



2023-2025  
Planning Work  
Program

# agenda

Assessment Analysis Agenda  
Livable Frederick Planning Report and Implementation Program  
**Part 4 of 4**

Livable Frederick Planning and Design Office  
Division of Planning and Permitting  
Frederick County, Maryland



## Planning Work Program

The Livable Frederick Work Program (Program) describes a framework of potential planning efforts in the county, sets priorities among those efforts, establishes a work-plan and schedule for the completion of those priorities, and measures progress toward achieving the outcomes described in the Livable Frederick Master Plan (LFMP). A description of the process for updating the Livable Frederick Comprehensive Plan is provided in detail in the “Putting the Plan to Work” section of the LFMP.

Several important underlying objectives of the Program include: fostering transparency and participation in the process of determining priorities; supporting greater agreement about those priorities amongst community leaders; and working to create a stable planning context that is resistant to capricious shifts in priority. Reaching consensus on which planning tasks and activities to prioritize will enhance Frederick County’s ability to adequately plan for necessary growth-related infrastructure improvements, and is equally critical in setting realistic expectations - and maintaining certainty - for the private investment community which must make decisions that manage risk while ultimately leading to the creation of the kinds of livable places imagined in the LFMP.

The process for the review and approval of the Program includes:

- Initial development of a Draft Program in partnership between Planning Staff and the County Executive’s Office;
- Further development and review with the Frederick County Planning Commission;
- A Recommendation from the Frederick County Council; and,
- Final Approval by the County Executive

The Program will be reviewed and updated annually, prior to the start of the annual budgeting process.

This section includes:

- Summary Listing of Current and Proposed Work Programs;
- LFMP’s Planning Catalogue (Updated 2022)
- Current Work Program: Project Description and Status
- Proposed Work Program: Project Description and Timeline

# Current Work Program: 2019-2022

## Agricultural Infrastructure Plan

Status: Not Yet Initiated

## Water Resources Element Update

Status: Initiated in 2022

## South Frederick Corridors Plan

Status: In Progress (with Planning Commission)

## Sugarloaf Treasured Landscape Management Plan

Status: Completed 2022 (Resolution of Overlay District remains with County Council)

## Land Preservation, Parks and Recreation Plan

Status: Completed 2022

## MWCOG Cooperative Forecast 9.2

Status: Completed 2020

# Proposed Work Program: 2023-2025

## Agricultural Infrastructure Plan

Functional Plan 2023-2024

## Water Resources Element Update

Cyclical Plan 2022-2023

## Urbana/I-270 'Corridor Futures Plan'

Elective Plan 2023-2024

## Eastalco Community Plan

Elective Plan Schedule TBD

## Land Use Management Plan

Cyclical Plan 2024

# Planning Area Catalogue

This section contains a catalogue of potential planning projects as informed by the Comprehensive Plan Map and the LFMP, or as deemed necessary due to legislative requirements or local priorities. Each potential plan is categorized by general theme or purpose, geographic scope, update frequency, and required process.

The plans described below address growth, development, design, infrastructure operations and capacity, preservation, conservation, and responsiveness to pressing issues or dynamic factors. Others are important informational and analytical reports that represent corollary aspects of the Livable Frederick Master Plan, to be developed with its implementation in mind.

Some of the plans may encompass geographies that align specifically with Community Growth Areas (CGA's) as delineated on the Comprehensive Plan Map. Others may be subsets of these CGA's and the important connections, or places, between them. Still others may be related to the Planning Sectors identified in the LFMP.

The plans have varying update schedules and mandates for their creation. Plans that function as Livable Frederick Comprehensive Plan updates involve specific geographic areas that will likely result in changes to the Comprehensive Plan Map and zoning maps through a comprehensive rezoning process. Changes to the Zoning Ordinance text will be considered as well, if such changes support the findings and goals of a plan update. Other plans are integral to the implementation of the Livable Frederick Master Plan, such as the Green Infrastructure and Agricultural Infrastructure Plans, but may not lead to Comprehensive Plan Map updates and comprehensive rezoning, although this would be determined as these documents are developed.

Four classification groups and their nested categories are described below. Specific planning efforts can be chosen from the catalogue, or as otherwise determined, and can be scheduled through a workplan that accounts for community priorities. This catalogue may be modified through future Program updates.

## **Plan Theme: The main purpose or outcome that is emphasized.**

**Communities and Corridors:** Plans where growth, development, and detailed physical planning are priorities.

**Treasured Landscapes:** Plans where preservation, conservation, and natural resource planning are priorities.

**Function and Operations:** Plans where operations, capacity, and infrastructure planning are priorities.

**Opportunities and Issues:** Plans where responsiveness to pressing issues and dynamic factors are priorities.

## **Geographic Scope: The physical extent of influence that a plan will have.**

**Small Area:** Plans that are geographically limited to neighborhood or community scales areas that are and that require detailed planning approaches.

**Large Area:** Plans that are geographically limited to areas that are smaller than the entire county but larger than existing communities and that may require specialized planning approaches.

**Countywide:** Plans that are not delimited by a specific boundary and may address topics that could apply in locations throughout the County.

## **Update Frequency: How often a plan must be or should be updated or revised.**

**Obligatory Cyclical:** Plans that are legislatively required to be updated on a regular schedule, either as a matter of supporting currency, effectiveness, and responsiveness of planning, or to ensure eligibility to receive funding.

**Discretionary Cyclical:** Plans that constitute elements or "children" of obligatory cyclical plans, but that can be updated as needed, thereby effectively functioning as an update of the "parent" obligatory cyclical plan.

**Concurrent:** County plans that are triggered by the update of a municipal comprehensive plan in order to ensure coordination and collaboration.

**Elective:** Plans that do not have mandates or compulsory update circumstances whose update frequency is based primarily on an assessment of need.

**Process Type: The process required to complete a plan.**

**Comprehensive\*:** Plans requiring the state mandated comprehensive plan adoption process through the Frederick County Planning Commission and County Council.

**Functional:** Plans that do not require a comprehensive plan adoption process, but do involve review and approval of public bodies.

