
In 1997, the County adopted a Right to Farm Ordinance to preserve, protect and encourage continued agricultural activities. The Ordinance also serves to notify residents of farmer's rights, clarify agricultural activities and set up a reconciliation board to hear complaints where conflicts arise. The County Commissioners appointed a seven-member committee known as the Agricultural Reconciliation Committee, comprised of individuals from the agricultural community, civic associations, municipal officials and realty groups, to hear complaints arising from the Right to Farm Ordinance.

Land Preservation and Agricultural Building Tax Credits
Frederick County grants property tax credits to landowners participating in any land preservation program. This credit is given on 100% of the agriculturally assessed land on the property. Properties that are participating in non-permanent MALPF Districts also receive the credit. A credit is also given to agricultural buildings regardless of whether or not they are participating in preservation.

Agri-Tourism
The County has adopted new zoning regulations to allow for wineries and more recently farm breweries. These operations also include ancillary activities such as tasting rooms, tours, and events/activities. The County currently has experienced significant activity with the opening of new wineries and farm brewery operations. The County regulations have also supported activities such as corn mazes and other seasonal events that are typically held on working farms.

Agricultural Zoning
In 1977 the County amended the Agricultural zoning district to significantly reduce the amount of residential subdivision that could occur on properties zoned Agricultural. Prior to 1977 a parcel could be subdivided into a maximum of 49 lots. The 1977 amendment reduced the subdivision potential, regardless of the original parcel size, to 3 lots plus a remainder parcel. In 1986 a cluster provision was added that allowed for one additional for every 50 acres above 25 acres. This allowed larger farm parcels to get more subdivision rights though to use the cluster provision required the lots to be no more than 2-3 acres each and to be located on

the least productive soils. With the cluster provision a significant portion of the parcel would remain with a viable agricultural use.

Land Preservation Programs

Frederick County has been actively involved with preservation programs for over 35 years and is now ranked among the top ten counties nationwide based on the amount of land in permanent preservation. In addition to its participation in state preservation programs Frederick has committed its own resources through the establishment of the Critical Farms Program in 1994 and the Installment Purchase Program (IPP) in 2002. Descriptions of the individual programs follow this section.

Frederick County has been an active participant in agricultural land preservation starting with the Maryland Environmental Trust (MET) program in 1975 and the Maryland Agricultural Land Preservation Foundation (MALPF) Program in 1980. The development of County programs began in 1994 with adoption of the Critical Farms Program followed by the establishment of the Installment Purchase Program (IPP) in 2002. At the federal level land preservation is addressed through two mechanisms: the Transportation Enhancement Program, established in 1991, and the Federal Farm and Ranchland Protection Program (FRPP). A summary of the amount land currently preserved in the various programs is provided in Table 5 followed by descriptions of each of the programs.

Table 3
Agricultural/Land Easements by Program – September 2016

Program	Acres	No. of Properties
MALPF (easements only)	20,510	134
Installment Purchase Program (IPP)	18,167	119
Rural Legacy	5,389	41
Maryland Environmental Trust (MET)	4,440	49
Maryland DNR Easements	1,642	6
Enhancement Program	1,523	20
Conservation Reserve Enhancement Program (CREP)	1,210	14
Critical Farms – Options Pending	1,184	9
Federal Farm and Ranchland Protection Program (FRPP)	496	4
Other County-Held Easements	455	4
TOTAL	**55,016 ac.**	**400 properties**

Maryland Agricultural Land Preservation Foundation (MALPF) Program
The County has participated in MALPF since 1980. Activity in the MALPF program has varied throughout the years due to a variety of factors including funding, easement values and development activity. Activity in this program during the past several years has slowed due to funding constraints at the state level. The County still recognizes existing MALPF Districts, which total 4,866 acres.

Frederick County Critical Farms Program
The Critical Farms Program was established in 1994 and is not a preservation program by itself. The purpose of the program is to assist full-time farmers in buying farmland and enable them to compete with non-farm buyers who often times have resources not available to farmers and therefore are in a more competitive position to buy farmland. The program works through the purchase of an option to acquire an easement that takes place at the time of settlement on the land purchase. The option agreement with the County requires the new farm owner to make application to MALPF and/or other governmental land preservation programs within 7 years.

If a landowner is successful in selling an easement through another land preservation program such as MALPF, then the original amount of the option is repaid to the County. These funds are then recycled to other Critical Farms applications. A landowner who is not successful in selling an easement under another land preservation program has the choice to allow the County to record a permanent deed of easement or to repay the County the original option price plus interest and withdraw from land preservation altogether.

Frederick County Installment Purchase Program
The Installment Purchase Program (IPP) is a County program created in 2002 to supplement local land preservation efforts and to provide an attractive alternative to existing land preservation programs. The initiation of the IPP has resulted in a fairly significant increase in easement acquisition from 2004 to 2009 though current funding shortfalls at the state and county levels will reduce the amount of preservation easement acquisitions for at least several more years. The IPP works through the County's bonding authority to acquire easements at today's prices and pay for them with a deferred principle payment and annual tax exempt interest payments. Rather than pay lump sum amounts for easements, the County invests in a zero coupon bond that matures to the full principle value of the easement. The property owner then receives the tax-free interest and a lump sum principle payment at the end of a term, specified by the landowner between 10 and 20 years. This program has been the most active and will soon overtake MALPF as the County's largest easement program in terms of acreage under easements.

Rural Legacy
This State program was created in 1997 as part of the smart growth legislation. There are two approved Rural Legacy areas in Frederick County; the Mid-Maryland Area and the Carrollton Manor Area. The Mid-Maryland Rural Legacy area was established in 1998 in the western part of the County along South Mountain extending from U.S. 340 north to Myersville. Grants have been awarded to this area every year since in 1999 with the exception of 2 years. The Carrollton Manor area was established in 2003 and covers the southern Frederick valley area down to the Potomac River. A grant was awarded for this area in 2005. The first easement in the Carrollton Manor area was created in 2007.

Transportation Alternatives Program
This program was developed under the Federal transportation legislation approved in 1991 as ISTEA and has been carried forward with subsequent reauthorizations of Federal transportation legislation. Frederick County has been the recipient of federal transportation dollars in the form of purchased development rights easements from landowners as scenic enhancements and to protect land associated with the Battle of South

Mountain. The use of this funding has been primarily initiated through the State Department of Natural Resources Program Open Space.

Federal Farm and Ranchland Protection Program (FRPP)
The Federal Farm Bill makes money available through the Natural Resource Conservation Service (NRCS) for farmland preservation. The County has been active in the FRPP since 1996 with an independent application, which won grant approval. Since that time the County has made joint application with other Maryland Counties through the Maryland Agricultural Land Preservation Foundation (MALPF) Program. Nearly all of the properties utilizing FRPP funds have been through MALPF.

Maryland Environmental Trust (MET)
This program works solely from donated easements which offer property and income tax benefits. The first MET easements in Frederick County were established on the Austin Renn Farm in Buckeystown. MET is a quasi-governmental organization of the State Department of Natural Resources with the purpose of protecting scenic open spaces including farm and forestland, wildlife habitat, waterfront, unique or rare areas and historic sites.

Conservation Reserve Enhancement Program (CREP)
This is a state-federal partnership, started in 1997, to protect environmentally sensitive areas such as stream buffers, wetlands, and wildlife habitats. In 2009, the State of Maryland introduced a new CREP easement option that permanently protects land under CREP contract.

Recommendations

The County's 2016 Agricultural Land Preservation Program Certification Report includes the following recommendations:

- Increase the visibility and identity of the rural character of the County by promoting those areas outside of the growth areas of the County as a Rural Reserve. The Rural Reserve would include both the Agricultural/Rural and Resource Conservation designations and establish that development, public infrastructure and regulations will be made in accordance with the rural character.

- Support amendments to Zoning Ordinance to limit the number of large farm parcels (which are used for residential purposes) that can be created off an original tract of land and consider a maximum lot size for the Agricultural zoning district.

- Evaluate the potential for a Transfer of Development Rights program that could use the Priority Preservation Areas as sending areas and the community growth areas as the receiving areas. This would introduce the use of private sector funding to preserve land.

- Complete a fiscal analysis for the impact of an expanded tax credit program that would provide tax credits to property owners who establish 10-year agricultural preservation Districts in order to give enough time for easements to be purchased or otherwise preserved.

- The Ranking and Valuation systems for the Installment Purchase Program (IPP) should be examined to ensure easement values are consistent with changing land values in Frederick County.

- Improvement to the Monitoring and Reporting activities should be made including an Annual Report presented to the Agricultural Advisory Board and the County Council.

The 2010 County Comprehensive Plan includes a number of action items that would serve to implement the goals and policies.

AG-A-01 Study the feasibility of a transfer of development rights (TDR) concept and other alternatives that would support protecting agricultural land in the County.

AG-A-02 Prepare Zoning Ordinance Amendment to support Agricultural industries and supporting businesses in Rural Communities while reducing regulatory roadblocks.

AG-A-03 Develop and maintain a database of agricultural remainder properties and the development potential of properties zoned Agriculture and adopt incentives to promote the use of protective easements on existing agricultural remainders.

