



To: Susan Summers, Chair, Maryland Sustainable Growth Commission
Maryland Sustainable Growth Commissioners

From: Chuck Boyd on behalf of David Dahlstrom

Subject: Preliminary Summary of 2016 Local Jurisdiction APFO Reports for CY 2014-2015

Workgroup Participants: Frank Hertsch, Chair, Greg Bowen, Kevin Small, Eric Soter, David Dahlstrom.

The APFO Workgroup is charged with reviewing the reports of local jurisdictions on adequate public facilities development restrictions required by Land Use Article § 7-104 and assessing whether and to what extent adequate public facilities ordinances affect the achievement of the goals of the State economic growth, resource protection, and planning policy. There are 14 Counties and 26 municipalities that have adopted an APFO and are therefore required to submit a report every two years, if the APFO has resulted in restrictions within the Priority Funding Area. Of those, Planning received reports of APFO restrictions within PFAs from nine counties and two municipalities for 2015. A summary of the APFO data by jurisdiction for 2014-2015 is on the pages following.

The following summary on statewide impact of APFOs identifies: (1) the jurisdiction reporting the restriction within a PFA; (2) the facility type within the PFA that did not meet local adequate public facility standards; and (3) the scheduled or proposed improvements to the facility in local capital improvement programs to remedy the restriction.

As of January 19, 2017, the APFO Report from Anne Arundel County has not been received, which the Workgroup was waiting to get before finalizing its report. Staff will be completing its draft Workgroup report shortly and facilitating a conference call with committee members before submitting the final report to the Growth Commission. The report should be completed in the coming month.

Summary of Reported Restrictions for 2014 - 2015

Jurisdiction	Notes/Comments																																	
Counties																																		
Baltimore	<p>2014: Baltimore County reported overcrowding – over 115 percent of the State Rated Capacity – at 30 of its 105 elementary schools. The County monitored and closed Sanitary Sewer Overflows (SSO) #14 (Moorehead Road), #120 (Charles Street Avenue), and #115 (Essex Avenue).</p> <p>2015: No school overcrowding data was submitted for 2015. The County monitored and closed Sanitary Sewer Overflows (SSO) #47 (DuBois Avenue), #104 (Sussex Road Bridge), and #105 (Sussex Road Alley).</p> <p>The 2015 Basic Services Transportation Map identified the E and F level intersections throughout the county:</p> <table border="1" data-bbox="456 751 1341 1094"> <thead> <tr> <th></th> <th>CY 2015</th> <th>CY 2014</th> </tr> </thead> <tbody> <tr> <td>Loch Raven Blvd (MD 542)/E. Joppa Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD 25) /W.Seminary Ave (MD 131)</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD25)/W. Joppa Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Falls Rd (MD25)/Greenspring Valley Rd</td> <td>LOS = F</td> <td></td> </tr> <tr> <td>Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Baltimore National Pike (US 40)/N. Rolling Rd</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>York Rd (MD 45)/Burke Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Perring Pkwy (MD 41)/Putty Hill Ave</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Pulaski Hwy (US 40)/66th Street</td> <td>LOS = F</td> <td>LOS = F</td> </tr> <tr> <td>Pulaski Hwy (US 40)/Ebenezer Rd</td> <td>LOS = F</td> <td>LOS = E</td> </tr> </tbody> </table>		CY 2015	CY 2014	Loch Raven Blvd (MD 542)/E. Joppa Rd	LOS = F	LOS = F	Falls Rd (MD 25) /W.Seminary Ave (MD 131)	LOS = F	LOS = F	Falls Rd (MD25)/W. Joppa Rd	LOS = F	LOS = F	Falls Rd (MD25)/Greenspring Valley Rd	LOS = F		Frederick Rd (MD 144) and Bloomsbury Ave-Ingleside Ave	LOS = F	LOS = F	Baltimore National Pike (US 40)/N. Rolling Rd	LOS = F	LOS = F	York Rd (MD 45)/Burke Ave	LOS = F	LOS = F	Perring Pkwy (MD 41)/Putty Hill Ave	LOS = F	LOS = F	Pulaski Hwy (US 40)/66th Street	LOS = F	LOS = F	Pulaski Hwy (US 40)/Ebenezer Rd	LOS = F	LOS = E
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Calvert	<p>2014: Calvert County reported restrictions in three school districts, including Beach Elementary, Windy Hill Elementary and Northern High School. The restriction for Northern High's school district is anticipated to be resolved by 2019. The construction to replace Northern High School should commence in 2016. The new building is planned to be open in the fall of 2018. The restriction for the Beach Elementary school district is anticipated to be resolved when the school is renovated/expanded or replaced. This date is most likely to occur by 2022. Calvert County Public Schools will conduct a feasibility study in FY 2017. Planning funds for the renovation/expansion or replacement are scheduled for FY 2018 with construction to follow. These restrictions will be resolved when County staff verifies there is adequate capacity within a previously closed school district or after a seven year wait on the final recording of subdivisions or residential site development plans.</p> <p>2015: Adequate Public Facilities (APF) restrictions are in place in the northern portion of the county. Two municipalities within the county, Chesapeake Beach and North Beach, are not subject to Calvert County's zoning regulations and are exempt from the County's APF regulations.</p>																																	
Charles	<p>2014: The Zekiah Sewer Pump Station continued to be at capacity. Capital improvements included over \$2.6 million for design and construction through FY 2018. The Zekiah Sewer Pump Station will be fully replaced and the capacity increased from 3 million gallons per day (MGD) to 10.5 MGD. There is no information provided to indicate how many projects in the PFA were impacted.</p> <p>2015: The Zekiah Sewer Pump Station continued to be at capacity. The county indicated that a Capital Improvement Program has been approved but a timetable for completion is not reported.</p>																																	

