

PLANNING AND GROWTH REFERENCES

Appendices H-K

- [H: Excerpts From Frederick County's Future: Many Places, One Community A Comprehensive Plan for Frederick County, April 2010 As Amended September 2012](#)
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APPENDIX H

EXCERPTS FROM

Frederick County's Future: Many Places, One Community

A Comprehensive Plan for Frederick County,

April 2010 As Amended September 2012



COMMUNITY FACILITIES ELEMENT

SCHOOLS

The facilities of the Frederick County public school system as of December 2009 include 68 separate schools buildings, constitute approximately 6.2 million square feet of interior space, and occupy over 1,400 acres of land. The following table displays the number of schools and buildings by grade level.

Table 07-1: Existing School Facilities

Grade Level	Number of Buildings	Number of Schools
Elementary	*45	**37
Middle	14	14
High	9	9
All Levels	68	60

*The Thurmont and Middletown communities have paired schools consisting of a primary school (grades pre-K through 2nd grade) and an elementary school (grades 3-5). Two elementary schools, Lincoln and New Midway/Woodsboro, are housed in two separate buildings.

**Twenty-five of these have pre-kindergarten programs.

Table 07-2: Number of Portable Classrooms

Grade Level	2007-2008	2008-2009	2007-2008	2008-2009
	Number of Portables		Number of Locations	
Elementary	92	101	24	25
Middle	8	14	3	4
High	42	25	5	5
Total	142	135	31	34

CURRENT CAPACITY AND ENROLLMENT

School capacity is measured according to standards established by the State of Maryland Public School Construction Program (PSCP). According to the PSCP Administrative Procedures, "the state rated capacity is defined as the maximum number of students that reasonably can be accommodated in a facility without significantly hampering delivery of the educational

program...It isn't intended to be a standard of class size, but rather a criterion for evaluating whether a school is overcrowded."

The following table illustrates the overall utilization of existing school facilities relative to enrollment and state rated building capacity as of December 2009.

Table 07-3: Existing School Capacity and Enrollment

Grade Level	Enrollment	*Equated Enrollment	State Rated Building Capacity	Percent Capacity
Elementary	18,243	17,741	18,671	95%
Middle	8,999	8,999	11,012	82%
High	12,685	12,685	12,930	98%
Special Schools	273	273	390	70%
Total	40,200	39,698	43,003	92%

*Equated enrollment defines half-day pre-kindergartners as ½ full-time equivalent student. FCPS December 31, 2009

Individual schools may be under or over capacity. The following shows a breakdown of the number of schools that are either at or above capacity, or under capacity as of December 2009.

Table 07-4: School Capacity – Number of Schools

Grade Level	At or Over 100%	Between 90% and 100%	Below 90%
Elementary	13	11	13
Middle	3	2	9
High	4	3	2

PROJECTED ENROLLMENT

Enrollments in the Frederick County public school system are expected to increase in the future along with the general population, however the rate of growth relative to past trends will slow. System wide enrollment is projected to increase by a total of approximately 5,487 students between 2010 and 2018. This is in contrast to the historic growth of 10,086 students from 1990-2000.

The following chart shows the historic and projected total enrollment between 1970 and 2017, the enrollment growth by year between 1960 and 2010, and the projected enrollment growth by grade level.

Table 07-5: Historic and Projected Enrollment

Total Enrollment		Enrollment Growth By Decade		2008-2018 Enrollment Growth by Grade Level	
Year	Number of Students	Year	Number of Students	Grade Level	Number of Students
1970	19,389	1960-1970	5,090	Elementary	4,201
1980	23,459	1970-1980	4,070	Middle	1,167
1990	26,876	1980-1990	3,416	High	165
2000	36,961	1990-2000	10,086		
2010	41,135	2000-2010	3,245		
2017	45,975	2010-2018	5,487		

PLANNED FACILITIES

Facility needs may be addressed through new schools, additions to existing schools, and on a temporary basis with the use of portable classrooms. In some cases modernization and renovation of existing buildings, may be combined with additions to increase capacity of a particular school.

This Plan identifies 14 new school sites in the County. The total number of new seats is noted based on the following maximum school capacities: elementary – 700 seats, middle – 900 seats, and high – 1,600 seats. The locations indicated below are approximations and are not fixed on specific parcels.