AG-A-04 Revise standards for County road improvements in the Agricultural areas, basing the new standards on the needs of the agricultural community rather than the needs of non-agricultural uses.

AG-A-05 In coordination with the Office of Economic Development, prepare an Agricultural Action Program to identify strategies that promote agricultural support industries and the agri-tourism industry.

AG-A-06 In cooperation with other participating counties and the County's State Delegation, obtain appropriate revisions to the easement programs of the Maryland Agricultural Land Preservation Foundation and the Maryland Environmental Trust to make the programs more attractive to farmers. Particular attention should be paid to the amount of funding available and the appraisal system in the easement program.

AG-A-07 Prepare revisions to the County's Zoning Ordinance, Subdivision Regulations, building codes, and other related regulations/ordinances to address the evolving technological and operational characteristics of farm operations. This review will include zoning changes for appropriate agricultural uses.

AG-A-08 Develop proposal to minimize farmland loss to residential activity such as establishing maximum lot size in agricultural zoning district.

AG-A-09 Develop a program to educate the public and the farming community on planning and agricultural issues.

AG-A-10 Implement the Priority Preservation Plan strategies.

AG-A-11 Promote and expand the farm market network in the County.

Chapter 4

Natural Resource Land Conservation

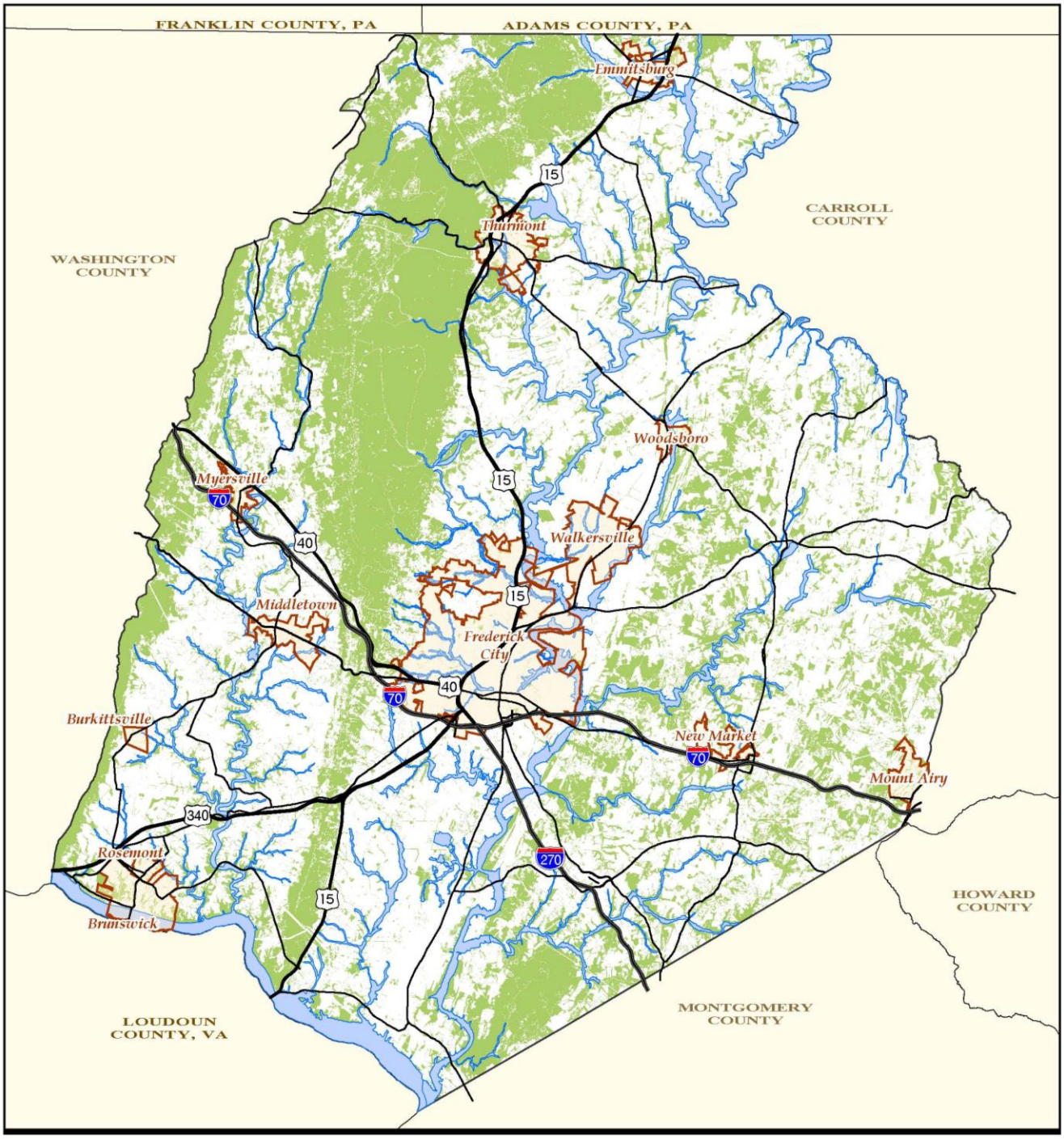
Executive Summary

Natural resource conservation efforts have followed a relatively passive approach relying on the comprehensive planning process and zoning/subdivision regulations. In terms of easement acquisition or public ownership of environmentally sensitive lands the County has relied on private land owners to voluntarily establish protective easements on their property. With the significant amount of state and federal park lands as well as the amount of land held in municipal watersheds the need for the County to actively purchase land or easements for natural resource protection is not a high priority.

Frederick County's rich topographic diversity coincides with its wealth of natural resources. The topography of Frederick County is composed of two distinct physiographic provinces, the Piedmont Plateau Province and the Blue Ridge Province, and ranges from steep mountainous areas in the west, to low lying valleys in the center, to gently rolling hills in the east.

The Catoctin and South Mountains in the western part of the County yield more than scenic beauty, they also provide essential watersheds, hardwood forests, animal habitats, and recreation. The fertile soil of the Frederick Valley to the east of Catoctin Mountain is some of the most productive farmland in the County, and contains some of the most vital streams, aquifers and mineral resources. The Monocacy River is a prominent feature and flows south through this region for over 50 miles. It merges with the Potomac River along the southern border of the County.

Conserving these resources is an essential component of a long-term strategy for ensuring the health, safety and welfare of Frederick County residents, today and for generations to come. Population and development in Frederick County are on the rise. With this growth comes the looming challenge to meet the resource needs of ensuring an adequate water supply, addressing environmental pollution, preventing and managing floods, and adequately managing sewage. The County's natural resources are indispensable to meeting the challenges posed by development and growth, and conserving them will help Frederick County face these challenges in the future.



Environmental Features

Forest
FEMA Floodplain
Municipalities

Division of Planning and Permitting
Frederick County GIS
Frederick County, Maryland
November 09, 2016

0 2 4 8 Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

N

Goals for Natural Resource Land Conservation

State Goals

- Identify, protect, and restore lands and waterways in Maryland that support important aquatic and terrestrial natural resources and ecological functions, through combined use of the following techniques:
    - Public land acquisition and stewardship;
    - Private land conservation easements and stewardship practices though purchased or donated easement programs;
    - Local land use management plans and procedures that conserve natural resources and environmentally sensitive areas and minimize impacts to resource lands when development occurs;
    - Support and incentives for resource-based economies that increase retention of forest, wetlands, or agricultural lands;
    - Avoidance of impacts on natural resources by publicly funded infrastructure development projects; and
    - Appropriate mitigation response, commensurate with the value of the affected resource.
- Focus conservation and restoration activity on priority areas, according to a strategic framework such as the Targeted Ecological Areas (TEAs) and in GreenPrint.
- Conserve and restore species of concern and important habitat types that fall outside of designated green infrastructure: rock outcrops, karst systems, caves, shale barren communities, grasslands, shoreline beach and dune systems, mud flats, non-forested islands etc.
- Develop a more comprehensive inventory of natural resource lands and environmentally sensitive areas to assist the State and local implementation plans.
- Assess the combined ability of the State and local programs to:
    - Expand and connect forests, farmlands, and other natural lands as a network of contiguous green infrastructure.
    - Protect critical terrestrial and aquatic habitats, biological communities, and populations.
    - Manage watersheds in ways that respect, conserve, and restore stream corridors, riparian forest buffers, wetlands, floodplains, and aquifer recharge areas and their associated hydrologic and water quality functions.
    - Adopt coordinated land and watershed management strategies that recognize the critical links between growth management and aquatic biodiversity and fisheries production; and
    - Support a productive forestland base and forest resource industry, emphasizing economic viability of privately owned forestland.
- Establish measurable objectives for natural resource conservation and an integrated State / local strategy to achieve then through State and local implementation programs.

County Goals

Frederick County's goals for natural resource conservation are from the County's Comprehensive Plan adopted in 2010. The Plan also sets forth policies and action items that when implemented, will help the County to meet its goals.

NR-G-01 Protect natural resources and environmentally sensitive areas in Frederick County.

NR-G-02 Encourage the use of local, non-polluting, renewable and recycled resources (water, energy, food, material resources).

NR-G-03 Manage growth and land development in Frederick County in a manner that is in harmony with the conservation and protection of our natural environment.

