

## Fiscal Impact Statement

Per the Town of New Market 2019 Financial reports the Town had a general fund revenues of \$942,578.00 which was up by 11.5% from the prior year. The Town stated there were no outstanding debt as of June 30, 2019.

The Project anticipates private drives and parking areas, open space, internal sidewalks, stormwater managements, and internal landscaping to be owned and maintained by an association entity to be formed by the Applicant or its successors. Water and sewer will be maintained by Frederick County Division of Utility Solid Waste Management.

**Public Works.** The Project will create little demand on existing public facilities. No additional public roads or water and sewer infrastructure is needed to service the development. The storm drain, private common drives, parking, landscaping, lighting, and open space areas will be owned and maintained by Project association.

The attached Traffic Trip Generation Rates shows the existing and proposed weekday A.M. and P.M. peak hour trips. The proposed infill design anticipates:

- An additional 11 A.M entrance trips;
- An additional 2 A.M. exit trips;
- An additional 27 P.M. entrance trips; and
- No increase in P.M. exit trips.

105 West Main has a W-1 / S-1 classification with 29 fixture units for 2.9 taps. 113 West Main has a W-5 / S-1 classification. The requested reclassification application from W-5 to W-3 has been submitted to the Frederick County for review and approval. The owner has paid for 92 fixtures for 9.2 taps. Both water and sewer infrastructure is located at the Project.

**General Administration.** The assumption is current Town staff and services will remain constant with the addition of 13 townhouse dwellings.

**Police Protection.** It is anticipated that service increases by one full-time deputy for approximately 925 dwelling units. With the addition of only 13 townhouse dwelling units it is anticipated that exiting levels are adequate.

**Fire and Rescue.** The primary fire and rescue service provider to the Subject Property is the New Market District Volunteer Fire Company ("NMVFC") located within 400 hundred feet. Other planned improvements for public safety include a new fire station on site in the Hamptons West area of the Linganore PUD on Gas House Pike. Statistically, Frederick County has a fire-rescue call volume of one (1) response per 7.5 people. The Town increases funding to the NMVFD as a percent of real property tax each year and should be adequate to service the subject property and the Project.

**Waste Collection.** At an average cost of \$269 per household, it is anticipated the 13 townhouse dwellings will increase waste collection by \$3,497.00.

**Public Schools.** The Town does not provide public education services and does not have an adequate public facilities ordinance. The County collects impact fees from new homes built within municipalities. Schools are funded by general obligation bonds. The County services the debt on these bonds from the revenues generated from impact fees and recordation taxes from the construction of new homes.

**Parks, Recreation and Open Space.** The Town owns and maintains two small public parks on East Main Street and a 100 acre open space parcel located north of the Subject Property (designated as open space on the Town Zoning Map) that is partially forested and partially used by LOUYAA for youth athletic fields.

The adjacent New Market Elementary and Middle Schools participate in Frederick County's School Community Center Program. The schools provide their facilities for a variety of youth and adult activities after school, evenings and weekends. Additionally, Frederick County's Division of Parks and Recreation operates a recreation center at Deer Crossing Elementary School.

The combination of existing parks and on site passive central open space by the Application will be more than adequately accommodate and serve the needs of the current and new residents of the Town.

**Library.** The Town does not currently have a public library. There is a planned regional library site shown in the Linganore Town Center.

**Local Development Patterns.** The Project follows the Master Plan Section X(A) keeps the West Main Street character by maintaining the building footprint placements of the existing Lawson retail building and readapted use of residential dwelling.