Elementary School Sites – 6,300 new seats

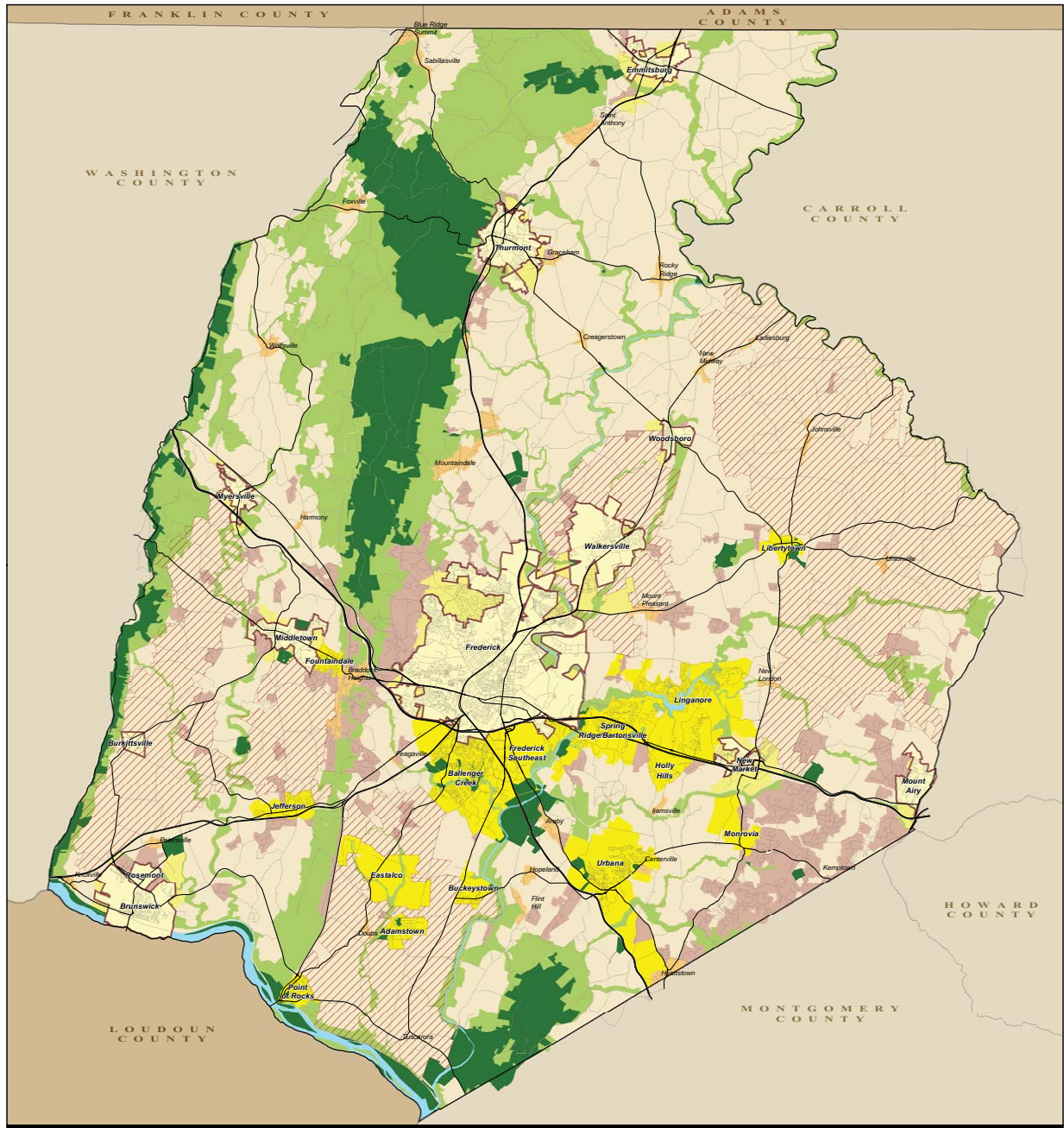
- Harvest Ridge site - the vicinity of Bill Moxley Road and Lomar Dr.
- Linganore Community – site previously in Woodridge area moved to the Town Center area of the Linganore PUD.
- Monrovia - near the intersection of Ed McClain Road and MD 80.
- Greenview PUD - corner of Mussetter Road and Whiterose Dr.
- Dearbought - along MD 26 on the northeast side of Frederick City.
- North Frederick City – near Christopher's Crossing and Walter Martz Road around the northern portion of Frederick City.
- West Frederick City – Two (2) sites between I-70 and Butterfly Lane (on Hargett and Summers properties)
- Brunswick – Two (2) sites in Gaylan Manor and in Brunswick Crossing

Middle School Sites – 2,700 new seats

- North Frederick City – south of Christopher's Crossing and Yellow Springs Road.
- New Market – northeastern quadrant of MD 75 and Old National Pike.
- Mount Airy – north side of Town in Frederick County.

High School Sites – 1,600 new seats

- North Frederick City – near the intersection of Poole Jones Road and Christopher's Crossing.



General Plan

Adopted as part of the Countywide
Comprehensive Plan, April 2010

Amended: September 2012



Frederick County, Maryland
Community Development Division
October 02, 2012

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.

Community Plan

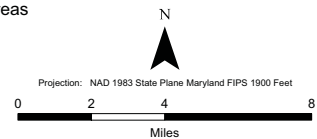
- Municipality
- Municipal Growth Area
- Unincorporated Growth Area