NR-G-04 Promote a reduction in per capita consumption of energy in Frederick County.

County Comprehensive Plan Policies

NR-P-01 Promote the use of conservation/open space easements within cluster developments and discourages random-pattern and sprawl development

NR-P-02 Support efforts that promote education and outreach about our collective responsibility for protecting natural resources.

NR-P-03 Balance public infrastructure and utility capacity needs with physical impacts to environmental features

NR-P-04 Encourage inter-agency and inter-jurisdictional cooperation and coordination of environmental protection plans and actions.

NR-P-05 Establish stream valley parks for preservation as a component of the Green Infrastructure Plan in urban and residential areas.

NR-P-06 Promote the establishment and protection of forested buffers along streams and the Monocacy River.

NR-P-07 Protect public water impoundments and intake areas from development impacts on the quality and quantity of water.

NR-P-08 Encourage Best Management Practices to control flooding, erosion, stream sedimentation and thermal impacts to waterways.

NR-P-09 Actively encourage and support the efforts of private, non-profit organizations in addressing such issues as litter control and water quality in the streams.

NR-P-10 Support the application of Resource Conservation zoning to steep slopes, forested lands, wetlands, and habitats of threatened and endangered species along the Monocacy River and its tributaries.

NR-P-11 Ensure that all available measures are taken to protect the natural environment from all sources of pollution that result from mineral extraction activities.

NR-P-12 Encourage private landowners to preserve their wetlands.

NR-P-13 Focus a higher proportion of development within Community Growth Areas to protect green infrastructure land.

NR-P-14 Consider wildlife and its habitat as a primary component in the County's approach to its overall land use planning process and development decisions.

NR-P-15 Promote and practice invasive and exotic species (flora and fauna) control to help maintain the diversity and health of forestlands and native plant and animal populations.

Frederick County's Natural Resource Features

Forest Resources

As of 2014 there was approximately 142,708 acres of forest land in the County, which is approximately 33% of the County's total land area. Forest lands provide many benefits including air quality, water quality, scenic beauty, wood products, plant and wildlife habitat, recreation, flood control, and erosion control. The largest areas of contiguous forests are concentrated in three mountain ranges: Catoctin Mountain in the central part of the County; South Mountain along the western border; and in Sugarloaf Mountain in the southeastern part of the County.

Approximately 114,800 acres are privately owned and have the potential for some commercial timbering and harvesting. Most of these lands are zoned Resource Conservation (RC) and would also have some limited subdivision potential (10 acre minimum lot size) to accommodate residential uses. Between state and federal park lands, the municipal watershed properties, and private lands under easement there are approximately 49,216 acres of forest lands that are protected.

Stream and River Resources

Frederick County is bordered or traversed by three significant streams and rivers: the Potomac River; the Monocacy River; and Catoctin Creek. Most of Frederick County drains to the Potomac River through two main tributaries: the Monocacy River and Catoctin Creek. The Potomac River is the second largest tributary of the Chesapeake Bay and is a complex river basin with a total watershed of 4,000 square miles. Frederick County has approximately eight miles of frontage on the Potomac River.

The Monocacy River watershed contains about 970 square miles, 56% of which is in Frederick County east of Catoctin Mountain. The Monocacy River is the largest tributary of the Potomac in Maryland and is characterized by slow moving and gently falling water flow that meanders through extensive farmland and through Frederick City to the Potomac River.

The Monocacy River lies in an area of level topography that enables easy access to the river. The historical and archeological importance of the Monocacy is largely due to this accessibility as early settlements in Frederick County located along the river.

While the Monocacy flows through mostly flat farmland, Catoctin Creek contains some of the more steeply rolling topography in Frederick County. The fall for Catoctin Creek is about five times that of the Monocacy. The Catoctin Creek watershed, which contains about 121 square miles, is bordered by the Catoctin and South Mountains on three sides.

Mineral Resources

Like other natural resources such as forestland, mountains, and rivers, Frederick County has extensive mineral resources that are currently being mined/quarried and due to their economic value require equal consideration for protection from incompatible development as other natural resources. Frederick County has five quarry operations that encompass approximately 3,500 acres (based on land zoned Mineral Mining).

Limestone

High-calcium limestone and its metamorphic equivalent, marble, are used in the manufacture of Portland cement and agricultural lime, in addition to their use as crushed stone. A quarry in the Grove Limestone supplies raw material to a cement plant at Lime Kiln in the Frederick Valley. The Wakefield Marble is quarried near Union Bridge to supply a cement plant in nearby Carroll County. The Grove Limestone at LeGore is also used in the manufacture of lime.

Shale
Shale is used for the production of brick and terra cotta products such as pipe and tile and is found in Frederick County throughout the Triassic Upland areas. A type of shale found along the eastern margin of the Frederick Valley is used in the manufacture of lightweight aggregate. The Gettysburg Shale, found only in the western part of the northern Triassic Upland, is the most promising source of material for brick and tile. At present, this formation is mined by Redland Brick near Rocky Ridge for brick manufacture. Shale also occurs within the New Oxford Formation, which occurs in the eastern part of this same Triassic area and in the smaller Triassic area south of Frederick city. However, this geologic formation is composed predominantly of sandstone and the economic extraction of sufficient quantities of good quality shale may prove difficult.

Lightweight aggregate is currently mined near Woodsboro. The raw material is a dark gray to black shale that occurs within the Frederick Limestone along the eastern side of the Frederick Valley. Lightweight aggregate is produced from shale that has the special property of expanding when heated. The resulting material is a light, sponge-like mass, which has a high compressive strength, suitable for use as aggregate in structural concrete and concrete block.

Crushed Stone
Several types of rock in Frederick County are suitable for crushed stone, but at present only limestone and marble are being mined for this purpose. These rocks are most desirable because of the relatively low operating costs of extraction and crushing as compared with other rock types. Limestone lies beneath most of the Frederick Valley, but the largest area, is underlain by the Frederick Limestone formation, a dark, impure limestone characterized by thin layers with many shaly interbeds which tend to make the formation unfit for crushed stone. However, the Grove Limestone, a light-gray, thick-bedded pure limestone that occurs in a strip along the center of the valley, is suitable and is quarried at present near Frederick and at LeGore. The Wakefield Marble occurs in narrow bands within the phyllites and metavolcanic rocks of the Piedmont Upland area south of Union Bridge in Carroll County.

Strategies for Natural Resource Land Conservation

This section describes the various strategies employed by the County to identify and protect natural resource lands. The following components are described:

- Comprehensive Plan and Land Use Planning
- Frederick County Green Infrastructure Assessment
- Watershed/Stream Restoration Activities
- Land Preservation Programs
- Private Ownership and Land Trusts
- Supporting Regulations and Ordinances

Comprehensive Plan and Land Use Planning

The 2010 County Comprehensive Plan addresses natural resource lands as part of Chapter 3 *Conserving our Natural Resources and Green Infrastructure*. This chapter introduces an initial green infrastructure plan as well as a hazard mitigation element and the sensitive areas element. The green infrastructure plan elements including forest/mountain resources, major stream valleys, and parkland/protected lands are mapped as part of the County's General Plan and provides a better view of the relationship between the natural resource features and the community growth areas.

A summary of the intent and focus for this chapter described in the 2010 Comprehensive Plan is as follows:

The County strives to provide a high quality environment in which to live and work includes the protection and conservation of our Green Infrastructure, our natural resources: forestlands, mountains, streams, rivers, and wetlands. The County's Green Infrastructure concept will help shape the pattern, location, and type of new development in Frederick County and seek opportunities to establish or enhance connections between natural areas.

This chapter attempts to identify, designate and protect key natural resources, sensitive environmental elements, and unique habitats, while still recognizing the economic value of land as a development asset. Included are sections on Green Infrastructure, streams and their buffers, wetlands, floodplains, the Monocacy River, forestlands, steep slopes, habitats of rare or threatened species, and areas of limestone rock.

This chapter includes the following sections:

- Green Infrastructure Plan Components
- Frederick County Green Infrastructure Plan
- Hazard Mitigation Element
- Sensitive Areas Element
- Mineral Resources Element

Land Use Plan Designations

The following land use plan designations are applied in the County Comprehensive Plan.

Natural Resource – This designation renames what has previously been called Resource Conservation. The purpose of the Natural Resource designation is to identify significant natural resource features to provide guidance for the application of the Resource Conservation Zoning District and other resource protection strategies. The Natural Resource areas would also support the delineation of natural boundaries for community growth areas and to identify potential greenway linkages within and between community growth areas. The primary features designated Natural Resource include mountain areas and the extent of contiguous forest, major streams defined by the County's 20 sub watersheds, and the State's Green Infrastructure features. The corresponding zoning districts include Agricultural (A) and Resource Conservation (RC). The RC zone does permit all agricultural activities in addition to limited residential subdivision based on a 10-acre minimum lot size. Since many other protection measures are applied to features such as stream corridors it is not necessary to apply the RC zoning district to all properties designated Natural Resource.

Public Parkland/Open Space – This designation is applied to lands primarily under public ownership for local, state, or federal parklands. It is also applied to publicly-owned open space lands devoted to watersheds that protect public water supplies. It may also be applied to large property holdings under private ownership, which have some degree of protection from development. The corresponding zoning districts may include Resource Conservation and Agricultural and various residential zoning districts.

