

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?

Response: We need to make sure we allow the developer to walk before they run. Many of the New Urbanism and TND in less populated areas have floundered before they took hold and became a viable community. Many of the early retailers went out of business before they had the population to support them. With that in mind the TNDs design ordinance requirements need to allow the surrounding population to support the retail and other venues. For example: rather than having the retail generally integrated but somewhat hidden there should be large view corridors into the retail areas so the surrounding population is drawn into the integrated community particularly in the first phases.

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

Response: The economy and zoning ordinance flexibility will dictate the absorption rate.

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

Response: I feel strongly this should be market driven and the County should not prioritize or incentivize the process. The County should only provide the ordinance framework that will encourage this type of development based on demand. For example: TDR's encourage a higher density but still keeps the playing level.

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

Response: This item should be left to the developer based on the uses allowed in the Zoning Ordinance.

Should each center be phased ?

Response: Again this item must be left to the developer but the County must allow phasing.

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?

Response: As the County grows and the demographics change the developers will fill the need. It is our job to provide the platform to allow this type of development and the evolution of this type of development. I also feel we should allow other developments such as Snowden Bridge to incorporate the applicable TND design concepts.

One of the biggest challenges in other jurisdictions to New Urbanism and TND design concepts has been VDOT. They are behind the curve on this concept and I have no clue how to solve this issue. The developers have solved the problem by having all the non-typical roads private but this does not allow for a consistency of design. For example: the street scape and signs change as you go from the public to the private road system.

Submitted by Whit Wagner