



Frederick County Planning Commission

AGENDA

Thursday, November 17, 2016

9:00 am

Basement Meeting/Training Room, 30 N. Market Street, Frederick, MD

APPROVED:

A handwritten signature in blue ink that reads "Jim Dugay".

NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt the meeting.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:00 or 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Individuals requiring special accommodations for this meeting are requested to contact the Planning Office at 301-600-1138 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningcommission@frederickcountymd.gov

Upcoming Planning Commission Meetings

Wednesday – November 30, 2016 @ 9:00 am

For more information contact

Dept. of Planning or Development Review

301-600-1138

www.FrederickCountyMD.gov/planning



Frederick County Planning Commission

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9:00 am

Basement Meeting/Training Room, 30 N. Market Street, Frederick, MD

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1. <u>PLANNING COMMISSION COMMENTS</u>	INFORMATIONAL
2. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>	INFORMATIONAL
3. <u>LIVABLE FREDERICK UPDATE</u>	INFORMATIONAL

a) *Work Session* - Discussion of the modelling framework and key assumptions for scenario development for the Livable Frederick comprehensive plan.

David Whitaker, Chief of Comprehensive Planning



LIVABLE FREDERICK SCENARIO PLANNING

Key Assumptions

Planning Commission Work-session
November 17, 2016

1

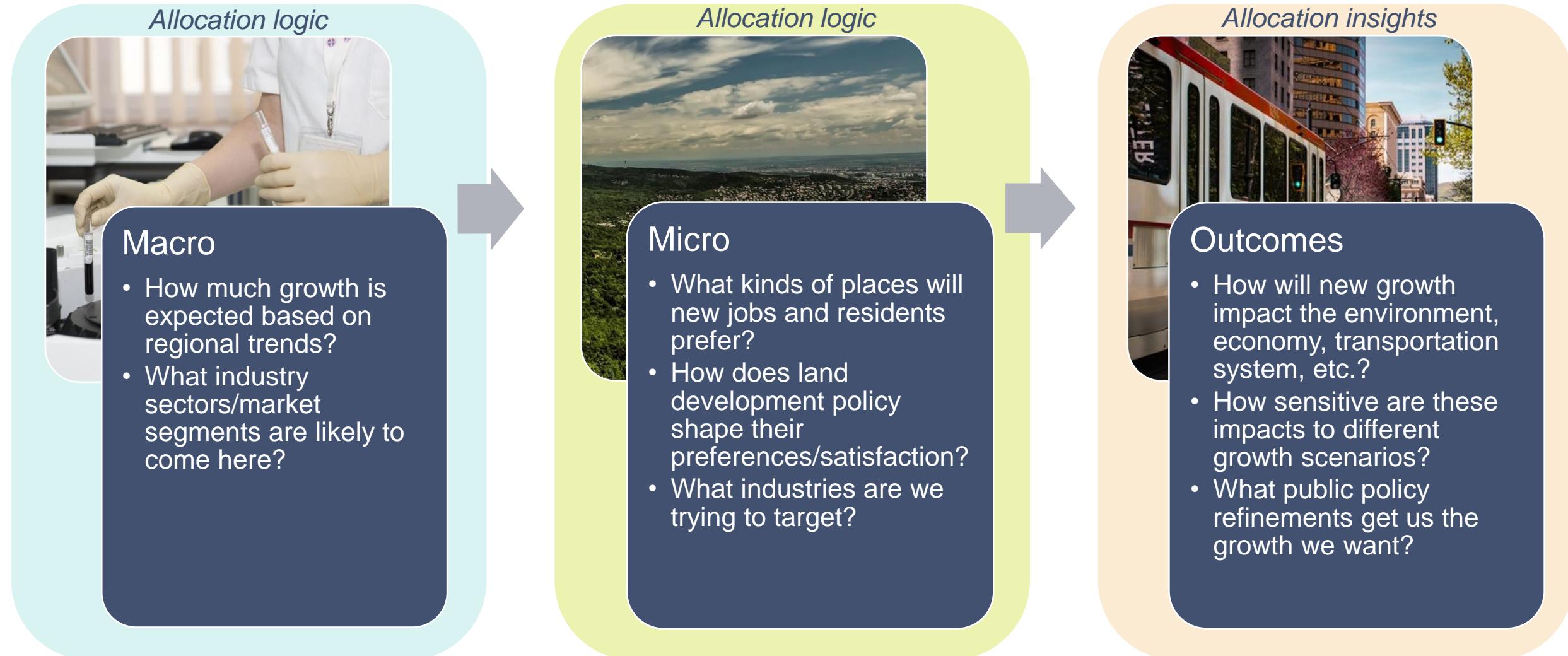
INTRODUCTION

WHY SCENARIO PLANNING?