**Technical:** Plans or reports that do not require review and approval of public bodies and that generally involve technical and professional collaboration.

## The Livable Frederick Comprehensive Plan\*

The Frederick County Livable Frederick Comprehensive Plan is not composed of any single document. Rather it is a compilation of separate documents that share a common process. Namely, any document in this catalogue that is categorized with the “comprehensive” process type is an element of the Comprehensive Plan. These documents also generally serve to update the Comprehensive Plan Map. Additionally, a central vision, a general framework for development, and a framework for actions and policies, are contained in a document referred to as the Livable Frederick Master Plan.

### Livable Frederick Master Plan

The Livable Frederick Master Plan is a core policy document for comprehensive planning in Frederick County. It is a vision-based, policy-focused document that uses a data-driven, scenario planning process to objectively analyze and evaluate the impacts of different choices about how we plan for our future. At its core is a re-assessment and re-definition of the general growth strategy in Frederick County.

## Communities and Corridors Plans

**Adamstown Corridor:** The Adamstown Corridor is connected and supported by several significant infrastructure features including the CSX/MARC Rail Corridor, Buckeystown Pike (MD85), Ballenger Creek Pike (MD 351), Urbana Pike (MD 355 through the South Frederick Triangle Planning Area), New Design Road, the New Design Water Supply Line and Treatment Plant, and the Ballenger-McKinney Wastewater Treatment Plant.

**Urbana Corridor:** The Urbana Corridor is connected and supported by several significant infrastructure features including Interstate 270, MD 355, and MD 80. Recent water and sewer infrastructure improvements have also been completed.

**New Market Corridor:** The New Market Corridor is connected and supported by several significant infrastructure features including Interstate 70, US40, and MD144. A CSX rail line in active use for freight transportation parallel's this corridor along Bush Creek.

**Jefferson Corridor:** The Jefferson Corridor is connected and supported by several significant highway infrastructure features including US340, US15, and MD180. Water and sewer infrastructure availability is more constrained in this portion of the county than in other areas.

**Municipal Planning Areas:** Municipal planning areas are Planning Areas established in the perimeter lands adjoining self-governing cities and towns. Frederick County's municipalities exercise their own planning and zoning authority, and create their own comprehensive plans as needed. In order to ensure collaboration and coordination between Frederick County and its municipalities, updates to the county comprehensive plan for planning areas surrounding municipalities are intended to occur concurrently with each municipal update. Listed below is each incorporated municipality in the county as well as the date of its last comprehensive plan update.

## South Frederick Corridors

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

### South Frederick Triangle

This area encompasses a portion of the Planning Area along the junction of MD85 and MD355 on the east side of I-270, south of I-70, to the south of the City of Frederick. Two state roads, MD 85 and MD 355, cross the area in a north south orientation. This is a predominantly commercial and industrial location that includes the county's only regional mall, corporate offices, industrial uses (including a limestone quarry and contractor supply houses), and a MARC commuter rail station.

### Ballenger Creek East

This area encompasses the eastern portion of the Ballenger Creek Planning Area, predominantly to the east of New Design Road. It is composed of retail, office, and industrial uses. The CSX/MARC rail line passes along the southeast boundary.

## Eastalco/QL

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

This area is currently the largest concentration of industrially designated and zoned land in the county. It includes the decommissioned (2005) Alcoa/Eastalco Aluminum Facility, the Mullinix Agro Industrial Park, and the Stanford Industrial Park. These industrial parks are only partially built-out. The area is notable for its access to both freight and passenger rail lines.

A large portion of this planning area is being staged to become a data center campus, driven by Quantum Loophole ('QL'), the purchaser of the former Eastalco holdings and the parent company of the developer, Quantum Frederick.

The Eastalco/QL Planning Area retains significant potential to accommodate growth in Frederick County in a sustainable and efficient form that supports overall conservation of rural land and minimizes public infrastructure investment.

## Adamstown

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Adamstown Planning Area, situated along Mountville and Adamstown Roads and the CSX rail line, is primarily a residential community with low density housing as the dominant land use. Adamstown has a 19th century historic core along Mountville Road surrounded by a mix of 1980's era suburban residential development and more recent neo-traditional suburban development.

## Buckeystown

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Buckeystown Planning Area is located along MD 85 near the Monocacy River, at the crossroads of Manor Woods Road and Michaels Mill Road. The community is listed on the National Register of Historic Places and contains a post office, small shops and businesses, churches, a conference center, and inns. An early industrial town, its kilns, mill, and quarries are still present. Residences along MD 85 are noted for their well-preserved late 19th century architectural features.

## Point of Rocks

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

This area is located along the Potomac River at the junction of MD 28 and US 15 at the southern tip of the county. The community contains a small commercial and industrial center, including small-scale retail uses as well as larger manufacturing facilities. The majority of the land area in this community is composed of several major residential subdivisions. The community has access to the CSX/MARC Rail Line, with an existing MARC commuter rail station providing connectivity to the greater Washington D.C. region.



## I-270 TOD's

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

Three possible locations have been generally, but not specifically identified. They include locations in the general vicinity of the MD80/I-270 interchange, to the north along I-270, and to the south near Hyattstown. They are called-out as placeholders for future transit-oriented development associated with potential future mass transit service along Interstate-270.

## Urbana

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Urbana Planning Area is composed primarily of the Villages of Urbana/Urbana Highlands PUD and the older existing Urbana community centered along Urbana Pike (formerly MD 355). First designated as a growth area in 1972, the Urbana community is located halfway between the City of Frederick and the Montgomery County line making it a convenient location for both residential and employment development in Frederick County.

## Spring Ridge/Bartonsville

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

This Planning Area includes US40 from Frederick City to Meadow Road and is composed of two parts: an older community to the south of Old National Pike (US40) referred to as Bartonsville; and a newer suburban subdivision named Spring Ridge. Bartonsville is characterized by low density single-family development served by wells and septic systems. Older commercial uses exist along US 40. Spring Ridge is a Planned Unit Development composed primarily of medium- to low-density single family dwellings with a core of employment and commercial uses.