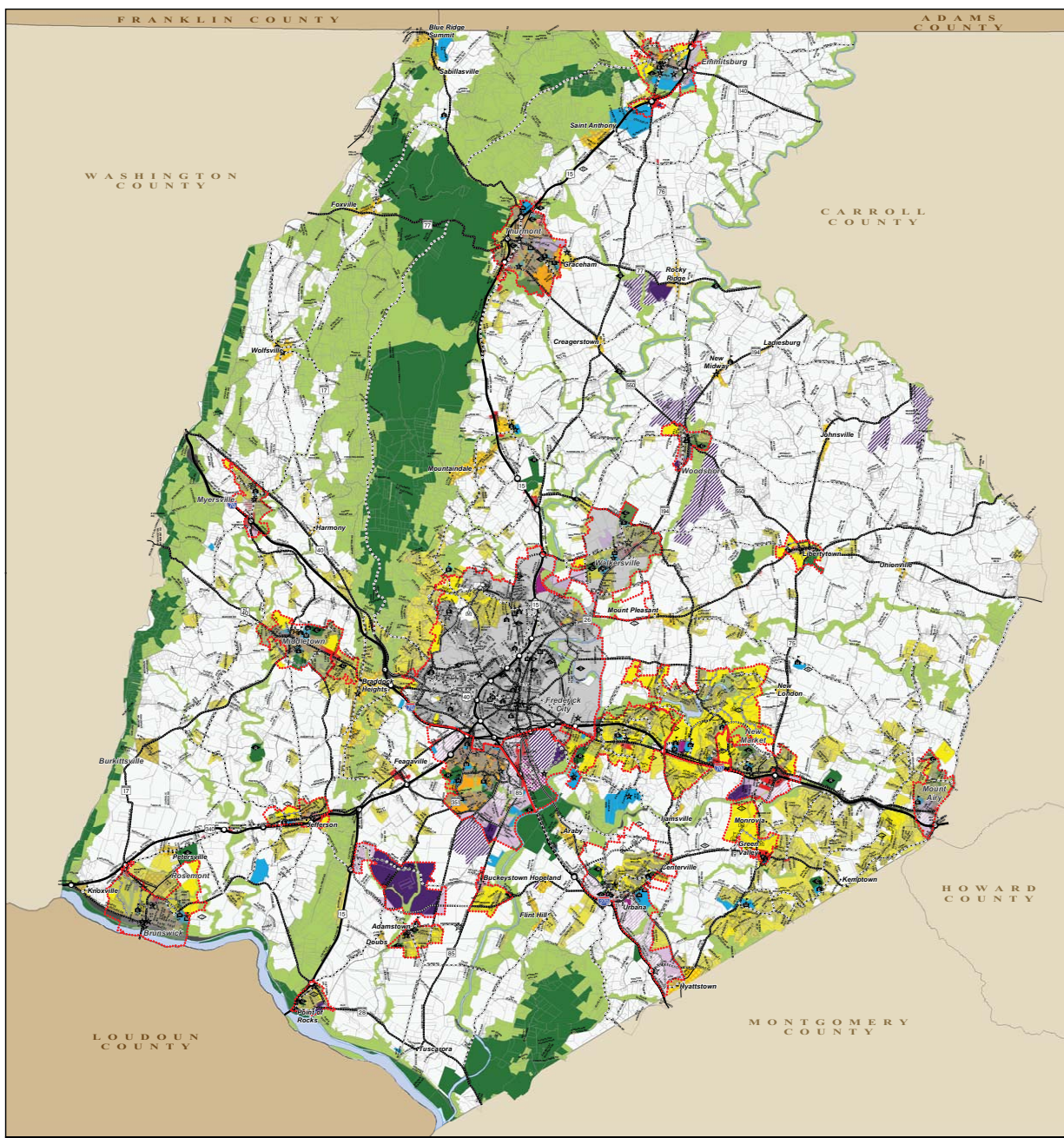
Agriculture & Rural Community Plan

- Agricultural/Rural
- Priority Preservation Areas
- Rural Community
- Rural Residential

Green Infrastructure Plan

- Parks & Protected Lands
- Natural Resource Areas





Comprehensive Plan

Adopted as part of the Countywide Comprehensive Plan Resolution #10-06, Effective: April 8, 2010
Amended: Resolution #12-19, Effective: September 13, 2012



Frederick County, Maryland
Community Development Division
October 04, 2012

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Community Growth Area



Land Use Plan Designations

Agricultural / Rural	Limited Industrial
Natural Resource	Office / Research / Industrial
Public Parkland / Open Space	General Industrial
Rural Community	Mixed Use
Rural Residential	Mixed Use Development
Low Density Residential	Mineral Mining
Medium Density Residential	Institutional
High Density Residential	Water
Village Center	Right of Way
General Commercial	

Community Facilities*

Existing / Proposed	Schools	Elementary (E)	Existing / Proposed	Fire Station (F)
Existing	Proposed	Elementary (E)	Existing	Proposed
Existing	Proposed	Middle (M)	Existing	Proposed
Existing	Proposed	High (H)	Existing	Proposed
Existing	Proposed	Special (S)	Existing	Proposed
Existing	Proposed	Community (C)	Existing	Proposed
Existing	Proposed	Regional (R)	Existing	Proposed
Existing	Proposed	Special (S)	Existing	Proposed
Existing	Proposed	Transit Station (T)	Existing	Proposed

Highways

Existing / Proposed	Freeway / Expressway
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed
Existing	Proposed