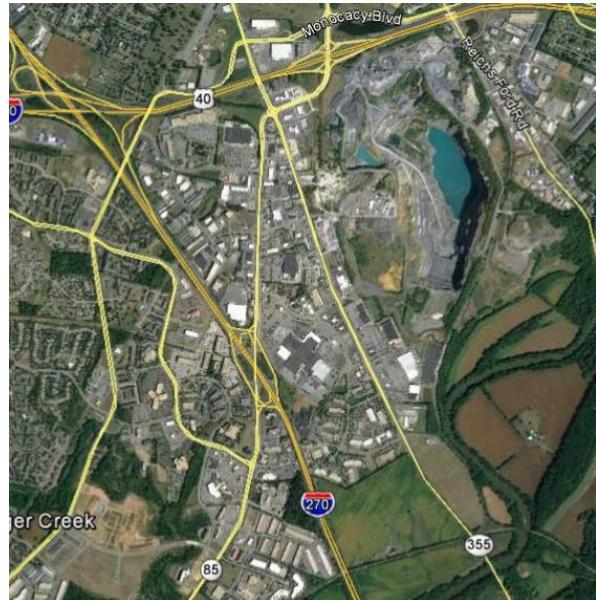
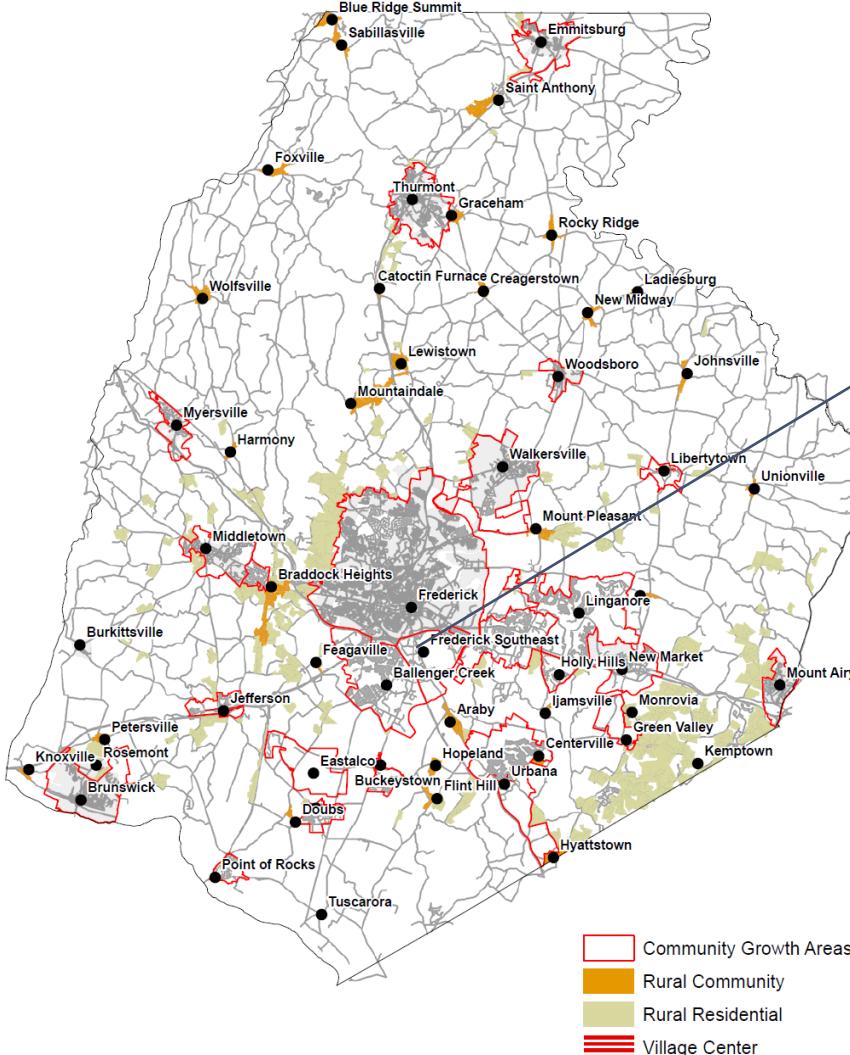
- Provide key insights on how best to update the current Comprehensive Plan Policies **to support the community vision** and position the County **to attract the growth it wants**.
- Develop **alternative land use scenarios** (allocations of jobs and housing) that reflects growth by different industry clusters (driven by regional economics and targeted industries) and community aspirations (as defined by the vision).
- **Compare the different scenarios against a set of Livable Frederick indicators** reflecting the vision to provide information on where/how to potential adjust local policies.
- Gets us beyond the simple ‘predict and plan’ approach, allowing for a **more robust discussion of ‘what ifs’ concerning future growth** in the county.