## Linganore and Holly Hills

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Linganore Planning Area is the fourth largest in Frederick County and is centered on Lake Linganore, which was created in the early 1970's as a recreational amenity for what was originally planned in the 1960's as a retreat community, largely for second-home buyers. The Linganore Planned Unit Development (PUD), after several revisions and iterations, has since become a full-time residential community. The PUD contains various "villages" and a Town Center planned for a variety of residential densities, and commercial areas.

The Holly Hills Planning Area is centered on an 18-hole golf course and country club, and is comprised of several residential subdivisions. The entire area is designated Low Density Residential and zoned R-1 Residential with the exception of the golf course, which is zoned Agricultural. The majority of the community is on public water and sewer, with a few scattered well and septic areas.

## Ballenger Creek North

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

This area encompasses a portion of the Ballenger Creek Planning Area. It is composed of the Jefferson Technology Park MXD and the Jefferson Park West MXD, which contain residential, office, and retail uses, as well as older commercial and residential uses along the north side of MD180. This area was previously studied for the development of an advanced research technology park.

## Feagville/Mt. Zion Road

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*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

This area contains residential and commercial uses. Feagville is a small linear village along Feageville Lane established about 1885. At the northwest corner of Mount Zion Road and MD 180 is a well and septic subdivision built in the late 1970's and early 1980's named Hillside Estates. Various commercial uses are located at the intersection of Mount Zion Rd. and MD180. Feagville/Mt. Zion Road is not an area currently designated for growth in Frederick County.

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## Jefferson

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The unincorporated community of Jefferson is an example of a linear turnpike town that developed in Frederick County beginning in the second half of the 18th century and continuing into the early 20th century. The 1774 plan of rectangular lots on both sides of Jefferson Pike is still strongly evident. Newer suburban development surrounds this historic development pattern. Jefferson, as an excellent example of a 'pike town', also has architectural significance for the variety of building materials and styles spanning the period of the late 1800's through the 1950's.

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## Ballenger Creek

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Ballenger Creek Planning Area is an unincorporated concentration of suburban development located to the south of Frederick City. It is the second largest planning area in the county in terms of total acreage, and is roughly one quarter the size of the Frederick City Planning Area, the largest planning area in the county. Ballenger Creek contains a wide variety of land uses including residential, commercial, and industrial. Included is a significant amount of developed automobile-oriented infrastructure, a major county park and trail corridor along Ballenger Creek, and rail access to the CSX/MARC Rail Line at the eastern end of the area.

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## Fountaindale

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

The Fountaindale Planning Area is centered on a 1970's residential subdivision situated between Braddock Heights and the Town of Middletown, just past the western slope of Catocin Mountain. Fountaindale includes a small commercial area around the intersection of US 40A and Hollow Rd.

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## Libertytown

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Discretionary Cyclical*

Libertytown is a small, unincorporated community located along MD 26 at MD 75 in the eastern part of the county. The community is characterized by a mix of residential and commercial uses along MD 26 occupying predominantly late 19th century and early 20th century buildings. Since the 1990's there have been several new residential developments constructed, including Liberty East, Liberty Village, and the Liberty Condominiums.

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## City of Brunswick

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Concurrent*

The Brunswick Planning Area is the sixth largest planning area in Frederick County. The downtown area is designated a Main Street community with a growing mix of businesses and residential uses. With a combination of steeply sloping topography, direct adjacency to the Potomac River, active rail operations, and historic building stock, the City of Brunswick possesses a physical character and atmosphere that is decidedly unique in Frederick County. The Brunswick Master Plan was last adopted in 2010.

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## Town of Mount Airy

*Process: Comprehensive*

*Geographic Scope: Small Area*

*Update Frequency: Concurrent*

The Mount Airy Planning Area is located on the far eastern edge of the Region and centered on the Town of Mount Airy, which straddles both Frederick and Carroll Counties. Mount Airy has an historic district straddling Main Street and is listed on the National Register of Historic Places. More than half of the Town's total population resides in the portion of the community located in Carroll County. The Mount Airy Comprehensive Plan was last adopted in 2013.

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## Town of Myersville

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Myersville Planning Area is located between two major transportation corridors, I-70 and US 40 in the western portion of the county. Catoctin Creek defines the eastern boundary of the planning area. The Myersville Comprehensive Plan was last adopted in July of 2016.

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## Town of Emmitsburg

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Town of Emmitsburg supports a downtown business district with a mix of residential uses along its historic Main Street (MD 140). It is home to several institutions including Mount St. Mary's University, the National Emergency Training Center, and the Daughters of Charity/National Shrine of St. Elizabeth Ann Seton. The Emmitsburg Comprehensive Plan was last adopted in November of 2016.

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## Town of New Market

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The historic Town of New Market is the focal point of the New Market Planning Area. The Town's historic district is listed on the National Register of Historic Places. The New Market Planning Area contains a combination of residential uses as well as a large concentration of employment-designated land. The New Market Comprehensive Plan was last adopted in June of 2017.

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## City of Frederick

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The City of Frederick is the economic, cultural, and administrative center of the county. Founded in 1747 and located at the crossroads of several important regional connections, it has a long and robust history as the County Seat. Today, Frederick City is notable for its well-preserved downtown and vibrant economic activity. The Frederick City Comprehensive Plan was recently updated in April 2021.

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## Town of Thurmont

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Town of Thurmont has a mixed-use downtown area with small businesses and residential uses. The primary commercial areas are focused along North Church Street and in the southern part of Town along Frederick Road. The second largest municipality in Frederick County, Thurmont is home to several major employers. The town supports a full complement of school facilities (K-12), has its own municipal police force, and operates its own municipal electric company. The Thurmont Master Plan was recently updated in April 2022.

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## Town of Burkittsville

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Town of Burkittsville is not designated as a Planning Area on the Frederick County Comprehensive Plan Map. However, as a municipality, a concurrent county plan update process may be required as the town plan is updated. The Burkittsville Master Plan was last adopted in 2015.

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## Town of Middletown

*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Middletown Planning Area is centered on the Town of Middletown and is located in the western portion of Frederick County. It is bisected by the Historic Old National Road, (US 40A). Middletown also has two Historic Districts due to its relevance to the history of west-central Maryland along an important transportation route. The Middletown Comprehensive Plan was last adopted in March of 2010.