0 1 2 4
Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

Priority Funding Areas

Frederick County, Maryland

Division of Planning
GIS Mapping & Data Services

Priority Funding Areas

County

Rural Village

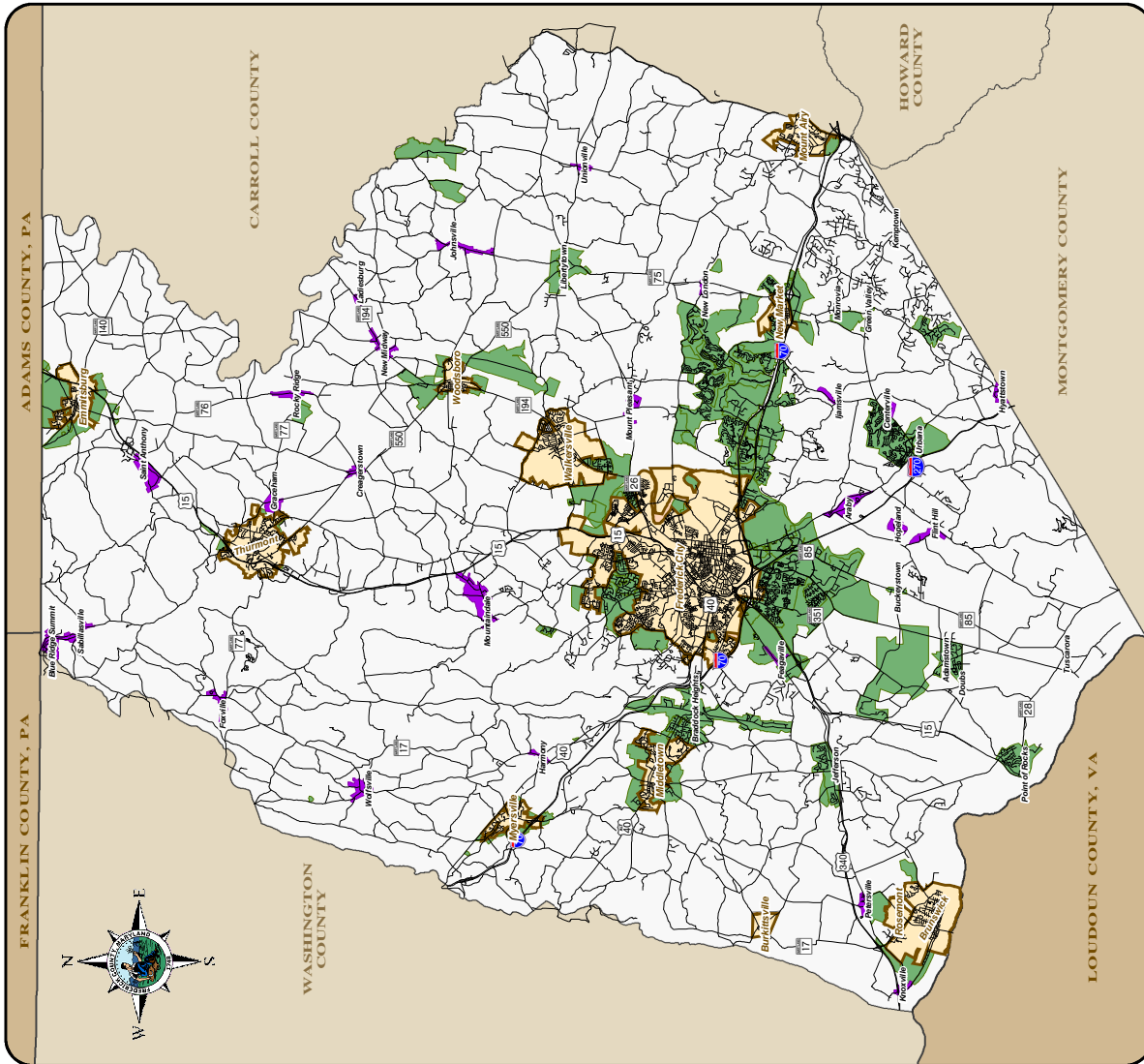
Municipalities



Scale: 1:280,000
Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

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Prepared By Frederick County Division of Planning
April 29, 2010



APPENDIX I

EXCERPTS FROM

City of Frederick 2010 Comprehensive Plan Update

November 2009

970 square miles in Carroll, Montgomery, and Frederick counties in Maryland and parts of Pennsylvania. Most wetlands in the Frederick region are also located along the Monocacy and its tributaries.

One of the premises for the tiered growth levels in this Plan was to continue the balance between the State of Maryland's rigorous environmental regulations and any additional environmental protection measures the City may consider adopting. This regulatory balance is relevant to the preservation of forest land, the management of air quality, and the protection of water quality.

For example, Maryland's Planning Act requires jurisdictions to address sensitive areas in their Comprehensive Plans, and this Plan addresses that requirement. Sensitive areas include streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, and other areas that the City determines to be in need of protection. As the City continues to grow, the protection of its sensitive areas will become increasingly critical. Given the Monocacy River watershed's importance to Frederick and the diversity of its sensitive areas, this habitat should continue to receive special consideration.

The proposed municipal annexations described in both the Managed Growth and Land Use Elements of this Plan will also have a major impact on how the City interacts with its natural surroundings. Development plans for annexation areas should take into consideration the impact of new development on surrounding natural resources.

The City must continually strive to maintain an appropriate balance between development and natural resource preservation, and should continue to maintain policies that help its citizens and businesses achieve that balance. The Environmental Element includes more detailed information and policies regarding the protection of sensitive areas.

GROWTH'S IMPACTS ON PUBLIC SERVICES AND COMMUNITY FACILITIES

To accommodate the additional residents the City is projected to gain in the coming decades, there must be a corresponding increase in services in order to serve these new residents. The services outlined in this section include: Schools, Libraries, Public Safety, Water, Sewer, Roads, and Recreation. It should also be noted that the City of Frederick has no jurisdiction over County services (Schools, Libraries, and Fire & Rescue). This section provides a summary of the Plan's Elements related to public services and community facilities, and describes the impact of growth on their provision. Additional details regarding these services and facilities can be found throughout the Plan document.

PUBLIC SCHOOLS

Frederick's public school system is part of a countywide service. The City works with the Frederick County Public Schools (FCPS) system on several levels. The FCPS reviews the City's development review plans (site plans, subdivisions, and similar plans) for consistency with the County's Schools Master Plan. During this process, the FCPS provides feedback on the feeder pattern of schools, possible bus routes, turning radius information, and co-location of City parks and County school sites.

On an as-needed basis, the FCPS also reviews plans in relation to the City's Adequate Public Facilities Ordinance (APFO). The City of Frederick provides the FCPS with background data and other relevant information. Accordingly, the FCPS staff provides the capacity of each of the schools serving a proposed development.

The FCPS also provides the City with enrollment figures for all schools on a quarterly basis, as well as pupils-per-dwelling-unit data. The FCPS provides this analysis by unit type and by school district. This information is used by City on several levels.

Of the 25 FCPS schools that serve the City of Frederick, only 11 of these schools' attendance areas will be directly affected by potential annexations. These schools are located in the north and western parts of the City. The school districts that have a greater probability of being affected by the potential annexations are indicated with an asterisk (*) in Table MGE-7. While not all schools will be directly affected by these annexations, the ripple effect of potential redistricting may cause other schools' enrollment numbers to change.

The potential increase in the number of students associated with the City's projected growth is based on the number of additional housing units. Assuming that the new housing units created are composed of 1/3 single family homes, 1/3 townhouses and 1/3 multifamily units, a student generation rate can be applied for each housing type and each school type (elementary, middle and high school). The student projection is also based on the assumption that the rate of housing development remains constant over the next 20 years.