FOCUS IS ON ALLOCATING NEW JOBS AND RESIDENTS



INSIGHTS HELP IDENTIFY LOCATIONS FOR POLICY REFINEMENTS



Southeast Corridor area prime for examining different types of growth policies

- Growth follows growth
- Key areas of development or redevelopment will be the focus
- Will identify different ways key areas can grow relative to the vision and targeted economic development



MACRO DYNAMICS

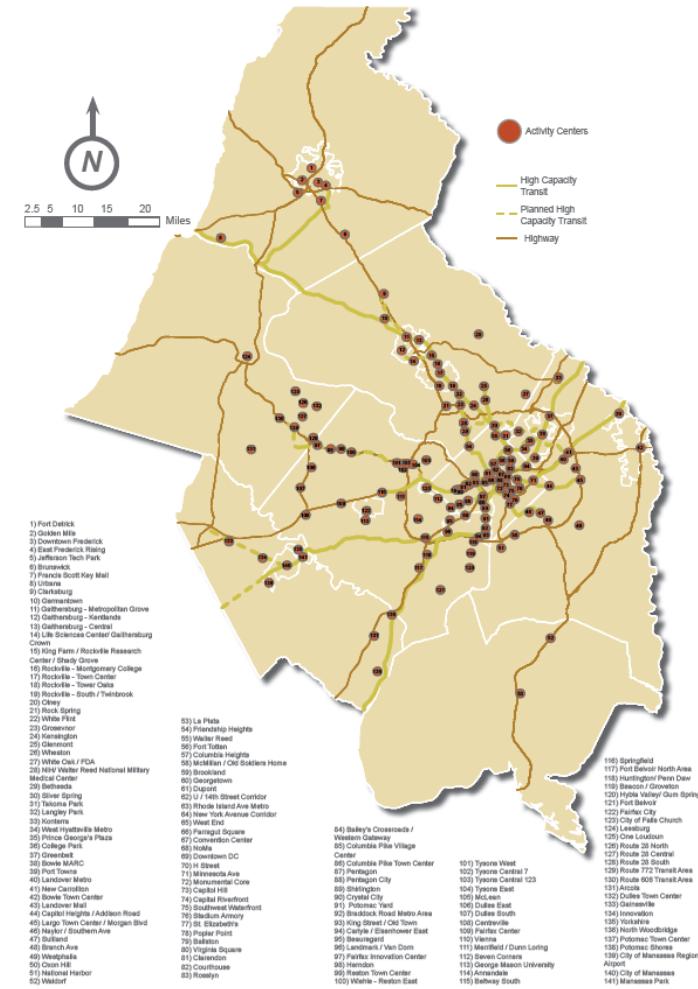
REGIONAL TRENDS IN JOBS AND POPULATION GROWTH

REGIONAL GROWTH TRENDS

Key questions:

- How is the Baltimore-Washington region expected to grow?
- Where does Frederick County fit in?
 - Migration: Who is moving in to/out of the region and the county?
 - Job mix: What kinds of jobs are being added to the region and to the county?
 - Residential market segments: With an evolving job mix, what will the county's demographics look like in the future?

