



FREDERICK COUNTY GOVERNMENT
PLANNING COMMISSION

Jessica Fitzwater
County Executive

Tim Davis, Chair

July 28, 2025

VIA ELECTRONIC MAIL

Susan Llareus
Planner Supervisor/Regional Planner for Maryland Capital Region
Maryland Department of Planning
120 E. Baltimore Street
Baltimore, MD 21202

Re: Livable Frederick Master Plan Amendment & Associated Zoning Map Amendment

Dear Ms. Llareus,

The Frederick County Planning Commission is hereby submitting a draft amendment to the *Livable Frederick Master Plan*, and an associated zoning map amendment, for 60-day review. We request review by Maryland Department of Planning (MDP), Maryland Department of the Environment, Maryland Energy Administration, and the Maryland Office of People's Council, as well as any other departments or agencies that MDP is inclined to include in the review.

The *Livable Frederick Master Plan* (the Plan) was adopted in September 2019. On Page 43, the Plan describes the area of the decommissioned "Eastalco" site. Alcoa manufactured aluminum on the site from 1969 until 2005. Closure of the facility in 2010 was followed by demolition of the structures on the property. The Plan states, "This area is currently the largest concentration of undeveloped land in the county zoned for general and/or light industrial development and presents a unique opportunity for future development."

This is no longer accurate. In 2021, the 2,122-acre Eastalco property was purchased by Quantum Maryland, LLC. Since then, a 1,311-acre area of the property has received preliminary subdivision plan approval and numerous site plans have been approved for the development of a data center campus. Development of data centers in accordance with these site plans is underway.

Seeking to prevent data center sprawl, best utilize existing and planned infrastructure, and ensure that industrial land elsewhere in the County is available for target industries such as life sciences, County Executive Fitzwater and the County Council announced in May of 2025 that data centers will be limited to the Eastalco area. This will be accomplished via the creation of a Critical Digital Infrastructure Overlay Zone (CDI-OZ).

The Frederick County Planning Commission held a public hearing on July 9, 2025, on Council Bill 25-09, a zoning text amendment to enable the creation of the CDI-OZ. The Planning Commission held workshops on July 16 and 23 to consider the subject amendment to the *Livable Frederick Master Plan*, which expands the Eastalco Community Growth Area, changes land use



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designations, changes water/sewer classifications, and changes the Priority Preservation Area and Rural Legacy Area maps. Please note that we are aware that changes to the Rural Legacy Area map require State approval. An amendment to the zoning map to delineate the CDI-OZ was also considered.

Please note that the Planning Commission has discussed and may ultimately recommend to the County Council a more limited area for the CDI-OZ. Alternatives discussed include:

1. Only the current 2,219-acre Eastalco Community Growth Area
2. Only the 2,122-acre Quantum Maryland, LLC property
3. Only the 1,311-acre area that has received preliminary plan approval

Scenario 1 would not require changes to the Eastalco Community Growth Area boundary, land use designations, water/sewer classifications, or the Priority Preservation Area map.

Additionally, the owners of the Stup (3750 Howard Stup Road) and Geisinger (3710 Cap Stine) properties have requested inclusion in the CDI-OZ. These properties are 138 acres and 211 acres in size. The Geisinger property is encumbered with a MALPF easement. The property owner has been advised that only the MALPF Board has the authority to terminate the easement.

Comments from the State agencies and departments are welcome on the aforementioned scenarios and properties, in addition to comments on the amendment to the *Livable Frederick Master Plan* and the zoning map amendment submitted herewith. The Frederick County Planning Commission looks forward to receiving comments from the State and hearing from the public before deciding upon a recommendation to the Frederick County Council.

Sincerely,

Tim Davis
Chair, Frederick County Planning Commission

cc: Chuck Boyd, Assistant Secretary, Maryland Department of Planning
Kimberly Gaines, Director, Livable Frederick Planning & Design Office