LIBRARY SYSTEM

The Frederick County Public Library System is a countywide system consisting of 8 branches serving more than 300,000 County residents. One library branch serves the City of

Table MGE-6
Enrollment Capacity of Schools that Serve the City

	Total Enrollment	State Rate Capacity	Percentage Capacity
Elementary Schools			
Ballenger Creek	626	663	94%
Hillcrest	668	682	91%
Lewistown*	219	232	94%
Lincoln	376	575	62%
Monocacy*	679	567	114%
North Frederick	567	518	106%
Oakdale	513	434	118%
Orchard Grove	658	660	97%
Parkway	223	248	90%
Spring Ridge	545	577	90%
Walkersville*	543	488	111%
Waverley*	459	483	88%
Whittier*	746	671	107%
Yellow Springs*	420	435	97%
Middle Schools			
Ballenger Creek	760	870	87%
Crestwood	551	600	92%
Governor Thomas Johnson*	594	900	66%
Monocacy*	716	860	83%
Oakdale	574	600	96%
Walkersville*	867	1,051	82%
West Frederick	845	955	88%
High Schools			
Frederick	1,345	1,603	84%
Governor Thomas Johnson*	1,991	2,091	95%
Tuscarora	1,523	1,245	122%
Walkersville*	1,284	1,197	107%

Source: FCPS as of 10/8/2008

Table MGE-7
Pupil Generation Rates for 2030

	Elementary Schools		Middle Schools		High School		Total
Type of Residence	Generation Rate	Expected Pupils	Generation Rate	Expected Pupils	Generation Rate	Expected Pupils	
Single Family Residence	0	4,830	0	2,520	0	3,780	11,130
Townhome Residence	0	5,040	0	2,100	0	2,730	9,870
Multi-Family Residence	1	1,050	0	357	0	441	1,848
Total		10,920		4,977		6,951	22,848

Source: FCPS as of 10/8/2008

Table MGE-8

Land Requirement Guidelines for Community Facilities

Facility Type	Requirement
Elementary School	15-20 acres
Middle School	25-30 acres
High School	50+ acres
All Fire Stations	Minimum 5 acres - Located at the corner of two major roads

Note: These are guidelines only. Final site acquisition needs to be approved by Frederick County Public Schools (school sites) or the Frederick County Fire and Rescue Services Division (fire stations).

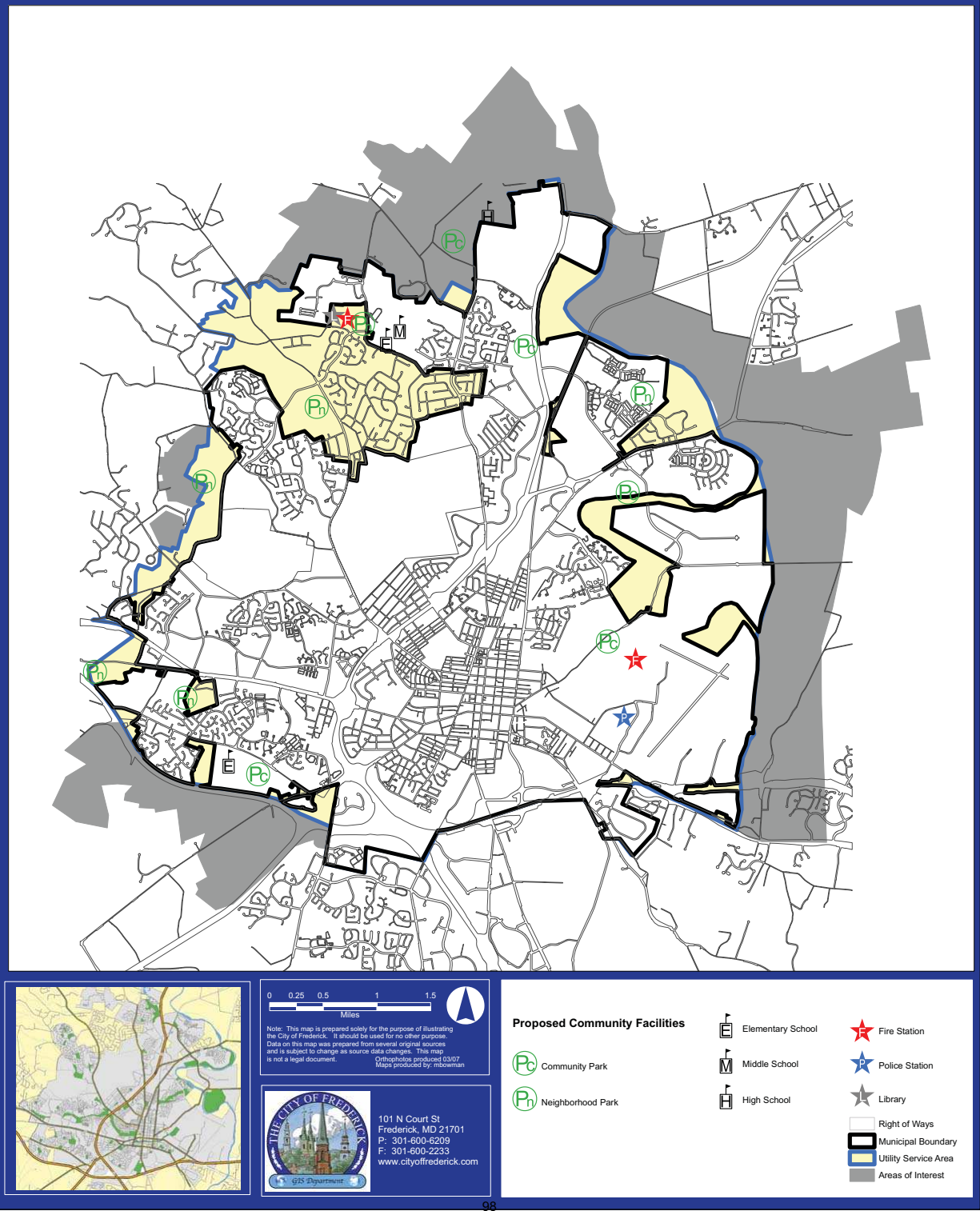
Frederick: the 66,000 square foot C. Burr Artz Library in downtown Frederick, located at 110 East Patrick Street and situated on Carroll Creek. The C. Burr Artz Library also serves as the County's central library facility. The American Library Association has established suggested standards of 1,000 square feet of library space per 10,000 residents; based on this standard, the C. Burr Artz Library is more than adequate in size to accommodate the City's projected population growth through 2030.