Jurisdiction	Notes/Comments
Frederick	<p>2014: Frederick County reported fifteen elementary schools and three middle schools are at or over 100 percent of the State Rated Capacity. If capacity is between 100 and 120 percent, then projects in these districts may choose the School Construction Fee Option in addition to the normal school impact fee. Three elementary school districts are over 120 percent of the State Rated Capacity. Five of the affected elementary schools and two middle charter schools are in the City of Frederick. Seven elementary school renovations are included in the 2014 Educational Facilities Master Plan, with an estimated increase of over 3, 200 seats. Two middle school renovations and a high school replacement are also planned. Additions at six elementary schools, one middle school, and one high school are programmed in the 2015-2020 Capital Improvement Plan.</p> <p>2015: Four of the affected elementary schools were within the City of Frederick. Four schools are located in the Urbana, New Market, and Liganore communities. One school is located in the Ballenger Creek community. One school, Yellow Springs, has a district mostly outside the PFA. Four schools, Centreville (148%), Hillcrest (140%), Urbana (135%) and Waverly (137%) are over 120% of capacity and would not allow for a county development to use the School Construction Fee Option. One middle school in Oakdale, and one middle school in Frederick, are over 100% capacity. One high school, Urbana, was over capacity. There are seven elementary school renovation projects included in the 2015 Educational Facilities Master Plan, with an estimated increase of 3,498 new seats. One middle school improvement will not add capacity and two high school projects to replace Frederick High will add 223 seats.</p> <p>Programmed improvements for Capital Improvement Plan (CIP) Fiscal Years 2016-2021 include:</p> <ul style="list-style-type: none"> • Urbana Middle fit out of 300 seats opened fall 2015 • Frederick High new replacement school opens fall 2017 • Sugarloaf Elementary new school with 725 seats opens fall 2017 • Butterfly Ridge Elementary new school with 725 seats opens fall 2019 • Urban Elementary replacement opens fall 2020 • Waverly Elementary addition of 200 seats opens fall 2021 • East Area Elementary new school to open after 2021
Harford	<p>2014: Harford County reported that due to a deficit of water supply from Winters Run, the Maryland Department of the Environment and the Harford County Health Department has stopped approving building permits within Maryland American Water Company's (MAWC) service area. Harford County may provide an additional 40,000 gallons per day (GPD) to MAWC through the existing West MacPhail Road metering station, which could allow for up to 114 equivalent dwelling units (EDUs) to be developed within MAWC's service area. This amendment is in effect until 2018. It is only meant to provide MAWC time to construct the ultimate solution of an impoundment to provide a safe and reliable water supply sufficient for the entire approved service area.</p> <p>Harford County also reported there were four sewage pumping stations that do not have additional reserve capacity and that may impact future development in the vicinity of these pumping stations. These pumping stations include, Brentwood Park Sewage Pumping Station (S.P.S.), Dembytowne/Hanson Road Petition S.P.S. (2), Forest Greens S.P.S., and Harford Square S.P.S.</p> <p>2015: No additional changes were reported.</p>