County Priority Preservation and Conservation Areas for Natural Resources

The 2010 County Comprehensive Plan did not establish a Priority Preservation Area (PPA) focused on natural resource protection. The PPA's described in the 2010 Comprehensive Plan and associated maps focus only on agricultural land preservation. The application of the Natural Resource land use plan designation, described above, could be used as an initial and generalized indication of priority areas for preservation and conservation. The areas designated Natural Resource are generally consistent with the State's green infrastructure hubs and corridors.

The next step towards the identification of priority areas for preservation and conservation would be addressed through the development and implementation of a Green Infrastructure Assessment (GIA). The GIA will address several action items identified in the 2010 County Plan, which are also listed at the end of this chapter.

The final boundaries of the County's priority preservation and conservation areas will be defined by the Frederick County GIA. They will differ from the State's boundaries because they will include priority areas identified using county specific priorities and county level data.

Frederick County Green Infrastructure Assessment (GIA)

The goal of the Frederick County Green Infrastructure Assessment (GIA) is to develop an interconnected network of ecologically significant areas (hubs) and paths that link them (corridors). The County's GIA will build on the statewide network developed by the Maryland Department of Natural Resources (MD DNR). Hubs and corridors identified by the State will be expanded using County thresholds in order to include County priorities.

In partnership with MD DNR and the Environmental Protection Agency (EPA), the County completed a GIS analyses (described below) on the forest, wetland, and stream resources within the County. The results of these analyses will be used in conjunction with the results from the State's GIA to develop a Frederick County green infrastructure (GI) network.

Forest Resource Analysis

Frederick County is partnering with MD DNR's Forest Service to complete two forest assessments for the County. The Strategic Forest Lands Assessment (SFLA) provides forest information to support land use decisions and includes the development of the following GIS layers:

- *Forests with high value for water quality and habitat protection* were identified by modifying the Chesapeake Bay targeting for forests of high value for water quality to consider local conditions and priorities.
- *Priority areas for reforestation* were prioritized by identifying unforested areas that otherwise have attributes of areas important for water quality.
- *Priority areas for protection* were identified based on evaluating forested areas with importance to water quality and vulnerability to development and increases in impervious surface.
- *Water quality analysis for surface water protection* was completed by developing and weighting layers to identify areas specific to surface sources of drinking water where it is important to maintain and increase forest cover.
- *Economic values of forest* were identified by modifying the Strategic Forest Land Assessment Economic Value approach to consider local timber types, values, and industries and other potential markets.

The Forest GI Network Assessment will use the methodologies established during the State's GIA but will use County specific forest data and County priorities to develop forest hubs. This product will be used in the development of the County's GI network.

Wetland Resource Analysis

Frederick County is partnering with EPA Region III and the Center for Watershed Protection (CWP) to complete three wetland analyses for the County.

- Priority Areas for Wetland Restoration – A GIS analysis that used soils data, land use/land cover, and a total convergence index (TCI)[1] to identify areas in the County where wetlands may have existed at one time and could be restored.
- Wetlands at Risk or Vulnerable to Development - The Wetlands-At-Risk Protection Tool (WARPT) was developed by CWP and piloted in a sub watershed of the County. It is a five-step process to identify and protect wetland function. "Wetlands at risk are those that are vulnerable to impacts from development or other land use activities and that have little protection from these impacts through federal, state, or local measures." The Frederick County analysis utilized hydric soils, sinks greater than 0.1 acres, headwater streams, vegetation, and mapped floodplains to identify potential unmapped wetland areas. A second step in the process assigns a functional value to those wetlands identified. The effort will be expanded countywide.
- Wetland GI Network Analysis – The wetland GI network analysis uses the methodologies established during the State's GIA but will use County specific wetland, forest, and land use data and County priorities to develop wetland hubs. This product will be used in the development of the County's GI network.

Stream Resource Analysis

As part of the Frederick County GIA, the County is completing a stream resource analysis. Like the forest and wetland analyses, the stream analysis will utilize methodologies established during the State's GIA but with the County's stream, catchment, brook trout location, and stream monitoring data. The stream GI network will be used in the development of the County's GI network.

Watershed Restoration Action Strategies (WRAS's)

Watershed Restoration Action Strategies (WRASes) for both the Lower and Upper Monocacy River Watersheds have been developed. Maryland's DNR provided technical assistance and assessment services in order to evaluate the attributes of a watershed's landscape and streams. The services provided by DNR included development of three technical reports:

- **Watershed Characterization** which provides a summary of all readily available natural resource data for a given watershed.
- **Synoptic Survey** which includes a water chemistry analysis and biological survey on between 30 and 80 sites along stream corridors in the watershed.
- **Stream Corridor Assessment** which provides an assessment of common problems found along stream corridors including pipe outfalls, erosion sites, inadequate buffers, trash dumping, fish passage blockages, and sewer outfall to name a few.

Steering Committee members used data from the three reports along with local knowledge to develop multifaceted strategic plans to guide citizens, government agencies, and other interested groups in the protection and restoration of the Lower and Upper Monocacy River watersheds. The plans include goals aimed at protecting, preserving and restoring habitat and water quality; descriptions of the stakeholder process; descriptions of opportunities, concerns, and challenges; and detailed prioritized natural resource management objectives. The two plans and supporting technical reports can be viewed in their entirety at www.dnr.maryland.gov/watersheds/surf/proj/wras.html.

[1] Total Convergence Index (TCI): measures the wetness of an area based on a surface water flow model

Watershed Assessments for Priority Watersheds
As part of the County's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) permit, the County has developed a schedule to conduct a watershed assessment for each of its twenty sub watersheds. To date, watershed assessments have been developed for the Lower Bush Creek watershed, the Ballenger Creek watershed, the Lower Linganore Creek watershed, and the Bennett Creek watershed. Each watershed assessment evaluates the conditions within the watershed, identifies water quality problems, identifies opportunities to improve water quality, and develops a water quality plan. They involve a stream characterization survey, collection of visual inspection data from the surrounding watershed, and use of a variety of ancillary data sources. The assessments can be found online at http://www.watershed-alliance.com/mcwa_pubs.html.

Stormwater Management Retrofit and Stream Restoration Reports (R/R Reports)
After a watershed assessment has been completed for a watershed, the County develops a Stormwater Management Retrofit and Stream Restoration Report (R/R Report). To date, R/R Reports have been developed for the Lower Bush Creek watershed, the Ballenger Creek watershed, the Linganore Creek watershed, and the Bennett Creek watershed. The R/R Reports identify watershed restoration projects that could improve and protect water quality and stream conditions. During this process, existing information is used to prioritize opportunities and target efforts and solutions to the areas that will provide the greatest improvement at the lowest cost. The assessments can be found online at http://www.watershed-alliance.com/mcwa_pubs.html.

Protected Natural Resource Lands

Protected natural resource lands are those either under public ownership or under various easement programs available to individual property owners. Frederick County is unique in having several municipalities that own significant land areas for watersheds to protect either reservoirs or springs for their municipal water supply. Described here are the categories of protected lands that are specific to natural resource protection. This Plan certainly recognizes that state and federal parks also have a significant natural resource protection role but in the context of protecting historic resources and providing recreational opportunities. The table below provides a summary of the acreages within the general categories of protected lands.

Table 4
Protected Natural Resource Land Categories

Category	Acres
Private Lands with Easements	18,679
Municipal Watersheds	8,790
State Owned Lands	2,473
Private/Non-Profit Owned Lands	2,935
TOTAL	**32,877 acres**

Land Preservation Easement Programs

Currently the County's land preservation focus has been on agricultural lands using various state and county programs to purchase development easements. However, there are several state programs administered by the County that focus on natural resource lands. The table below details the acreages and number of properties currently protected through various easement programs.

Forest Resource Ordinance Easements

These easements are secured through the development review process for proposed subdivisions and site development plans. While most of the easements are located on the properties proposed for development there are also easements on forest banking sites created on undeveloped properties. The property owners with forest banking easements are then able to sell banking credits to developers who are unable to plant the necessary tree areas on their development sites. Of the 9,864 acres under easement, 6,826 acres are for mitigation related projects and 3,038 acres are in forest banking easements.

Maryland Environmental Trust (MET)

A statewide local land trust governed by a citizen Board of Trustees. Its goal is the preservation of open land, such as farmland, forests, and significant natural resources. The following components of the MET are employed in the County:

- Conservation Easement Program - Protects land from development through donated conservation easements potentially leading to significant income, estate, and property tax benefits for donors.
- Local Land Trust Assistance Program - Provides grants to local land trusts for administrative expenses. It is funded by the Coastal Zone Management Program in the Department of Natural Resources, and offers technical assistance, training, funding, and cooperative land management services to land trusts with cooperative agreements with the Maryland Environmental Trust.