## Town of Woodsboro

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*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Town of Woodsboro is centered along its Main Street predominantly composed of 19th century buildings and a mix of residential and commercial uses. There are two quarry operations that immediately adjoin the municipal limits. To the north of Woodsboro is the Barrick/LeGore quarry currently owned by Laurel Sand and Gravel that has been in operation since the late 1800's. To the southeast of Town is the Lehigh quarry. The Woodsboro Comprehensive Plan was last adopted in April of 2008.

## Town of Walkersville

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*Process: Comprehensive*  
*Geographic Scope: Small Area*  
*Update Frequency: Concurrent*

The Walkersville Planning Area is the third largest in Frederick County. The community is supported by elementary, middle, and high schools, and a branch library. There is a substantial amount of agricultural-zoned and -designated land within the current town limits - an unusual condition shared by no other municipality in the county. The Walkersville Comprehensive Plan was last adopted in August of 2011.

## Treasured Landscapes

### Catoctin Mountain

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*Process: Comprehensive*  
*Geographic Scope: Large Area*  
*Update Frequency: Discretionary Cyclical*

The landscape feature known as Catoctin Mountain forms a vertical spine which stretches from Point of Rocks to Emmitsburg and Sabillasville and visually defines the edge of the rich agricultural lands which cover much of the eastern portions of the County. The challenge faced by Frederick County in the coming years will be to find ways that these treasured landscapes, viewsheds, and historical locales can be protected with the least amount of negative impact upon the activities that we all want and need to continue in along this corridor. A primary tool for much of the initial study will be the Visual Resources Analysis – a series of tools and techniques for quantifying and qualifying the relative value of natural and man-made resources in the Catoctin Mountain District. The planning work, due to the immense geographical scope of the area, might best be completed in phases over the course of a few years, ensuring that landowners, residents, and business owners are able to fully participate in a process that will have lasting effects on the visual quality of the corridor.

### Middletown Valley/Catoctin Creek

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*Process: Comprehensive*  
*Geographic Scope: Large Area*  
*Update Frequency: Discretionary Cyclical*

An area defined on its west by South Mountain, on its east by Catoctin Mountain, on its south by the Potomac River, and which generally follows the Catoctin Creek Watershed, is known as the Middletown Valley. The communities of Wolfsville, Middletown, Myersville, Burkittsville, and Jefferson, among others, lie within the scenic and environmentally rich Middletown Valley making it a valuable and attractive location for wildlife habitat, as well as those seeking recreational activities in the County. The Appalachian Trail, which runs along the western edge of the Valley, and the C&O Canal Park which forms the southern boundary of the area, both serve to bring visitors to the County. Given the cultural, natural, historical, and recreational resources of the Middletown Valley, a Treasured Landscape Management Plan should be undertaken to determine the best strategies for maintaining the visual beauty, environmental quality, and heritage value of this area for future generations of Frederick County residents.

## Sugarloaf Mountain

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*Process: Comprehensive*

*Geographic Scope: Large Area*

*Update Frequency: Discretionary Cyclical*

The area surrounding, and including, Sugarloaf Mountain – located along Frederick County’s southern edge in the largely undeveloped wedge of land between the Interstate 270 corridor and the CSX Rail line (Frederick spur) – continues to maintain its locally iconic status. This valued rural preserve, punctuated by the visual prominence of the mountain’s dual peaks, and grounded by the beauty and history in the surrounding fields and forests, is recognized as a special place even in a county that is home to many special places. The Sugarloaf Treasured Landscape Management Plan, approved in 2022, is the first area planning effort completed under the LFMP banner.

## Function and Operations

### Agricultural Infrastructure Plan

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*Process: Comprehensive or Functional*

*Geographic Scope: Countywide*

*Update Frequency: Discretionary Cyclical*

This plan is newly proposed in the LFMP. It will include a consideration of the collection of resources, activities, systems, and knowledge necessary to nurture a healthy agricultural economy, and will be updated as necessary to respond to changing market demands or evolving technologies. . Updates to the Comprehensive Plan Map and Zoning Map may occur as a part of this plan if necessary. The main components of this plan can include the following topics: farmland preservation, rural reserve, priority preservation, agricultural hubs, transportation, growth, economy, and preservation corridors.

### Multi-Modal Accessibility Plan

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*Process: Comprehensive or Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

This plan is newly proposed in the LFMP. A future Multi-Modal Accessibility Plan will provide a bridge between physical place characteristics, land use patterns, and transportation modes through the integration of corollary plans such as the Bikeways and Trails Plan and the Master Transportation Plan. A primary aspect of this document will involve the interaction between land use patterns and transportation modes. Updates to the Comprehensive Plan Map and Zoning Map may occur as a part of this plan if necessary.

### Green Infrastructure Plan

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*Process: Comprehensive or Functional*

*Geographic Scope: Countywide*

*Update Frequency: Discretionary Cyclical*

This plan is newly proposed in the LFMP, but there is significant precedent for this kind of document in other jurisdictions. It will include a consideration of the collection of resources, activities, systems, and knowledge necessary to nurture a healthy green infrastructure, and will be updated as necessary to respond to changing development patterns or technologies. Updates to the Comprehensive Plan Map and Zoning Map may occur as a part of this plan if necessary. The main components of this plan include the following topics: the creation and maintenance of green infrastructure networks; the identification, protection, and enrichment of sensitive areas and natural resources; and planning for long-term community sustainability including issues related to energy, climate change, and the environment.

## Master Transportation Plan

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*Process: Comprehensive or Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

The Master Transportation Plan (MTP) was last adopted in December of 2001. Currently, it serves to provide a focus on transportation issues through a discussion of funding sources and processes, a compilation of goals from other plans, identification of action items, and a list of long-term and short-term projects identified in other plans. There is significant potential in employing the Master Transportation Plan as a vehicle for the application of countywide transportation modeling efforts.