Regional Activity Centers Map
Submitted to COG Board for Approval January 13, 2013



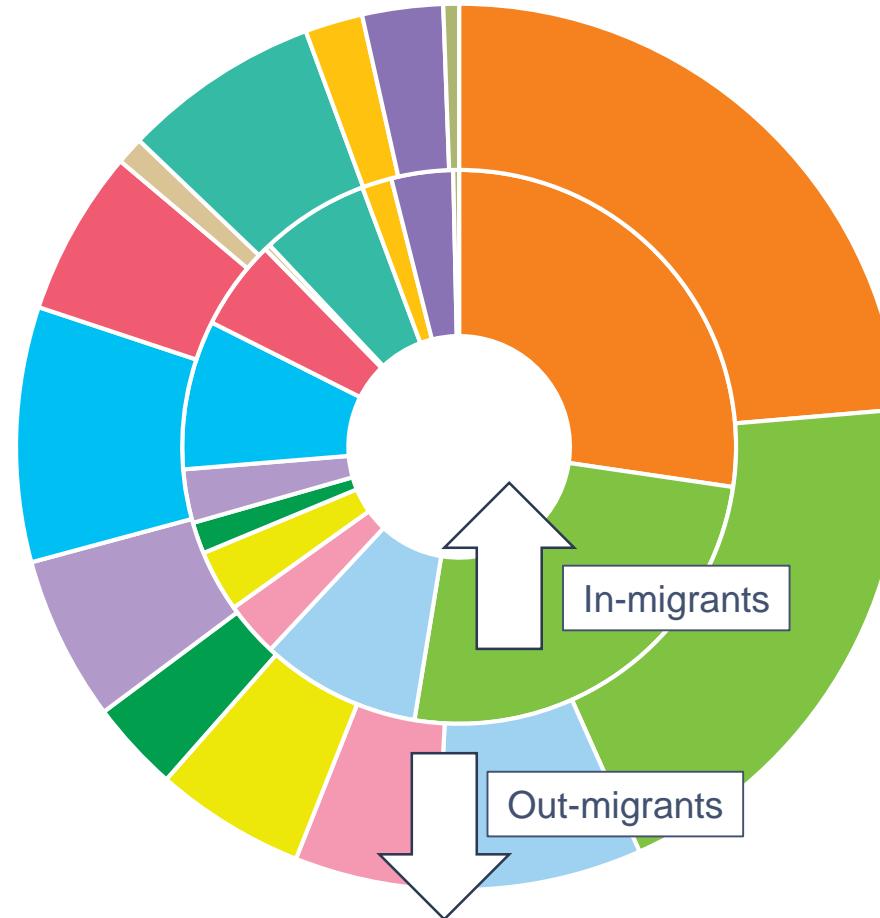
REGIONAL GROWTH TRENDS

- Data
 - ESRI Business Analyst:
 - Current mix of population by market segment
 - Current mix of businesses by industry sector
 - Internal Revenue Service (IRS) migration data
 - Current trends in re-location
 - Metropolitan Washington Council of Government (MWCOG) land use forecasts
 - Future jobs and population at TAZ level (out to 2045)
 - Woods and Poole county growth forecasts
 - Future jobs and population at county level (out to 2050)
 - Local data and qualitative insights

EXAMPLE OF MARKET TAPESTRY AND MIGRATION TRENDS

How is Frederick County changing?

- Affluent Estates
- Upscale Avenues
- Uptown Individuals
- Family Landscapes
- Gen-X Urban
- Cozy Country
- Ethnic Enclaves
- Middle Ground
- Senior Styles
- Rustic Outposts
- Midtown Singles
- Hometown
- Next Wave
- Scholars and Patriots



Livable Frederick Comp Plan Update

- Combines economic development, growth management, multimodal transportation
- MMA included in logic for forecasting location preferences/choices of incoming residents and business
- MMA included in evaluation of scenarios to forecast mode choice and VMT impacts of different growth scenarios

CONSOLIDATION OF MARKET TAPESTRIES FOR ANALYSIS

Consolidation of ESRI Tapestry Segments



Simplified market analysis while maintaining differentiation among different population segments with similar incomes, life styles, and location preferences

As Frederick County evolves, these different market segments will influence the character of the county's diverse places and how they change (or are preserved) along with market forces and development policies.

CONSOLIDATION OF INDUSTRY GROUPS FOR ANALYSIS

Simplified market analysis while maintaining differentiation among different industry sectors with similar location preferences and recruitment strategies

As Frederick County evolves, these different industry groups will influence the residential composition of the county, pull from its diversifying workforce, and influence the character of its places.