Transportation Alternatives Program

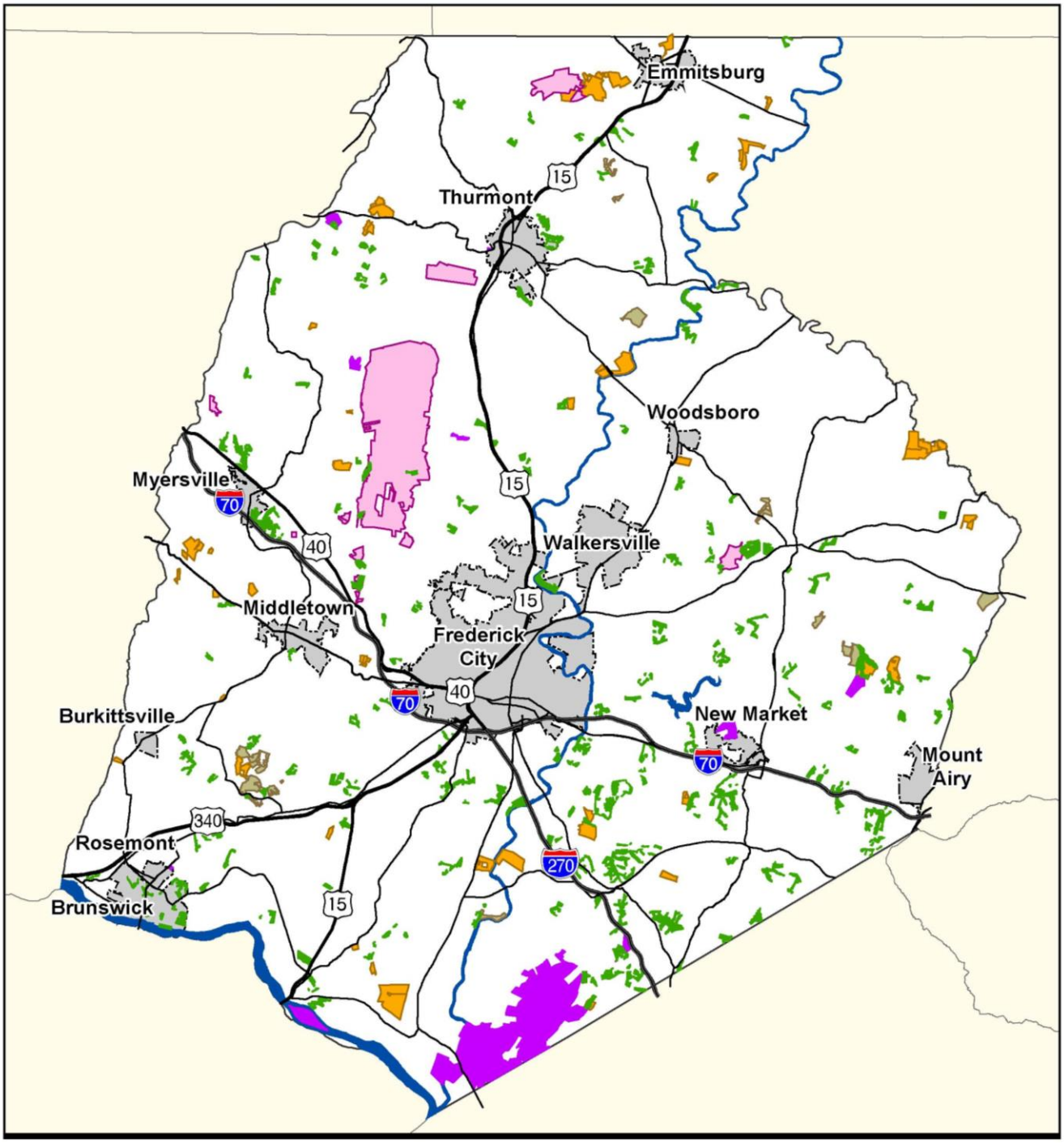
This is a federal program originally developed under the 1991 ISTEA legislation and has been carried forward in subsequent federal transportation legislation. Funding through this program has been used primarily by the State to purchase development easements on property associated with the Battle of South Mountain along US 40A west of Middletown. Easements have also been purchased around the Town of Burkittsville.

Conservation Reserve Enhancement Program (CREP)

This is a state-federal partnership, started in 1997, to protect environmentally sensitive areas such as stream buffers, wetlands, and wildlife habitats. In 2009, the State of Maryland introduced a new CREP easement option that permanently protects land under CREP contract. This State program is administered jointly with County staff.

Table 5
Natural Resource Oriented Easement Programs

Program	Acres	No. of Easements
Forest Resource Ordinance Easements	9,864	750
Maryland Environmental Trust (MET)	4,440	49
Transportation Alternatives Program	1,523	20
Maryland DNR Easements	1,642	6
Conservation Reserve Enhancement Program (CREP)	1,210	14
TOTAL	**18,679 ac.**	**839 easements**



Protected Natural Resource Lands

- Municipal Owned Watersheds
- Wildlife/Natural Resource Lands (State/Private Owned)
- Maryland Environmental Trust (MET) Easements
- Conservation Reserve Enhancement Program (CREP) Easements
- Forest Resource Ordinance Easements > 10 Acres

September 21, 2016
Frederick County GIS

0 2 4 8 Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

N

Private Ownership and Land Trusts

There are several active private land trusts, operating in Frederick County, that work directly with land owners to secure easements that protect the properties. Two of these land trusts are focused on the Rural Legacy areas, the Mid-Maryland Land Trust and the Carrollton Manor Land Trust. A third is the Catoctin Land Trust, which focuses on the Catoctin Mountain including Pennsylvania and Virginia. Within Frederick County only, the Catoctin Land Trust is the sole holder of easements on 185 acres on 11 properties. This trust has also partnered with other programs, primarily MET, in securing easements.

There are also several private/non-profit organizations that own property, a total of 3,295 acres, for the purpose of resource protection. Some of these properties may also have MET easements applied to them. These include the following:

- Audubon Society of Central Maryland - two properties, 269 acres, in New Market/Mt. Airy area
- Nature Conservancy – one property 38.4 acres in Catoctin Mountains
- MD Ornithological Society – one property, 14.3 acres in Catoctin Mountains
- Spring Ridge Conservancy – 38-acre wildlife sanctuary as part of the overall open space ownership within the Spring Ridge planned unit development.
- Stronghold Inc. - owns Sugarloaf Mountain with 2,935 acres within Frederick County. Stronghold Inc. was established in 1946 and has a 99-year sunset provision which may end its ownership of Sugarloaf in 2045.

Public Ownership of Natural Resource Lands

The County's use of fee-simple purchase of property has been focused on new public parks for active recreation uses, though the County has received donations of land that would be primarily for resource protection. These lands would be maintained in their natural conditions with minimal facilities if any. These facilities may include picnic areas, walking/biking trails and access to the Monocacy River.

Several municipalities in the county have used the fee-simple purchase of land primarily to protect their water supply sources. With the exception of the Walkersville property these lands are also forested and contribute to the protection of large contiguous blocks of forest land resources.

Table 6
Municipal Owned Watershed Properties

Municipality	Acres
City of Frederick	7,022
Town of Thurmont	900
Town of Emmitsburg	327
Town of Walkersville	233
Town of Middletown	235
Town of Myersville	73
TOTAL	**8,790 acres**

Supporting Regulations and Ordinances

The County uses various zoning regulations to minimize the impact of, developing private land, on natural resource lands and sensitive environmental features.

Resource Conservation Zone

The Resource Conservation (RC) zone covers approximately 95,409 acres, or 22% of the total County land area. This zone is concentrated along the Catoctin and South Mountains, and the Sugarloaf Mountain and adjoining Monocacy Natural Resource Area properties. The RC zone is also applied to the stream corridors following the FEMA 100-year floodplain areas. In 2008 the County amended the RC zone to increase the minimum lot size from 5 acres to 10 acres. A provision was also included to allow existing lots between 10 and 20 acres to be subdivided into two lots. Restrictions in the RC zone prohibit buildings and structures on slopes >25% and require that habitats of endangered species be identified and be protected from development or disturbance. Forest clearing is limited to an area of 40,000 square feet for each home site. Commercial logging is permitted subject to review by the Frederick County Forest Conservancy District Board. The RC zone still prohibits the construction of new public streets.

Waterbody Buffer Ordinance

The County adopted a countywide waterbody buffer ordinance (within the County Zoning Ordinance) in 2008 that applies to all perennial and intermittent streams in the County, excluding the municipalities. The ordinance is applied at the subdivision review stage and regulates construction and grading activities on new residential, commercial and industrial subdivision lots. Its primary application is on land with steep slopes along the streams that would have narrow 100-year floodplains. This ordinance will provide greater protection of the steep slopes. With recent amendments to the ordinance the maximum setback is 150 feet from all waterways and water bodies. Setbacks will vary based on the degree and extent of slope present in the adjacent stream valley. Development on lots or parcels existing prior to the adoption of the waterbody buffer ordinance would still be required to maintain a 50-foot building setback from the edge of a stream or 25 feet from the 100-year floodplain line whichever is greater.

Floodplain Regulations

The County's Zoning Ordinance regulates development in 100-year floodplain, historic floodplain and flooding soils. These regulations apply to all of the County's zoning districts and are implemented through the development review process and even through the review of building permits for existing lots. The County does not permit structures, impervious surfaces, or grading within the 100-year floodplain. An additional 25-foot setback for structures is required from the 100-year floodplain line.