## Bikeways and Trails Plan

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

An updated Bikeways and Trails Plan was approved by the Frederick County Council in July of 2018. This plan proposes updates to networks, links, and corridors identified in previous plans, and includes a new element related to “Complete Streets,” that addresses how streets can better accommodate all users including pedestrians, cyclists, and motor vehicles.

## Historic Preservation Plan

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

The Historic Preservation Plan is a statement of historic preservation goals, objectives, and strategies as well as a catalogue and description of existing historic and cultural resources in Frederick County. There is no mandated schedule for updating this document, but a target frequency of decennial updates would allow for the inclusion of new programs, new recognized resources, and revised policies and strategies for optimizing Frederick County’s historic and cultural preservation goals.

## Affordable Housing Plan

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

An Affordable Housing Needs Assessment for Frederick County was completed in November of 2016. This document, and its approach to the topic of housing challenges, can be integrated into a future Affordable Housing Plan for Frederick County.

## Community Health Plan

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

The Frederick County Health Department, in partnership with the Frederick Memorial Hospital, produces a regularly updated Community Health Assessment. This document and approach, as well as approaches that focus on the connections between the physical environment and health, can be integrated into a potential future Community Health Plan for Frederick County.

## Land Use Maintenance Plan

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*Process: Comprehensive*

*Geographic Scope: Countywide*

*Update Frequency: Discretionary Cyclical*

This functional plan update provides the ability to adopt comprehensive plan amendments that are not directly related to other, targeted comprehensive planning efforts. This plan is newly proposed in the LFMP to serve as a mechanism to evaluate land use needs throughout Frederick County that are situated outside of Planning Areas, and that are disengaged from specified large area plans or other functional plans. This plan should be updated – on a regular and pre-determined schedule - every 5 to 10 years.

## Water and Sewerage Master Plan

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Obligatory Cyclical*

The Frederick County Water and Sewerage Plan was last adopted in July of 2016. The Maryland Department of the Environment requires that the plan be reviewed and updated if required every three years. The next update for this plan will be adopted in 2019.

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## Land Preservation, Parks, and Recreation Plan

*Process: Functional*  
*Geographic Scope: Countywide*  
*Update Frequency: Obligatory Cyclical*

The Frederick County Land Preservation, Parks, and Recreation Plan was last adopted in June of 2017. Under the requirements of Maryland's Program Open Space (POS) and the Federal Land & Water Conservation Fund Act of 1965, Frederick County must prepare and maintain an Outdoor Recreation and Open Space Plan. Frederick County's use of POS funding requires this plan to be updated every five years. The latest update to this document was approved in June of 2022.

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## Pupil Yield Study

*Process: Technical*  
*Geographic Scope: Countywide*  
*Update Frequency: Elective*

This report derives pupil yield factors linked to specific building types. It is based on student-supplied data regarding the type of housing in which they reside, as well as housing unit inventory data. It is used to determine the impact of new development on Frederick County schools. It is updated regularly.

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## School Capacity Needs Analysis

*Process: Technical*  
*Geographic Scope: Countywide*  
*Update Frequency: Elective*

A School Capacity Needs Analysis of the Approved Residential Pipeline report was produced in 2017. This provides an assessment of school capacity needs related to development projects in the county that have some form of approval. This report begins to provide a needed analysis of the impact of development on school capacity, and could be expanded to include an assessment of land use designations on the Comprehensive Plan Map.

Frederick County Public Schools updates their Educational Facilities Master Plan on a yearly basis. An assessment of development-related capacity issues, corollary to, or as part of, a Development-Based School Capacity Analysis, could be incorporated into the determination of consistency report produced annually for the Planning Commission's review, thereby ensuring regular and contextual analysis of school-related planning issues.

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## Residential Development Pipeline

*Process: Technical*  
*Geographic Scope: Countywide*  
*Update Frequency: Elective*

This report is updated regularly and tracks the approval status of development projects in the county.

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## Annual Transportation Priorities Review

*Process: Functional*  
*Geographic Scope: Countywide*  
*Update Frequency: Obligatory Cyclical*

The Transportation Priorities Review is conducted annually to address Frederick County interests in the State of Maryland's primary and secondary highway project priorities, as well as to utilize in the review of other transportation needs and priorities. This document informs prioritization decisions for the Maryland Department of Transportation's annual Consolidated Transportation Program (CTP).

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## Annual Planning Report

*Process: Functional*  
*Geographic Scope: Countywide*  
*Update Frequency: Obligatory Cyclical*

An annual report is a comprehensive report on an agency's activities throughout the preceding year. Annual reports are intended to give the public information about the agency's activities and accomplishments.

The Annual Planning Report is prepared pursuant to the requirements of the Land Use Article of the Annotated Code of Maryland, providing a summary of the past year's planning activities and tracking development activity in Frederick County. Documented activity includes development data, comprehensive plan implementation, ordinance revisions, and various measures and indicators relative to Priority Funding Areas (PFA's).

Beginning in CY2022, the Annual Planning Report will form the preamble to a comprehensive document that will include: traditional annual report data, Livable Frederick implementation metrics, a growth allocation analysis, a capacity analysis, a work program, and other potential components such as an integrated capital/operating budget proposals.



## Capital Improvements Program

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Obligatory Cyclical*

The Frederick County Department of Planning, Budget Office, and Finance Division annually update the Capital Improvements Program (CIP). During this update, government agencies submit project requests that are reviewed and prioritized at the staff and agency level. Recommendations are submitted to the Frederick County Planning Commission (FCPC) for review and comment, which then forwards final comments to the County Council for final approval.

## Demographic and Development Data

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Elective*

Demographic and development data is compiled and presented on the Frederick County website. Regular updates will present information that is useful to technicians and residents alike.

## Opportunities Plans

An Opportunity Plan can be the ideal planning device for quickly evaluating and acting upon events or forces in a variety of general topical categories. Unanticipated opportunities and challenges often arise as the result of external forces and can thwart even the most well thought out plans and strategies developed by the community. Topics that are the basis for an Opportunity Plan may be site-specific, or geographically-broad, but are generally limited to those issues that must be resolved within a relatively short timeframe, and that cannot be postponed until a more typical Area Plan or Functional Plan is undertaken and completed by the County. Categories might include:

### **Economic Opportunity Plans**

These plans or studies could be used to evaluate and act upon economic choices that present themselves to community leaders such as new employment prospects, threats to existing industries, or the availability of funding pools to support existing and new employers in Frederick County.