Nevertheless, as the City continues to grow, library service requirements will increase. Planning for future library needs will need to take into account growth in the northern and possibly western parts of the City. The Frederick County Public Library's twenty-year plan also indicates that an additional library should be located within the northern area of the City, and recommends that the County's central library be expanded.

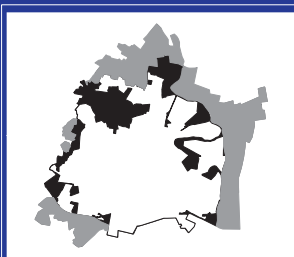
PUBLIC SAFETY

The City of Frederick provides its own public safety services through the Frederick Police Department, which provides 24-hours-per-day, seven-days-per-week law enforcement services for Frederick's nearly 63,000 residents within an area of approximately 20 square miles. The Department is divided into three bureaus: Administrative, Operations and Support Services. The City generally has a low level of crime, which contributes to the City's high quality of life.

Proposed Community Facilities



City of Frederick Comprehensive Plan Map, 2010



0 1,250 2,500 5,000 7,500
Feet

Note: This map is prepared solely for the purpose of illustrating the City of Frederick. It should be used for no other purpose. Data on this map was prepared from several original sources and is subject to change as source data changes. This map is not a legal document.
Orthophotos produced 03/07
Maps produced by: mdcwman



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www.cityoffrederick.com

Residential Uses

- Low Density Residential
- Medium Density Residential
- High Density Residential

Non-Residential Uses

- Commercial Neighborhood
- Commercial General
- Office
- Mixed Use
- Industrial
- Residential Office
- Office/Industrial

Other Land Uses

- Institutional
- Recreational
- Private Open Space
- Agricultural Holding

Growth Boundaries

- Potomac River Water Service Agreement
- City Boundary
- Areas of Interest

Transportation

- Interchanges
- Right of Ways
- Proposed Roads*

* The North/South road as shown on this map is not an alignment or meant to indicate the exact location of a potential road. The North/South Road is a place holder for one of many potential transportation options in the City and County.
This map represents key recommendations of the 2010 Comprehensive Plan. It is to be used in conjunction with Comprehensive Plan Elements and other Plan maps.

Mayor William J. Holtzinger

APPENDIX J

FREDERICK COUNTY AND FREDERICK CITY RESIDENTIAL DEVELOPMENTS

J

Frederick County/Municipal - Residential Development Pipeline
July 1, 2015

School District	Subdivision	Approved Units A	Developed/ Permitted Units B	Traditional Pipeline C (A-B)	Recorded Lots D Input	Recorded Lots Available E (D-B)
7/1/2015		Input	Input			
BCES	Ballenger Run PUD	655	0	655	0	0
BCES	Villas at Manchester	78	0	78	0	0
	TOTAL Ballenger Creek ES	733	0	733	0	0
BES	Brunswick Crossing	1,505	227	1,278	336	109
	TOTAL Brunswick ES	1,505	227	1,278	336	109
CES	Urbana Highlands PUD	471	468	3	471	3
	TOTAL Centerville ES	471	468	3	471	3
CMES	Carroll Manor PUD	40	0	40	0	0
	TOTAL Carroll Manor ES	40	0	40	0	0
DCES	Aspen	243	103	140	242	139
DCES	Aspen North	117	0	117	117	117
DCES	Audubon Terrace	223	192	31	204	12
DCES	Balmoral	78	71	7	78	7
DCES	Blentlinger Property PUD	675	0	675	0	0
DCES	Eaglestream	50	0	50	0	0
DCES	Lake Anita Louise	126	122	4	126	4
DCES	Meadows	407	387	20	406	19
DCES	Nightingale	34	17	17	33	16
DCES	North Shore	127	125	2	127	2
DCES	Pinehurst	731	589	142	691	102
DCES	Supply to Barren	39	23	16	39	0
DCES	Woodridge	463	243	220	313	70
	TOTAL Deer Crossing ES	3,313	1,872	1,441	2,376	488
EES	Brookfield	144	97	47	144	47
EES	Seton Village (age restricted - rental)	43	0	43	43	43
EES	Southgate	36	29	7	36	7
	TOTAL Emmitsburg ES	223	126	97	223	97
GES	The Glades - Apartments	16	0	16	0	0
	TOTAL Glade ES	16	0	16	0	0
GVES	Crossroads Farm	46	0	46	0	0
GVES	Harvest Ridge	226	148	78	226	78
GVES	Landsdale PUD	1,100	49	1,051	88	39
GVES	Monrovia Town Center PUD	1,250	0	1,250	0	0
GVES	Treasure Mountain	24	4	20	4	0
	TOTAL Green Valley ES	2,646	201	2,445	318	117
HES	West Park Village	282	0	282	0	0
	TOTAL Hillcrest Es	282	0	282	0	0
KES	Days Range	45	8	37	9	1
KES	Glad Hill Acres	71	8	71	11	3
KES	Manorwood	13	0	13	0	0
KES	Preserve at Windsor Knolls	47	17	30	47	30
KES	Windsor Knolls	243	236	7	243	7
	TOTAL Kemptown ES	419	269	158	310	41

Source: Frederick County Planning and Permitting Division. Data on County developments is accurate as of July 1, 2015; municipal developments may or may not be up to date.