Wetlands Regulations

Frederick County addresses wetlands and flooding soils (soils with characteristics of temporary inundation) through the Floodplain District regulations in the zoning ordinance. The County does not permit development, impervious surfaces, grading, or filling in wetlands. A 25-foot setback is required from all wetlands. Both the Maryland Department of the Environment and the US Army Corps of Engineers are involved in designating wetlands in Frederick County.

Forest Resource Ordinance

Adopted by Frederick County in 1992, the Forest Resource Ordinance (FRO) is required under the provisions of the Natural Resource Article 5-1603 of the Annotated Code of Maryland and seeks to protect existing forests and establish new forests. This ordinance is applied at the site plan and/or subdivision stage. Protection and enhancement of resources are prioritized by type of forest, with hydrological environments (with a focus on

agricultural stream systems) being the top priority. In 2011 the County adopted the following revisions to the FRO that has relaxed several requirements.

- The 1:1 replacement ratio requirement for removal of existing forest was eliminated.
- The flat afforestation rate of 20% for all uses was changed back to the state minimum of 20% for the A, RC, and R-1 zones and 15% for all other zones/uses.
- The ratio for securing off-site existing forest easements was reduced from 2.5:1 to 2:1.

Forest Banking Program - If no hydrological environments are present, developers can meet required forestation through purchasing acreage credits of protected forest through the Frederick County Forest Banking Program. This program allows owners of agricultural land to place protective easements on new and existing forests along riparian and other hydrological environments in their property. Landowners can then sell the credits to developers. The Forest Banking Program is restricted to forests along agricultural stream systems and other significant hydrological environments. To date 3,040 acres have been placed under forest banking easements. This acreage includes 2,400 of existing forest and 640 acres of newly planted forest.

Fee in Lieu Fund - Additionally, developers can pay into a Fee-in-Lieu Fund. The County uses these funds to establish forests along riparian and other hydrological environments on publically owned sites. To date approximately $1,507,241 in Fee-In-Lieu payments have been spent to plant and preserve 311 acres of forest. For future years, the County expects that continued growth of the Forest Banking Program will supplant the Fee-in-Lieu Program contributions.

Municipal Ordinances and Regulations

In addition to the County Comprehensive Plan and development regulations, each of the twelve municipalities in the county has its own Master Plan, zoning, and subdivision regulations that respond to the particular goals of that community.

Recommendations

The 2010 County Comprehensive Plan, which includes an initial effort of a green infrastructure plan for the County, provides a stronger planning framework to balance natural resource protection with growth and development. The action items from the 2010 County Plan, specific to natural resource planning and protection are provided below.

The other step is the ongoing Green Infrastructure Assessment, which will provide a detailed analysis of the County's natural resource features and provide the basis for prioritizing where protection measures should be focused.

Comprehensive Plan Action Items

NR-A-01 Identify specific protection strategies for lands that are critical to the quality of public water supplies including groundwater recharge areas, which may include easements, fee simple acquisition, and transfer of development rights.

NR-A-02 Develop various media and environmental outreach education programs to encourage private landowners to protect their wetlands and/or to minimize wetland alteration during such activities as farming and timber harvesting and to increase public awareness of wetland values and the status of wetlands.

NR-A-03 Continue to develop and implement watershed management plans, including the National Pollutant Discharge Elimination System program initiatives, to help guide land use policy and zoning decisions.

NR-A-04 Investigate the applicable process to designate the 52-mile segment of the Monocacy River from Bridgeport to the Potomac identified by the National Park Service in its National Rivers Inventory as a National Scenic River.

NR-A-05 Target areas along the Monocacy River as Forest Resource Ordinance priority areas (forest planting and forest banking) in addition to streams in the Ag zoning district.

NR-A-06 Initiate an update of the 1990 Monocacy Scenic River Study and Management Plan, including examination of a Monocacy River Greenway and optional forms it could take.

NR-A-07 Establish a new variable-width development setback/buffer area, specific to Catoctin Creek and the Monocacy River, which addresses water quality protection, topography and other landscape elements, wildlife habitat, historic and archeological resources and scenic view sheds.

NR-A-08 Identify environmental features and landscape elements, including karst topography and habitats of rare, threatened and endangered species, that constitute a Natural Resources Inventory and determine how such Inventory can be included as part of all future development plan submissions.

NR-A-09 Encourage construction techniques designed to protect roads, buildings and utility lines if they are to be permitted in areas prone to develop sinkholes.

NR-A-10 Amend the Agricultural Preservation ranking system to grant additional points to farms with frontage along the Monocacy and Potomac Rivers.

NR-A-11 Continue implementation of the Lower and Upper Monocacy River Watershed Restoration Action Strategies (WRAS) and the Maryland Chesapeake Bay Tributary Strategies, including detailed stream corridor growth management and environmental quality enhancement studies.

NR-A-12 Prepare a functional Green Infrastructure Plan to identify strategies to protect, connect, and enhance significant natural resource features in Frederick County.

NR-A-13 Amend the Forest Resource Ordinance (FRO) to permit FRO banking easements on existing forestlands in the Resource Conservation zoning district.

NR-A-14 Study the need for a new zoning district that would afford greater protection of natural resources and environmentally sensitive features.

Appendix

A – Acquisition, Development, Rehabilitation Projects Short/Mid/Long Range

B – County Parkland Development Status

C – Park and Facility Inventory

APPENDIX A
Acquisition, Development and Rehabilitation Projects
Short-Range – 2016-2022

Project/Park	Planning Region	Project Description	Estimated Total Cost	Land Acquisition	Capital Development	Rehab
Emmitsburg/Thurmont Regional Park	Thurmont	Acquire land new park	1,000,000	X 100 + ac.		
Bikeways and Trail Program	Countywide	Ballenger Creek Trail and other parks	1,300,000		X	
Othello Regional Park	Brunswick	Phase 1	8,000,000		X	
Utica District Park	Frederick	Phase 2	16,928,709		X	
Point of Rocks Community Commons	Adamstown	Phase 1 Passive Facilities	1,486,832		X	
Middletown Community Park	Middletown	Development & Rehabilitation	5,060,918		X	X
Kemptown Community Park	Urbana	Rehabilitation	1,385,000			X
Bridgeport Monocacy River Access	Thurmont	Phase 1	750,000		X	
Fountain Rock Park Lime Kiln Stabilization & Repair	Walkersville	Replace kiln roof membrane and oven brick repair	600,000			X

APPENDIX A
Acquisition, Development and Rehabilitation Projects
Mid-Range – 2022-2027

Project/Park	Planning Region	Project Description	Acquisition	Capital Development	Rehab
Old National Pike District Park	New Market	Phase 2		X	
Point of Rocks Regional Park	Adamstown	Phase 1		X	
Bikeways and Trails Program	Countywide	Ongoing		X	
Ballenger Creek Park Maintenance Area & Widrick House Rehabilitation	Frederick	Study Potential Uses of Area			X

APPENDIX A
Acquisition, Development and Rehabilitation Projects
Long-Range – 2027-2032

Project/Park	Planning Region	Project Description	Land Acquisition	Capital Development	Rehab
Kemptown Community Park	Urbana	Expansion	X		
Green Valley/Monrovia Area Community Park	Urbana	Land Acquisition and Phase 1	X	X	
New Market/Spring Ridge Community Park	New Market	Land acquisition and Phase 1	X	X	
Catoctin Creek Park	Brunswick	Phase 2		X	
Libertytown Community Park	Walkersville	Phase 4		X	
Bikeways and Trail Program	Countywide	Ongoing		X	
Othello Regional Park	Brunswick	Phase 2		X	
Buckeystown Community Park	Adamstown	Final Phase		X	
Emmitsburg/Thurmont Regional Park	Thurmont	Phase 1		X	
Ballenger Creek District Park	Frederick	Phase 6		X	
Old National Pike District Park	New Market	Phase 3		X	
Urbana District Park	Urbana	Phase 2		X	
Rose Hill Manor Visitor Center	Frederick	Construct a visitor center		X	

APPENDIX B
Frederick County Parkland Development Status - 2016

Park/Site	Acreage	Development Status
Ballenger Creek Trail	74.77	Partially Developed
Ballenger Crossing stream valley	13.49	Undeveloped, planned for future development
Ballenger Creek Park	133.80	Partially Developed
Buckeystown	18.45	Partially Developed
Carroll Creek stream valley land	27.00	Undeveloped, planned for future development
Catoctin Creek	138.14	Partially Developed
Creagerstown River Access	4.61	Partially Developed
Devilbiss Bridge Rd. River Access	1.21	Partially Developed
Dudrow stream valley land	27.00	Undeveloped, no current plans for development
Elmer Derr Rd. Parcel E	3.00	Undeveloped, no current plans for development
Fahrney Branch stream valley	34.61	Undeveloped, no current plans for development
Fountain Rock Park	22.52	Developed
Fountaindale	8.07	Undeveloped, no current plans for development
Green Hill Park	20.98	Partially developed
Kemptown	72.58	Partially Developed
Kingsbrook stream valley land	13.22	Undeveloped, no current plans for development
Libertytown	101.56	Partially Developed
Loys Station Covered Bridge	7.15	Partially Developed
Middletown	79.01	Partially Developed
Monocacy River stream valley	59.93	Undeveloped, no current plans for development
Old National Pike	156.20	Partially Developed
Othello Regional Park	214.13	Undeveloped, planned for future development
Overlook stream valley land	55.56	Undeveloped, no current plans for development
Pinecliff	94.68	Developed
Point of Rocks Commons	2.18	Undeveloped, planned for future development
Point of Rocks Clay St. Parcels	2.21	Undeveloped, no current plans for development
Point of Rocks Regional	199.59	Undeveloped, no current plans for development
Point of Rocks Community	17.22	Developed
Robin Meadows stream valley	25.68	Undeveloped, no current plans for development
Rocky Ridge River Access	21.6	Undeveloped, no current plans for development
Roddy Road Covered Bridge	16.88	Partially Developed
Rose Hill Manor	43.39	Partially Developed
Bridgeport River Access	7.23	Undeveloped, no current plans for development
Urbana CP	20.49	Partially Developed
Urbana DP	95.25	Partially Developed
Urbana II	18.51	Undeveloped, no current plans for development
Utica	248.80	Partially Developed
Total Parkland Acreage	**2100.7**	