### **Environmental Challenge Plans**

This type of plan might be deployed to confront a significant environmental challenge or threat, but could also be utilized to quickly prepare for an unanticipated environmental benefit. Examples might include emergency planning responses to a natural event, developing solutions that support environmental justice, or a brief study to consider associated land use impacts or potential opportunities as the result of newly acquired natural areas or open spaces.

## MWCOG Cooperative Forecasting

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*Process: Functional*

*Geographic Scope: Countywide*

*Update Frequency: Obligatory Cyclical*

The Metropolitan Washington Council of Governments (MWCOG) Cooperative Forecasting program is a long-range forecasting process to generate data necessary for analyzing the effects of growth, developing policy responses to regional issues, ensuring air quality conformity of transportation plans, and determining the demand for public facilities. MWCOG's Cooperative Forecasting Program provides regularly updated population, household, and employment forecasts for use in planning and modeling activities at MWCOG, the Transportation Planning Board, and other state, regional, and local agencies.

### **Infrastructure Opportunity Plans**

An unexpected threat to a major component of the County's infrastructure may require a larger systemic analysis in order to prevent or mitigate future challenges or disruptions of service. Technological changes, or evolving community expectations, may require a plan or strategic study to allow the County to effectively and affordably manage its physical facilities, citizen services, and human resources.

### **Livability Challenge Plans**

This type of Opportunity Plan could be useful in addressing issues involving complex systems affecting the overall livability of the community. Topics could be broadly or narrowly defined, but might include elements of other planning documents that need to be considered, amended, or partially incorporated. Topics might include housing supply and affordability, mobility, aging populations, planning for equity, or community health challenges.



## Current 2019-2022 Work Program Status

The current program - approved as part of the adoption of the LFMP in late 2019 - includes two plans that are currently in development, the Sugarloaf Mountain TLMP, and the South Frederick Corridors Plan. The STLMP is anticipated to be completed later this year. The South Frederick Corridors Plan – initiated in the latter part of 2020 during the COVID-19 pandemic – is currently in working draft form and being reviewed and revised as needed by the Planning Commission. The MWCOC Cooperative Forecast Round 10.0 effort is underway, supporting our role as a regional partner and informing our own efforts to collect and share data that are important to our understanding of the county's land use planning environment.

The Water Resources Element (and the associated Development Capacity Analysis component) are state-mandated elements of our comprehensive planning work that will also benefit our own efforts in water and sewer planning, stormwater management, environmental protection, and climate resilience.

The following is a brief summary of our current planning efforts:

### South Frederick Corridors

#### Status

The South Frederick Corridors Plan (SFCP) is currently under review by the Frederick County Planning Commission (FCPC), and they will continue to review and revise the draft plan with the goal of developing a Recommended Plan that will be transmitted to the County Council for action.

The process to initiate the SFCP began in September 2020 with the development of a Briefing Book and the appointment of a Stakeholder's Advisory Group. Development of the planning document continued throughout the early phases of the COVID-19 pandemic forcing planners to seek alternative methods of integrating public input including live meetings, virtual meetings, and direct mailings.

A charette process was conducted in April 2021 that provided valuable input from the land development community, housing advocates, health services representatives, economic development professionals, and transportation experts.

An initial draft of the plan was released for Planning Commission discussion in May 2022, and a revised version of the document – the *Planning Commission First Draft* – was released in December 2022.

### Sugarloaf Mountain Treasured Landscape Management Plan

Sugarloaf Mountain is a recognizable landmark to many in the region and serves as the centerpiece and defining feature of the southeastern portion of the county. The development of this comprehensive plan update for the Sugarloaf Mountain area – conducted within the emerging framework of a Treasured Landscape - has allowed the community to consider a variety of options as it seeks to enhance, and in some cases protect, the natural, cultural, and historical characteristics that define this part of Frederick County. To a large extent, it has been the efforts of private foundations, thoughtful residents, and individual landowners that have maintained this largely undisturbed and intact place. and it is in the best interest of both the local community, as well as the larger regional community, to take steps now that will permit our grandchildren to appreciate this mountain and its surrounding forests, farmlands, and distinct settlements.

#### Status

The Sugarloaf Treasured Landscape Management Plan was approved and adopted by the County Council in October 2022. The Sugarloaf Rural Heritage Overlay Zoning District – a significant component of the plan - was remanded by the County Council to the Planning Commission.

## The Agricultural Infrastructure Plan

An agricultural infrastructure plan is proposed in response to the Agricultural Infrastructure Sector identified in the Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the LFMP and is therefore an important aspect of implementation. Frederick County should make it a priority to do the planning necessary to create a fertile environment for successful agricultural businesses.

While certain components of our agricultural infrastructure have been documented, or studied in detail, Frederick County has never set out to complete a comprehensive plan of action to chart the future of its cornerstone industry – farming. With this effort, we can identify what we can do as a community to maintain and enhance the systems and structures that support our local farmers, and in so doing, provide food security for ourselves and others outside of Frederick County.

### Status

The Agricultural Infrastructure Plan was not initiated during the first LFMP Implementation phase and has been shifted to the Proposed 2022-2024 Work Program.

## Proposed 2022-2024 Work Program Rationale

The following planning projects are those which have been determined to provide the Frederick County community – citizens, employers, elected and appointed officials – with the best opportunities during the next 2-3 years for achieving the Vision articulated in the Livable Frederick Master Plan. In choosing these five planning projects for implementation, the County Executive, Planning Staff, and the Planning Commission are acknowledging that smart planning requires focus and prioritization. This implementation program is also an acknowledgement that the critical resources necessary to plan effectively are both limited and substantial. Funding, time, and community involvement are each considered as a valuable public asset that must be spent wisely and judiciously in the hope that Frederick County can do the work it needs to do in order to control its own destiny.

