

PROJECT 1:
QUESTIONS FOR CONSIDERATION

Also posted will be the Urban Center Concept (plan) and Traditional Neighborhood Design (ordinance) which are the basis for your discussion and collaboration.

Questions we would like to you to contemplate:

What solutions/challenges do you see the Urban Center bringing to the County?

Primarily building demand for the amount of units these developments require in order being successful on a commercial level. Therefore increasing the costs and difficulty of developing SFHs, at the same time incentivizing new high-density Urban Center residential, will help steer buyers toward considering these new residential options. As buyer's infill these buildings, commercial will follow the bodies.

The challenge is changing the traditional concept of a residence in the country (i.e. a SFH) to mixed-use, dense urban centers and multi-family properties (surrounded by the country).

How many Urban Centers do you think the County can absorb within a fifty year period?

For a 100% in-filled missed-used development like those in Northern VA, based on normal population growth patterns and the (extremely slow) nature of commercial real estate, I believe one every ten years.

Should the Centers be prioritized/incentivized? If so, how?

These centers should definitely be prioritized since we need to plan so far ahead with new development regulations to steer future growth patterns; and development standards, zoning regulations and proffer incentives (and fees) are the only tools we have to succeed.

A huge campaign to educate land owners and developers about the transfer/sale of development rights to Urban Center development should be conducted. This is a win-win-win for preserving rural areas (land owners), making more affordable high-density development (developers), and controlling municipality costs in serving their citizens (Frederick County).

Incentives should be in the form of deferred real estate taxes and/or (extremely) reduced high-density designs. Potentially offering deferred sales tax to new commercial business would also help accelerate the commercial aspect of the Urban Center.

Definitely getting away (via zoning changes/text amendments) from 1, 2, 3, 5 acre lots per SFH should be our goal.

Schools and county agencies should be located within walking distance of these areas.

How can the land area identified within the centers be used in the interim? [Good question.](#)
[Land lease to farmers?](#)

Should each center be phased ? [Yes, to stay balanced in development; focusing on making each UC complete and sustainable rather than five diluted UC which are only partially occupied with floundering commercial businesses. \(People are attracted to areas where other people are already living.\) Therefore we create a demand for the next UC as each one fills up.](#)

What more do you think needs to be added to the concept/TND ordinance to make the case for why or why not this type of development is appropriate for Frederick County?

[In the same campaign for selling development rights, educate the citizens about the necessity to concentrate new development in higher-density areas. Point out the benefits of living in these centers by reduced commuting times, emission/carbon footprints, opportunities for more exercise and time spent with family, opportunity for higher-quality commercial development, and the ability to reduce tax bases due to increased efficiency by local municipalities.](#)

[Reflect on the successful UC throughout the United State \(not just Northern VA since some people have a strong disdain for NOVA\).](#)

[Emphasize to our community: to preserve what we know as 'country life' i.e. farmland, open spaces, environmentally healthy rivers and lakes, clean drinking water - we have to adapt our life styles today to make sure 'the country' will still be here tomorrow.](#)