APPENDIX B
Frederick County Parkland Development Status Summary - 2016

Development Status	Acres	Number of Sites/Properties
Developed Parks	134.42	3
Partially Developed Parks	1,233.27	17
Undeveloped, Planned Parks	256.80	4
Undeveloped, No Current Plans	476.21	13
Total Parkland Acreage	**2,100.07**	**37 Sites/Properties**

APPENDIX C
Parks and Facility Inventory

Federal and State Lands
County Parks
School Sites
Municipal Parks

Park Category Legend

NP – Neighborhood Park
CP – Community Park
RP – Regional Park
SP – Special Park
NR – Natural Resource Land

	Acreage
Federal Parks	
C&O Canal National Historic Park	1516
Catoctin Mountain Park	5771
Monocacy National Battlefield	1355
Total Federal Park Acres	**8642**
State Parks	
Cunningham Falls State Park	6077
Gambrill State Park	1191
Gathland State Park	23
Greenbriar State Park	45
South Mountain State Park	2413
South Mountain State Battlefield	539
Washington Monument State Park	62
Total State Park Acres	**10350**
State Wildlife/Natural Resource Lands	
Ridenour Swamp Wildlife Management Area	82
Urbana Lake Fish Management Area	60
Monocacy Natural Resource Management Area	2006
Islands of the Potomac Wildlife Management Area	223
Lewistown Workcenter Fish Management Area	24
Gravel Hill Swamp Wildlife Management Area	69
Brunswick Pond Fish Management Area	5
Frank Bentz Pond Fish Management Area	4
Total State Wildlife/Natural Resource Acres	**2473**
Total State Acres	**12,823**

	Acreage	Baseball Fields	Basketball Courts	Football Fields	Gymnasium / Auditorium	Multi-Purp. Fields	Outdoor Stadium	Paved Multi-Purpose Area	Soccer Field	Softball Fields	Swimming Pool, In	Swimming Pool, Out	Tennis Courts	Tot Lot / Play equipment	Track	Volleyball Courts
Public School Sites																
Ballenger Elementary School	5		6			1								3		
Ballenger Creek Middle School	13		1		Y	1			2	3			4			
Brunswick Elementary School	8		2			1		1		1				4		
Brunswick High School	24	1	5	3	Y	1	Y	1		5			5	1	Y	
Brunswick Middle School	15															
Carroll Manor Elementary School	5		1			1		1		4				2		
Catoctin High School	28	1	1	1	Y	5	Y			1			6		Y	
Centerville Elementary School	8		2					2		1				3		
Crestwood Middle School	12		3		Y					2			4		1	
Deer Crossing Elementary School	7		1		1	3				2				2		
Emmitsburg Elementary School	4	1	4			1				2			1	2		
Frederick High School	14	1	4	1	Y	1	Y			3	Y		6		Y	
Glade Elementary School	4		6			3		2						1		
Governor Thomas Johnson High School	20	1	3	1	Y	2	Y			2			6		Y	
Governor Thomas Johnson Middle School	13		3		Y	5				2			4			
Green Valley Elementary School	10		2			1		2		1				2		
Hillcrest Elementary School	7		4			1		2		2				2		
Kemptown Elementary School	13	2	3			1		1		3				2		
Lewistown Elementary School	6		1			1		2		3				2		
Liberty Elementary School	4		2			1		2		2				2		
Linganore High School	21	1	2	1	Y	1	Y			4			3		Y	
Middletown Elementary School	3							2		1				1		
Middletown High School	23	2	5	1	Y	4	Y	1		4	Y		5		Y	
Middletown Middle School	12			1		2				2			4			
Middletown Primary School	9					1		1						3		
Monocacy Elementary School	4		1			1		2		2				1		
Monocacy Middle School	10		4	1		6				1			4			
Myersville Elementary School	4		4			1		2		1				2		
New Market Elementary School	3		3							1				3		
New Market Middle School	10			1		1		1		1			4			
New Midway Elementary School	2		2			1		1		2				1		
North Frederick Elementary School	5	1	1		Y	1		1		2				2		
Oakdale Elementary School	5		2			2		1						2		
Oakdale Middle School	11			1	Y	4				1			3			
Oakdale High School	14	1		2	2		1			1			6		Y	
Orchard Grove Elementary School	5		2			2		3		2				2		

Parkway Elementary School	2		2		Y	1		1						1		
Rock Creek School	5		1			1		1								
Sabillasville Elementary School	5		2			1		1						2		
Lincoln Elementary School	4		2			1		1						2	Y	
Spring Ridge Elementary School	7		5		1	1		3		2				3		
Thurmont Elementary School	3		1			1				4				2		1
Thurmont Middle School	6		2			1										
Thurmont Primary School	5		1					1						3		
Tuscarora Elementary School	4		3			1		1		1				3		
Tuscarora High School	24	1		1	Y	3	Y			1			6		Y	
Twin Ridge Elementary School	6	1	4			5		1	1	1				2		
Urbana Elementary School	6	1	5			4		1		1				4		1
Urbana Middle School	8		2		Y	1							4			
Urbana High School	30	1	1	2	Y		Y			3			6		Y	
Valley Elementary School	11	1	3			1		1						3		
Walkersville Elementary School	5		2					2		1				3		
Walkersville High School	18	1		2	Y	2	Y		1	1	Y		5		Y	
Walkersville Middle School	14		2			5				3			3		Y	
Waverly Elementary School	6		1			1		1						4		
West Frederick Middle School	6	1			Y	1				1			4			
Whittier Elementary School	3		3		Y	1		1		1				3		
Windsor Knolls Middle School	28		3			3				3			4			
Wolfsville Elementary School	5		2			2		1						1		
Woodsboro Elementary School	1		2			1		1		1				1		
Yellow Springs Elementary School	5	1	6			1		2		2				3		

	Park Category	Acreage	Baseball Fields	Basketball Courts	Bicycle Trail	Boat Ramp	Fishing Area	Fitness Course	Football Fields	Golf Course	Golf Driving Range	Gymnasium / Auditorium	Path/Trail (Y/N)	Horseshoe Pit	Multi-Purp. Fields	Paved Multi-Purpose Area	Picnic Pavillions	Picnic Tables	Raquetball Court	Rec Center	Restrooms	Skating Rink	Soccer Field	Softball Fields	Swimming Pool, Out	Tennis Courts	Tot Lot / Play equipment	Volleyball Courts	Other
BRUNSWICK PARKS 10/2016																													
Brunswick Campground	CP	25		1		1	1						Y		1		1										1	1	
City Park	NP	8		1													1	1								2	1	1	
Brunswick Swimming Pool	CP	1.7																1							1				
Brunswick Heights - Wenner Park	NP	3.4																1						1			1		
Kim Weddle Park	NP	2.7		2				1																			1		
Brunswick Sports Complex	CP	59.4	2						1															1				1	skateboard park
Brunswick Green Area	NR	6.9																											
Galyn Manor Park	NP	2.7													1												1		
Little League Baseball Complex	CP	3.9	3																										
Orndorff City Park	NP	1		2											1												1		
Railroad Park	CP	1.25																											
Second Ave. Park	NP	1.1		1											1														
Square Corner Park	NP	0.25															2												
10th Ave. Open Space	NR	14.5																											
Veterans Memorial Park	NP	0.15																											
West End Park	NP	2															1	1									1		
BURKITTSVILLE PARKS																													
Burkittsville Park	NP	0.8		1												1		1									1		
EMMITSBURG PARKS 10/2016																													
Emmitsburg Community Center	RC	1										Y			1					1									
Emmitsburg Community Park	CP	59.14	2	1	1			1						Y	3			1	12			1		1	1	1	1		
Emmitsburg Memorial Park	NP	6.5	3														2	1			1			1			1		Meeting House
Emmitsburg Gardens Park	NP	4																						1			1		
Silo Hill Park	NP	7.8																1						1		1			Meeting House
FREDERICK PARKS 10/2016																													
Amber Meadows Park	NP	5		2													2	13			1			1		2	1		
Apple Avenue Park	NP	0.6																											
Babee Park	NP	0.3															1	3			1						1		
Baker Park	CP	56.8	2		Y			Y					Y		2		1	17		Y	2			2	1	11	2		
Bentztown Spring Park	NP	1.9																											
Cannon Bluff Park	NP	3.8																											
Carroll Creek Greenway	NR	16.7																											
Carroll Creek Park	CP	16.3																											
Carrollton Park	NP	3.3		1													1	6			1			1		2	1	1	
Catoctin Park	NP	0.9		0										1			2	5			1						1	1	
City Hall Park	NP	0.8																											Fountain
Clerestory Park	NP	6.6																											
Clover Ridge Park	CP	32.9																											
Cobblestone Park	NP	3.6		1																							1		
College Estates Park	NP	2		2													1	8			1						1		
Commons of Avalon Park	NP	2.6																											
David Lane Park	NP	2.3															1	1									1		Gazebo
Dog Park	NP	0.5																											
East Third Street Park	NP	0.5		0													1	6			1						1		
Emerald Farms Park	NP	4.9													1		1	6			1								
Fountain Park	NP	0.1																											
Frederick Municipal Golf Course	DP	183								1																			
Fredericktowne Village Park	CP	24		1													3	3									1		