Frederick County/Municipal - Residential Development Pipeline
July 1, 2015

School District	Subdivision	Approved Units A	Developed/ Permitted Units B	Traditional Pipeline C (A-B)	Recorded Lots D	Recorded Lots Available E (D-B)
7/1/2015		Input	Input		Input	
LIES	Daysville Glen PUD	95	0	95	0	0
LIES	Libertytown Gardens (Condos)	14	0	14	0	0
LIES	Mayne Property	193	0	193	0	0
	TOTAL Liberty ES	302	0	302	0	0
LNES	Belle Air	220	0	220	0	0
LNES	Cramer Property	53	0	53	0	0
LNES	Overlook Section 8	32	0	32	32	32
LNES	The Woods	5	0	5	0	0
	TOTAL Lincoln ES	310	0	310	32	32
MES	Chesterbrook Phase 2	16	0	16	0	0
MES	Coblentz (78 units shown on last plan)	81	0	81	0	0
MES	Foxfield Phase 2-6	154	149	5	154	5
MES	Horman Apartments	9	0	9	0	0
	TOTAL Middletown ES	260	149	111	154	5
MOES	Crumland	1,200	0	1,200	0	0
MOES	Homewood Phase I	140	49	91	140	91
MOES	Homewood Phase II	236	85	151	236	151
	TOTAL Monocacy ES	1,576	134	1,442	376	242
MYES	Meadowridge Knoll	16	0	16	0	0
MYES	Quail Run	108	0	108	0	0
MYES	Saber Ridge	41	17	24	17	0
	TOTAL Myersville ES	165	17	148	17	0
NFES	Bowersox	75	0	75	0	0
NFES	Canterbury Station (Odd Fellows)	359	160	199	160	0
NFES	Hope VI (North Market Revitalization)	95	78	17	95	17
NFES	Market Square	412	367	45	412	45
NFES	Motter Square	101	0	101	101	101
NFES	Spring Bank	73	0	73	0	0
	TOTAL North Frederick ES	1,115	605	510	768	163
NMES	Brinkley Manor	105	100	5	61	-39
NMES	Casey PUD	1,010	0	1,010	0	0
NMES	Hamptons East	435	0	435	0	0
NMES	Hamptons West	450	0	450	0	0
NMES	Orchard at New Market	104	90	14	37	-53
NMES	Royal Oaks	120	54	66	74	20
NMES	Westwinds	404	381	23	404	23
	TOTAL New Market ES	2,628	625	2,003	576	-49
OES	Alpine	100	0	100	0	0
OES	Beshers Property	21	0	21	0	0
OES	Main's Heights	59	0	59	0	0
OES	Newport Ridge	38	0	38	0	0
OES	Oakdale Village	314	0	314	0	0
OES	Preston	130	39	91	39	0
OES	Resco Inv.	248	0	248	0	0
OES	Ridges at Long Branch (Ratley)	43	0	0	0	0

Source: Frederick County Planning and Permitting Division. Data on County developments is accurate as of July 1, 2015; municipal developments may or may not be up to date.

**Frederick County/Municipal - Residential Development Pipeline
July 1, 2015**

School District	Subdivision	Approved Units A	Developed/ Permitted Units B	Traditional Pipeline C (A-B)	Recorded Lots D	Recorded Lots Available E (D-B)
7/1/2015		Input	Input		Input	
OES	Spring Hollow Farm	14	3	11	3	11
OES	Tallyn Ridge PUD	441	0	441	0	0
OES	The Preserve at Long Branch PUD (Rayburn)	147	0	0	0	0
OES	Town Center	1,240	0	1,240	0	0
	TOTAL Oakdale ES	2,795	42	2,563	42	11
OGES	Emerald Farm	185	179	6	185	6
OGES	Jefferson Park West MXD	325	0	325	0	0
OGES	Jefferson Place MXD	825	129	696	115	129
	TOTAL Orchard Grove ES	1,335	308	1,027	300	135
PES	Brooklawn Limited Partnership	68	0	68	0	0
PES	Sinclair Way	71	0	71	71	71
PES	Zimmerman @ Baker Park	8	1	7	8	7
	TOTAL Parkway ES	147	1	146	79	78
SRES	Cannon Hill Loft	12	0	12	12	12
SRES	Galleria @ Carroll Creek (Site D)	127	0	127	127	127
SRES	Hope VI (126 S. Carroll Street)	36	32	4	36	4
SRES	Maxwell Square	49	36	13	49	13
SRES	Nicodemus	444	47	397	172	125
SRES	Riverwalk Apartments (Lot 301)	312	219	93	312	93
SRES	Westridge	400	0	400	0	0
	TOTAL Spring Ridge ES	1,380	334	1,046	708	374
TES	Hobb's Division	2	0	2	2	2
TES	River Run Farms	24	0	24	0	0
	TOTAL Thurmont ES	26	0	26	2	2
TRES	Hattery Farm	24	0	24	0	0
	TOTAL Twin Ridge ES	24	0	24	0	0
TUES	Cullers Retreat	15	2	13	3	1
TUES	Linton at Ballenger Sec. 3 & 4 PUD	419	33	386	82	49
TUES	Manors at Ballenger Creek PUD	237	88	149	117	29
TUES	Westview South MXD	600	0	600	0	0
	TOTAL Tuscarora ES	1,271	123	1,148	202	79
UES	Kidwiler Park/Farms	87	37	50	87	50
UES	Ramsburg Property	57	0	57	0	0
UES	Urban Green (Giesler Property)	352	90	262	0	0
UES	Urbana Northern MXD (Town Center)	610	0	610	0	0
UES	Villages of Urbana PUD	3,242	3,133	109	3,242	109
UES	Worthington Square	61	0	61	0	0
	TOTAL Urbana ES	4,409	3,260	1,149	3,329	159
VES	Woodbourne Manor	199	0	199	0	0
	TOTAL Valley ES	199	0	199	0	0
WAVES	Birdseye View Estates (Bowers)	38	0	38	38	38
WAVES	Bowers Park	19	0	19	19	19
WAVES	Commons of Avalon	159	44	115	159	115
WAVES	Waverley View PND	732	0	732	0	0

Source: Frederick County Planning and Permitting Division. Data on County developments is accurate as of July 1, 2015; municipal developments may or may not be up to date.