In general terms, it will be advantageous for the county to be engaged in active planning at multiple levels, including efforts to plan for our larger systems (Agricultural Infrastructure or Green Infrastructure), as well as for our geographically constrained growth areas & corridors (Urbana Growth Area, I-270 Corridor Futures, Eastalco/QL CGA). A third category of critical importance would include our 'general upkeep' efforts such as cyclical updates to water/ sewer plans, open space/park planning, and a biannual Land Use Maintenance Plan. The Land Use Maintenance Plan is essential as a mechanism for situational relief, allowing landowners or the county, to propose smaller scale changes to the land use and zoning designations of properties which may not be subject to an area or corridor plan. This effort, conceptualized as occurring every 5 years, would provide an opportunity once made available in our Region Plan updates.

The following projects are presented in categorical order. Prioritization shall be established by the County Executive, with recommendations from the Planning Commission and County Council.

Proposed Work Program:

- Agricultural Infrastructure Plan: 2023-2024 (Functional Plan)
- Urbana/I-270 'Corridor Futures Plan': 2023-2024 (Elective Plan)
- Eastalco/QL CGA: Out Years Beyond 2022 (Elective Plan)
- Land Use Management Plan: 2024 (Cyclical Plan)
- Water Resources Element Update: 2022-2023 (Cyclical Plan)

# Agricultural Infrastructure Plan

Timeframe: 2023-2024, Functional Plan

An agricultural infrastructure plan is proposed in response to the Agricultural Infrastructure Sector identified in the Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the LFMP and is therefore an important aspect of implementation. Frederick County should make it a priority to do the planning necessary to create a fertile environment for successful agricultural businesses.

## Rationale for Planning

While certain components of our agricultural infrastructure have been documented, or studied in detail, Frederick County has never set out to complete a comprehensive plan of action to chart the future of its cornerstone industry – farming. With this effort, we can identify what we can do as a community to maintain and enhance the systems and structures that support our local farmers, and in so doing, provide food security for ourselves and others outside of Frederick County.

On a parallel track, the AGIP will make Frederick County well-positioned to consider the future of its smaller rural hamlets and villages. These communities often serve as key hubs for our agricultural community. The AGIP will enable Frederick County to take a fresh look at places such as Johnsville, Creagerstown, and Mount Pleasant, and determine – with the input of residents, farmers, and other economic stakeholders – the best course of action for addressing the concerns and challenges of the decades to come. A comprehensive look at land use policy and zoning across our agricultural landscape may also serve to resolve issues in places that are not often the focus of land use planning efforts.

## Economic Resiliency

Agriculture continues to serve as an economic mainstay in Frederick County. In addition to serving traditional markets including hay production, dairy and beef cattle, and conventional small grain farming, local operations are continuing to explore new ways of generating revenue through agritourism, niche crops and value-added products, and the emergence of a vital ‘fermentation economy’ that is expanding options for the purchase and enjoyment of local beers, wines, meads, and distilled spirits. An Agricultural Infrastructure Plan would seek to fuse the farming community’s economic goals with the County’s land use, transportation, and climate resiliency goals.

## Regional, National, and International Forces

While many issues related to the practice of agriculture are tied to matters of local control, there are significant aspects of this business sector that are impacted – both positively and negatively – by forces beyond the boundaries of Frederick County. Most markets for Frederick County agricultural products are regional or national in scope and rely on the integrity of regional and national infrastructure for their sale and distribution. The Agricultural Infrastructure Plan can identify ways in which representative of local agriculture can be most effective in advocating for improvements to this infrastructure that will benefit Frederick County farms. The plan can also identify ways in which our local community can assist farmers faced with the impacts of international events that affect the short-term viability of agricultural operations.

## Rationale for Timing

The resiliency of Frederick’s farming community is impressive, particularly at this time of rapid economic and demographic change. Recognizing that Frederick County’s identity is inexorably tied to its agricultural roots, we can take steps now that will help ensure that tomorrow’s Frederick County citizens will continue to live in a community where agriculture is not only a fundamental part of its history, but a vital part of a current and future economy.

A greater understanding of how these and other trends may impact farming in Frederick County can be used to develop an AGIP that will support this important industry for decades to come.

## Urbana/I-270 Corridor Futures Plan

Timeframe: 2023-2024, Elective Plan, Urbana Corridor, Small Area/Corridor Plan

### Rationale for Planning

After nearly 25 years of mixed-use development in and around the once small village of Urbana, a vibrant community has grown, anchored by private, public, and institutional investment in roadways, schools, water/sewer facilities, and social infrastructure. The Urbana Growth Area - as originally conceived - has largely been built out and now serves as a magnet for additional community growth in the form of new residential neighborhoods, infill commercial development, and maturing employment centers.

The I-270 Corridor has served as a transportation artery for Frederick County residents offering both commuting options for those working in the region, as well as a conduit for employers seeking to locate in Frederick County while maintaining connections into D.C. and the inner suburbs. The LFMP proposes the future consideration of TOD villages along this corridor – tied to high-capacity transit service - to enhance multi-modal access and provide new opportunities for compact residential and employment growth along this transportation artery.

### A Combined Plan

A master plan for the entire Urbana Corridor should be undertaken, perhaps in a phased, multi-year approach beginning with a new look at the Urbana Community - either by itself, or in the context of a revised plan for the I-270 corridor. . . the *Urbana/I-270 Corridor Futures Plan*.

A Corridor Futures Plan could serve as an armature for economic development planning, infrastructure planning, and transportation planning in southern Frederick County and would complement the work currently underway in the South Frederick Corridors and Sugarloaf Mountain region.

### Rationale for Timing

The southern portion of Frederick County continues to absorb both residential and employment growth in our community. Properties in this area of the County continue to be highly attractive to both new homeowners and new or expanding employers who seek neighborhoods well-served by public infrastructure and within easy reach of Montgomery County, Loudon County, and Washington, D.C.

With market forces continuing to exert pressure on farmlands and natural landscapes south of the City of Frederick, it is in the best interest of the County to develop a plan (or plans) for Urbana and the I-270 corridor as soon as possible. A 'Corridor Futures Plan' offers an excellent vehicle for fulfilling this long-range planning need in a smart, timely, and efficient way.