MIDDLETOWN PARKS 10/2016																												
Cone Branch Trail	CP	1.2			Y																							
Elm Street Pocket Park	NP	0.003																										
Foxfield Linear Park	NP	13.1											Y															
Glenbrook Soccer Field	NP	2.3																				1						
Hollow Creek Park	NP	12.4																										
Jefferson Village Park	NP	2.3											Y													1		
Middletown Memorial Park	NP	5.5		1										1			3	Y			1			1		1		
North Pointe Park	NP	9.2					Y						Y															pond
North Pointe Tot-Lot	NP	0.6																								1		
Remsberg Park	CP	87.9	2						1				Y		3		1	Y								1		
Wiles Branch Park	CP	25.4		3			Y	Y					Y		1		3	Y			1					2		
MOUNT AIRY PARKS 10/2016																												
East West Park	NP	28.7	1	1																						1		
Prospect Park	NP	6.4		1		1					Y					1	1									1	1	
Village Gate Park - East	NP	17.7									Y														1	1		
Village Gate Park - West	NP	12.1													1													
Windy Ridge Park	CP	89.9																										
MYERSVILLE PARKS 10/2016																												
Ashley Hills Park	NP	18.9																										
Canada Hill Tot Lot	NP	1.1																								1		
Doubs Meadow	NP	26.4	2	1	1	1										1	1	13					3			1		
Grindstone Run Park	NP	1.9															1	5										
Harp Place Park	CP	4.7	1	2												1				1	2	3			3	1		Community Building
Poplar Street Park	NP	0.6																										
Saber Ridge Park	NP	1.7																										
Memorial Park	NP	0.2																										
NEW MARKET PARKS																												
New Market Park	NP	1.3		1																					1	1		
New Market Messanelle Memorial Park	NP	0.3																										
New Market Nature Park	CP	100																										
ROSEMONT PARKS																												
Lions Club Merryland Park	NP	6.5				1												1										Pond
THURMONT PARKS																												
East End Park	CP	14	8					1				12				1					2			4	2	1		
Carroll Street Park	NP	1.7																										
Eyler Road Park	CP	32	1					1								1	12						3			1	1	Mini-Bike Track, Ice Skating
Ice Plant Park	NP	1.5																								1		
Mechanicstown Square Park	NP	0.1																										3 Game Tables, Gazebo, Info Kiosk
Orchard Hills Park	NP	5.9																										
Pleasant Acres Park	NP	0.75																										
Thurmont Memorial Park	NP	1																										
Thurmont Community Park	CP	23		2		1	1			1		1	1			2	12	2			2			1	2	3		Shuffleboard
Woodland Park	NP	2																										
WALKERSVILLE PARKS																												
Gilmore Trout Memorial Park	NP	2								1			1													1		
Walkersville Park	CP	58		1			1					6	1		3	6				1					2	1		Fitness Trail
Heritage Farm Park	RP	148	1						1	1			1							2		1	5			1		Equestrian Trail, Community Garden
Creamery Park	NP	2		1									1		1											1		
WOODSBORO PARKS																												
Copperoaks Park	NP	18.9								1																		
Woodsboro Community Park	CP	87.3	2	2		1				1			1		4	1				1	1	2	1		2	1	1	Ice Skating
Woodsboro Memorial Park	NP	0.2																										
Municipal Park Total Acreage		**1987**																										

COUNTY PARKS - June 13, 2016

Site Name	Park Category	Acreage	Baseball Fields	Basketball Courts	Benches	Bleachers	Boat Ramp	Campsite, Tent	Concession Stand	Fishing Area	Fitness Course	Football Fields	Golf Course	Golf Driving Range	Grills	Gymnasium/Auditorium	Horseshoe Pit	Multi-Purpose Fields	Nature Center	Outdoor Stadium	Outdoor Theater	Paved Multi-Purp. Area	Picnic Pavillions	Picnic Tables	Raquetball Court	Recreation Center	Restrooms	Skating Rink	Soccer Field	Softball Fields	Swimming Pool, Indoor	Swimming Pool, Outdoor	Tennis Courts	Tot Lot/Play Equipment	Trail & Walking Paths	Vollyball Courts	Water Fountains/Hose Bibs	Other
Ballenger Creek Park	RP	133.8			46	19						1			3		2	5					4	48			14		5	5				4	Y	2	10	Historic House; Community Building; Maintenance Building; Nature Trail, Synthetic Turf Field
Ballenger Creek Trail	SP	65.9																																	Y			Two of Seven Sections Completed
Ballenger Crossing stream valley	NR	13.5																																				
Buckeystown Park	CP	18.5								1					7		2						2	11										1	Y	1		Monocacy River Access
Carroll Creek stream valley land	NR	27																																				
Catoctin Creek Park & Nature Center	SP	138.1			9			2		1					2				1				2	43			3							1	Y		2	Nature Center; Nature Trails, Stream Access; Sensory Trail
Creagerstown Park	SP	4.6					1			1					4									4										1				Monocacy River Access
Devilbiss Bridge River Access	SP	1.2								1																												Monocacy River Access
Dudrow stream valley land	SP	27																																				Undeveloped
Elmer Derr Rd. - parcel E	SP	3																																				
land	NR	34.6																																				
Fountain Rock Park & Nature Center	SP	22.5				12				1					1				1				1	21		1	2							1	Y		1	Administration Building, Nature Center, Community Building, Fire Pit, Quarry, Boardwalk, Lime Kiln
Fountaindale Park	NP	8.1																2																				
Green Hill Park	CP	21		1	2										1			8						3			2		8					1	Y			
Kemptown Park	CP	72.6	2		7	2									12		3				1		4	69			8		4				2	5	Y	2	6	Water System Building, Comfort Station
Kingsbrook stream valley land	NR	13.2																																				
Libertytown Park	CP	101.6	2	1	16	5			1						8		1	1					1	15			2						3	1	Y	1	7	Concession Stand\Comfort Station Building; Batting Cage
Loys Station Park	SP	7.1			4					1					7		1						1	12			2							1	Y			Historic Covered Bridge, Owens Creek Access
Middletown Park	CP	79	2	1	13	10			1	1		1	1		18		3	3			1		3	64			5		3	2				2	Y	3	8	Maintenance Building, Batting Cage, Comfort Station; Batting Cage; Bocce Ball Court
land	NR	59.9																																				Undeveloped
Old National Pike District Park	RP	156.2	1		2	6									20		3	4					3	52			12							2	Y	1	4	Maintenance Building;
Othello Regional Park	RP	214.1																																				Farm House; Barn; Undeveloped
Overlook stream valley land	SP	55.6																																				Undeveloped
Pinecliff Park	RP	94.7	5	~~1~~	24	10	1			1					12		6				1		7	58		1	10	1						3	Y	5	16	Maintenance Building, Fire Pit, Community Building; Sled Run
Commons	SP	2.2																																				Undeveloped
Point of Rocks Community Park	CP	17.2		1	5										2		1							3					1				2	1	Y			
Point of Rocks Regional Park	RP	199.6																																				Barn;
Point of Rocks misc. parcels	NR	2.2																																				
Robin Meadows Park	NR	25.7																																				
Rocky Ridge River Access	SP	21.6					~~1~~			1																												Monocacy River Access
Roddy Road Park	SP	16.9								1													1	6											Y			Historic Covered Bridge; Owens Creek Access
Rose Hill Manor Park & Museum	SP	43.4			20	2			2						1									21			2								Y		1	Historic site, Children's Museum; Manor House, Ice House, Store/Office Building, Farm & Family Building; Carriage Display Building, Comfort Station, Blacksmith Shop; Maintenance Building; Interpretive Barn; Walk-In Tours
Bridgeport River Access	SP	7.2																																				Undeveloped
Urbana Park II	SP	18.5																																				Undeveloped
Urbana Community Park	CP	20.5	3	1	5	5									7		2	2					1	11					2				3	1		1		
Urbana District Park	RP	95.3	3		12	7									14		4	2					4	86			9		2					3	Y	3	9	Maintenance Building, Comfort Station
Utica Regional Park	RP	248.8	3		14	8									6		1	2					1	31			13							1	Y	3	10	Farmstead; Maintenance Building