**Frederick County/Municipal - Residential Development Pipeline
July 1, 2015**

School District	Subdivision	Approved Units A	Developed/ Permitted Units B	Traditional Pipeline C (A-B)	Recorded Lots D	Recorded Lots Available E (D-B)
7/1/2015		Input	Input		Input	
	TOTAL Waverley ES	948	44	904	216	172
WES	Bell Property	103	0	103	0	0
WES	Mill Run	22	0	22	0	0
WES	Monocacy Center	553	0	553	0	0
WES	Monocacy Park (Main Property)	177	85	92	177	92
WES	Parkside	24	0	24	0	0
WES	Worman's Mill PND	1,497	1,222	275	1,497	275
	TOTAL Walkersville ES	2,376	1,307	1,069	1,674	367
WHES	Arrowood	23	9	14	23	14
WHES	Barrick	301	0	301	0	0
WHES	Millies Delight	58	0	58	0	0
	TOTAL Whittier ES	382	9	373	23	14
WOES	Copper Oaks II	7	0	7	0	0
WOES	Grimes Subdivision	2	1	1	2	1
	TOTAL Woodsboro ES	9	1	8	2	1
YSES	Cannon Bluff	187	165	22	187	22
YSES	Clover Ridge	391	290	101	341	51
YSES	Enclave at Clover Hill	11	0	11	0	0
YSES	Keller Properties	750	0	750	0	0
YSES	Tuscarora Creek	847	184	663	221	37
	TOTAL Yellow Springs ES	2,186	639	1,547	749	110
	TOTAL COUNTY + MUNICIPALITY	33,491	10,761	22,548	13,283	2,750

Source: Frederick County Planning and Permitting Division. Data on County developments is accurate as of July 1, 2015; municipal developments may or may not be up to date.

APPENDIX K
FCPS PUPIL YIELD RATES



2012 Pupil Yield Rates (effective November 2014)

Frederick County Public Schools

Elementary Schools	Single-Family	Townhouse	Multi-Family	Total
Ballenger Creek ES	0.20	0.24	0.14	0.20
Brunswick ES	0.24	0.28	0.14	0.23
Carroll Manor ES	0.26	0.08	0.12	0.24
Centerville ES	0.53	0.35	0.12	0.47
Deer Crossing ES	0.33	0.23	0.20	0.31
Emmitsburg ES	0.17	0.15	0.20	0.17
Glade ES	0.24	0.33	0.07	0.24
Green Valley ES	0.18	0.27	0.12	0.18
Hillcrest ES	0.25	0.38	0.28	0.31
Kempton ES	0.23	0.27	0.33	0.24
Lewistown ES	0.16	0.27	0.13	0.16
Liberty ES	0.16	0.40	0.04	0.15
Lincoln ES	0.16	0.23	0.06	0.14
Middletown ES and PS Total	0.21	0.24	0.12	0.20
Monocacy ES	0.14	0.32	0.21	0.22
Myersville ES	0.18	0.33	0.32	0.18
New Market ES	0.26	0.24	0.50	0.26
New Midway/Woodsboro ES	0.17	0.27	0.14	0.17
North Frederick ES	0.19	0.15	0.06	0.13
Oakdale ES	0.26	0.22	0.12	0.25
Orchard Grove ES	0.20	0.29	0.08	0.19
Parkway ES	0.15	0.14	0.02	0.10
Sabillasville ES	0.13	0.27	0.13	0.14
Spring Ridge ES	0.19	0.22	0.03	0.14
Thurmont ES and PS Total	0.18	0.26	0.10	0.18
Tuscarora ES	0.22	0.33	0.10	0.24
Twin Ridge ES	0.22	0.27	0.50	0.22
Urbana ES	0.27	0.39	0.38	0.29
Valley ES	0.18	0.16	0.10	0.17
Walkersville ES	0.17	0.19	0.04	0.16
Waverly ES	0.20	0.17	0.27	0.23
Whittier ES	0.30	0.54	0.08	0.29
Wolfsville ES	0.15	0.27	0.10	0.15
Yellow Spring ES	0.17	0.06	0.12	0.15
Countywide Average	0.211	0.265	0.116	0.206

Middle Schools	Single-Family	Townhouse	Multi-Family	Total
Ballenger Creek MS	0.14	0.11	0.02	0.10
Brunswick MS	0.10	0.09	0.03	0.09
Crestwood MS	0.09	0.09	0.04	0.08
Gov TJ MS	0.09	0.09	0.02	0.07
Middletown MS	0.11	0.09	0.06	0.11
Monocacy MS	0.09	0.10	0.07	0.08
New Market MS	0.11	0.12	0.03	0.11
Oakdale MS	0.15	0.09	0.06	0.14
Thurmont MS	0.09	0.09	0.04	0.08
Urbana MS	0.20	0.13	0.23	0.18
Walkersville MS	0.10	0.09	0.02	0.09
West Frederick MS	0.10	0.11	0.04	0.08
Winsor Knolls MS	0.14	0.10	0.03	0.13
Countywide Average	0.112	0.099	0.038	0.097

High Schools	Single-Family	Townhouse	Multi-Family	Total
Brunswick HS	0.14	0.12	0.06	0.13
Catoctin HS	0.14	0.15	0.04	0.13
Frederick HS	0.16	0.15	0.05	0.12
Gov TJ HS	0.12	0.11	0.05	0.10
Linganore HS	0.18	0.13	0.08	0.18
Middletown HS	0.17	0.15	0.09	0.17
Oakdale HS	0.22	0.13	0.03	0.19
Tuscarora HS	0.17	0.13	0.05	0.13
Urbana HS	0.21	0.14	0.78	0.21
Walkersville HS	0.15	0.10	0.03	0.12
Countywide Average	0.164	0.128	0.051	0.139

Countywide Average for all Schools	0.488	0.491	0.205	0.442
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2 Over 2 Dwellings	Elementary 0.13	Middle 0.05	High 0.06	0.08
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