



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

From: Frank Hertsch, Chair, APFO Workgroup

Subject: APFO Mid-Cycle Report

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, therefore, are required to submit a report every two years. APFO reports are not due in year 2017, but six counties and one municipality included the APFO status for calendar year 2016 as part of their local jurisdiction annual report. A summary of this mid-cycle information is submitted in this report.

Baltimore County

Baltimore County reports eight failing roadway intersections (Level of Service, F) but does not provide any mid-year information related to any restrictions on development within the PFA.

Charles County

One sewer pump station was identified in 2012 as a limiting factor for growth. A CIP improvement was approved in 2013, but a timetable for completing the programmed improvements was not provided.

Frederick County

Frederick County reports fourteen elementary, one middle school and one high school are over 100% of the State Rated Capacity. If capacity is between 100% and 120%, then projects in these districts may choose the optional School Construction Fee Option in addition to the normal school impact fee. Three elementary school districts are over 120% of the State Rated Capacity. Four of the affected elementary 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 3,498 new seats. Two middle school renovations and two high school replacements are also planned. These improvements will not add capacity. Six elementary school, one middle school, and one high school additions are programmed in the 2017-2022 CIP.

Harford County

Harford County continues to report 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 MAWC's 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. The proposed improvements are currently in the design phase.

Harford County reports that five pumping stations do not have any 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), Dembytown/Hanson Road Petition S.P.S. (3), Forest Greens S.P.S., and Harford Square S.P.S. Sanitary sewers in the Bynum Ridge subdivision are also reported to be at capacity.

Montgomery County

Montgomery County does not report any school districts to be in moratorium, over 120% of the State Rated Capacity. However, four elementary schools, eight middle schools and twelve high schools are reported to be within the 105% - 120% School Facility Payment range restriction. The County reports that six of its thirty Transportation Policy Area Review districts are inadequate to meet the road test. This is up from the five areas in 2015, Eighteen Transportation Policy Area Review districts for transit are inadequate, this is the same as reported in 2015.

Queen Anne's County

Queen Anne's County reports the overcapacity at Grasonville Elementary School has limited three residential developments. Mitigation fees have been proposed to resolve the restrictions, but a timetable to correct the issue was not provided.

City of Rockville

The City of Rockville reports one school restriction for the Rosemont Elementary School but provided no indication of when this restriction would be resolved. The City also reports seven sewer restriction areas with three of the areas programmed for improvements in FY 18-22.