Jurisdiction	Notes/Comments
Howard	<p>2014: No additional data was submitted.</p> <p>2015: Howard County reported 5 closed elementary school districts (Cardlerock, Veterans, Centennial Lane, St. Johns Lane, and Fulton) and 4 closed middle school districts (Harpers Choice, Ellicott Mills, Dunloggin, and Patapsco). This resulted in a total of 186 units in 7 subdivision plans on hold due to closed elementary school districts and an additional 110 units in 14 subdivision plans on hold due to closed middle school districts. To help remedy these closures, a new elementary school is under construction in Elkridge and is scheduled to open in the fall of 2017. Planned additions to Dunloggin and Ellicott Mills middle schools will add additional middle school capacity, but no timeframe was indicated.</p>
Montgomery	<p>2014: Montgomery County did not report any schools to be in moratorium (over 120 percent of the State Rated Capacity). However, sixteen schools were reported to be within the 105 to 120 percent School Facility Payment range restriction. The County reported that five of its thirty Transportation Policy Area Review districts were inadequate to meet the road test. This is up from the two areas, Fairland/White Oak and Gaithersburg City, which were reported last year and remain on the inadequate list. Eighteen Transportation Policy Area Review districts for transit were inadequate, up from sixteen in 2013.</p> <p>2015: Montgomery County reported that no school districts were in moratorium; however, twenty-four schools were within the 105% - 120% School Facility Payment restriction. No changes in transportation restrictions were reported, as new transportation data becomes available in CY 2016.</p>
Queen Anne's	<p>2014: No additional data was submitted.</p> <p>2015: Queen Anne's County reported that a school restriction, over 100% of capacity, at Grasonville Elementary School, has impacted three residential developments, totaling 457 units. A per student impact fee has been determined that will go toward an addition to the school to bring the capacity under 100%. The per student mitigation fee must offset the impacts of the proposed development on school capacity and cannot be used for portable classrooms and the mitigation must be approved by the Board of Education.</p>

Jurisdiction	Notes/Comments
Municipalities	
Frederick	<p>2014: Five overcapacity elementary schools and two middle charter schools within the City of Frederick.</p> <p>2015: Four overcapacity elementary schools and one middle charter school within the City of Frederick.</p>
Gaithersburg	<p>2014: The City reported a restriction on one residential development.</p> <p>2015: The City Reported that 67% of the land area in Gaithersburg was subject to school restrictions. A modification of the School APFO standards in 2015, to 150% of capacity, resolved all restrictions. Approximately 87% of the land area is subject to the City Schools Facilities Impact Fee because the schools exceed 105% of capacity.</p>
Rockville	<p>2014: Rockville reported that a school restriction for the Avalon Twinbrook Station has been in place since 2009. A new high school is planned to be constructed in 2018-2019 but may not resolve the capacity issues in that cluster. The City also reported thirteen sewer restrictions due to inadequate sewer capacity.</p> <p>2015: Rockville reported that a change in School level of service methodology to a five-year average resolved existing restrictions on residential development. Elementary School No. 5, on West Edmonston Drive, is scheduled to open for the 2018-19 school year. The school will open with a program capacity of 602 students. As a consequence, other elementary school boundaries within the City will have to be adjusted.</p> <p>There were two deficiencies in the water system associated with two projects previously approved but not yet built. One deficiency is on Dawson Avenue and the second is on Chapman Avenue. Construction is ongoing to address both deficiencies; construction completion is anticipated during fiscal year 2017.</p> <p>There were eight deficient areas with eleven identified sewer segments that have flow restrictions. These restrictions were a result of inadequate transmission capacity of the existing sewer pipes to convey wastewater flow.</p> <p>Rockville's FY2016 Capital Improvement Program includes construction funding in FY2016 to resolve five deficient areas with seven sewer segment restrictions: North Horners Lane; Monroe Street; Cabin John Parkway; East Rockville (three segments); and Lorraine Drive. Development approvals through December 31, 2015 require mitigating two sewer restrictions: Monroe Street and Cabin John Parkway. There are three deficient areas with four sewer segments with restrictions, which are not programmed to be improved: Atlantic Avenue; Lakewood (two segments); and Glenora.</p>