

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?

Solutions: This will help resolve the ongoing discussion regarding the need for upper income multi-family housing. Higher income individuals looking to reside in multi-family usually look for convenience in their shopping, travel, and employment.

Challenges: Planning road networks that meet the needs of the projects and overall county needs.

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

I don't think the number of Urban Centers is the question. If they are designed properly, the market will take care of the build-out timing. Phasing is a major concern. Employment within the projects is key.

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

Urban center development is an expensive proposition for the developer. Infrastructure is extensive. Consequently, the county government needs to consider the overall economic impact to the county when calculating proffer amounts and when they are assessed.

How can the land area identified within the centers be used in the interim?

Phasing is critical to a successful UC design. If non-revenue generating development (parks/developed green space, roads to nowhere) is required upfront the project may fail. Leaving the undeveloped land as natural recreation areas has been successful in other markets.

Should each center be phased?

Yes, a percentage of residential tied to commercial based on a formula. The Ballston area in Fairfax County is a good example of successful phasing tied to percentages.

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/

Higher density development is good for the county and the development community. Higher density development for commercial and residential, increases revenue for the both county and the land owner. I know I have mentioned design and phasing before, but I they are both critical and will insure a successful project for both parties.