## Eastalco Growth Area Plan

Timeframe: TBD, Elective Plan, Urbana Corridor, Small Area/Corridor Plan

### Rationale for Planning

The need for a comprehensive master plan guiding investment in and development of the lands at the site of the former Eastalco plant is established in the LFMP (pp. 43-44). No other location in the county offers the array of opportunities for satisfying such a significant portion of our economic development potential and residential development needs over the next 25 years. This area is currently the largest concentration of industrially-designated and zoned land in the county and includes the decommissioned (2005) Alcoa/Estalco Aluminum Facility (now the planned center of the Quantum Loophole/Quantum Frederick project), the Mullinix Agro Industrial Park, and the Stanford Industrial Park. These last two industrial parks are only partially built-out. The area is notable for its access to both freight and passenger rail lines.

A large portion of this planning area is being staged to become a data center campus, driven by Quantum Loophole ('QL'), the purchaser of the former Eastalco holdings and the parent company of the developer, Quantum Frederick.

### **Economic Benefits and Community-Building**

The Eastalco/QL Planning Area retains significant potential to accommodate growth in Frederick County in a sustainable and efficient form that supports overall conservation of rural land and minimizes public infrastructure investment.

The County should undertake a planning process that identifies the type and scale of development that best supports the development proposed by QL, as well as the vision set forth in the LFMP. This planning will not occur without the county asserting its leadership role. Piecemeal, or scattered development surrounding the QL properties may significantly undermine the full potential of the Eastalco/QL Community Growth Area as a planned community for jobs, mobility access, institutional uses, and homes.

### **Rationale for Timing**

While the development of the Quantum Loophole project will occur over several years, it is important for the County to fully coordinate its land use planning, capital planning, and transportation planning in a way that not only supports the burgeoning data center campus, but provides assurances to surrounding communities like Buckeystown and Adamstown that the growth of the Eastalco/QL area will occur in the context of the LFMP Vision Statement and will not diminish the livability of those places.

The County should undertake a small area plan for the Eastalco/QL CGA on a timetable that allows the community to determine the best path forward prior to significant redevelopment beyond the QL core site at the former Eastalco plant.

## **Land Use Management Plan**

Timeframe: 2024, Cyclical Plan, Various Countywide Geographies

### **Rationale for Planning**

As the county begins to complete master plans for key growth areas, vital employment corridors, and treasured landscapes, we must also consider the needs of landowners throughout the county whose properties are not likely to be considered in these focused planning efforts. A planning process that is designed to consider applications for minor changes to both the Comprehensive Plan Map (land use designations, public facility locations, road alignments, etc.) and the Zoning Map from individual landowners, as well as the County itself, will be necessary in order to maintain consistency in overall planning tool deployment in a fair and geographically-equitable manner. This type of regularly timed and consistent process will assist the County in delivering on the LFMP goal of providing certainty in its land use and development efforts.

While it may not be necessary to develop a lengthy planning document as part of an LMP process, it is recommended that the County develop a Briefing Book (as it does with its small area plans) and appoint Scoping Committee to assist in the development of a geographic scope for the planning effort.

### **Focus of the LMP**

The Livable Frederick Master Plan shifted the emphasis of long-range planning efforts away from the previous paradigm of Region Plans, and instead moved its focus to those areas most likely to require significant planning efforts in order to achieve the development and preservation goals laid out in the 2019 plan. While this shift away from the sometimes unmanageable scope and timetables of the Region Plan regimen provides County leaders with a more nimble and tightly focused implementation strategy, it will also likely result in some areas of the County receiving limited attention in terms of conventional zoning and land use course corrections that must inevitably be made.

It is not the intent of the proposed LMP to serve as a county-wide 're-do' for planning efforts recently completed or in process. Nor is it the role of the LMP to undertake significant or strategic land use modifications in areas that are slated for imminent implementation projects such as small area or corridor plans. Rather, the LMP process should be applied generally to the whole of the County but with notable geographic or topical exclusions as determined at the start of the process. Metaphorically, if the Livable Frederick Master Plan represented the construction of a new home, the LMP should be thought of as touching up the paint job, replacing some door hardware, or fixing a broken window.

### **Rationale for Timing**

A regular and predictable LMP, completed on a 5-10 year cycle would provide an opportunity for residents, land owners, and the county itself to consider modest and limited changes to land use map and zoning maps within the context of a controlled process. Applications for serious consideration can be limited and constrained through the scoping document and policy establishing this planning process. The year 2024 will mark the fifth anniversary of the adoption of the LFMP, and the County should strongly consider conducting its first Land Use Management Plan at that time.

## **Water Resources Element (WRE) Update**

Timeframe: 2022-2023, Cyclical Plan, Countywide

### **Rationale for Planning**

Both the Water Resources Element (WRE) and the Development Capacity Analysis are state-mandated components of the County's comprehensive planning work that will also help to inform our other planning efforts. The WRE requires the preparation of a simple Development Capacity chart. However, several County divisions – beyond the Planning & Permitting Division – would benefit from a more thoughtful analysis that seeks to reconcile growth projections with Livable Frederick's strategic approach to managing growth and development.

### **Comprehensive Plan Element**

As a component of our Comprehensive Plan, the WRE is a critical planning element that allows the County to consider: its drinking water and other water resources in the context of existing and proposed development; the adequacy of the water supply to meet the demand of future growth as identified in the comprehensive plan; suitable receiving waters (and land areas) to meet the wastewater treatment and disposal needs of planned growth and development; and, stormwater management strategies in an era of increasingly volatile climate events.

In future iterations, it is likely that the WRE will be updated concurrently with the development of core long-range planning documents.

### **Rationale for Timing**

Maryland law requires that jurisdictions update their Water Resources Element every ten years (in synch with Comprehensive Plan updates). The current WRE was adopted by the Board of County Commissioners in September 2010. To maintain compliance with State requirements, and to remain current regarding our own water resource planning efforts, the County should pursue the development of an updated WRE as soon as possible.