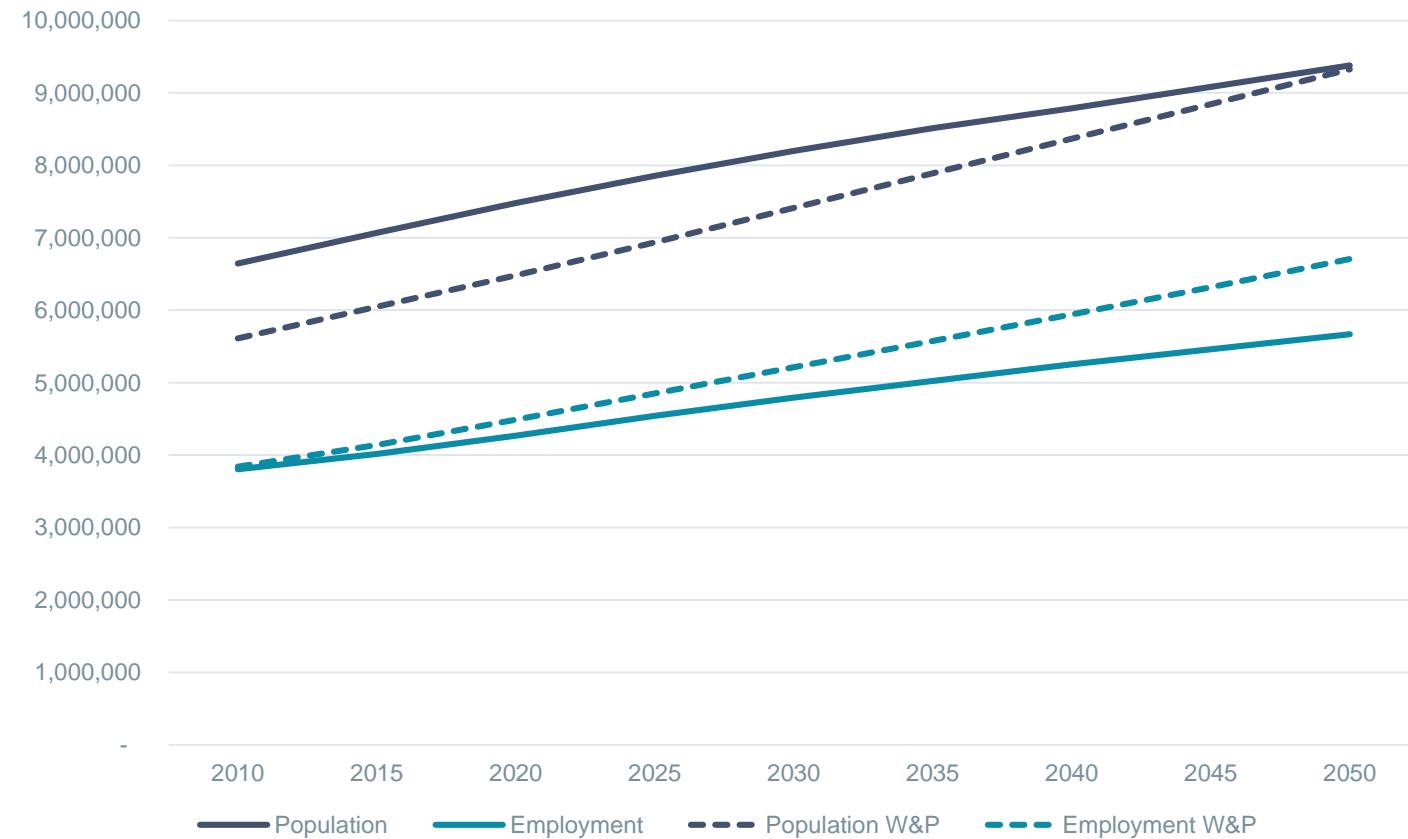
Creative economy jobs pull from multiple groups



Employment group for allocation	Woods & Poole Group
Resource jobs	Farm Forestry, fishing, related activities Mining
Industrial jobs	Manufacturing Wholesale trade Transportation and warehousing Retail trade
Consumption jobs	Arts, entertainment, and recreation Accommodation and food services
Science and tech jobs	Professional and technical Information Finance and insurance Real estate, rental, and lease
Office jobs	Management of companies and enterprises Federal civilian government State and local government
Health care jobs	Health care and social assistance
Education	Educational services Utilities Construction
Other jobs	Administrative and waste services Other services, except public admin Federal military employment

REGIONAL TRENDS

How is the region expected to grow?



Total number of housing and jobs anticipated by 2050

People type (household type, income levels, market profile)

Job type (different industries)

Approximately **50,000 more jobs**, and **100,000 more people** by 2050

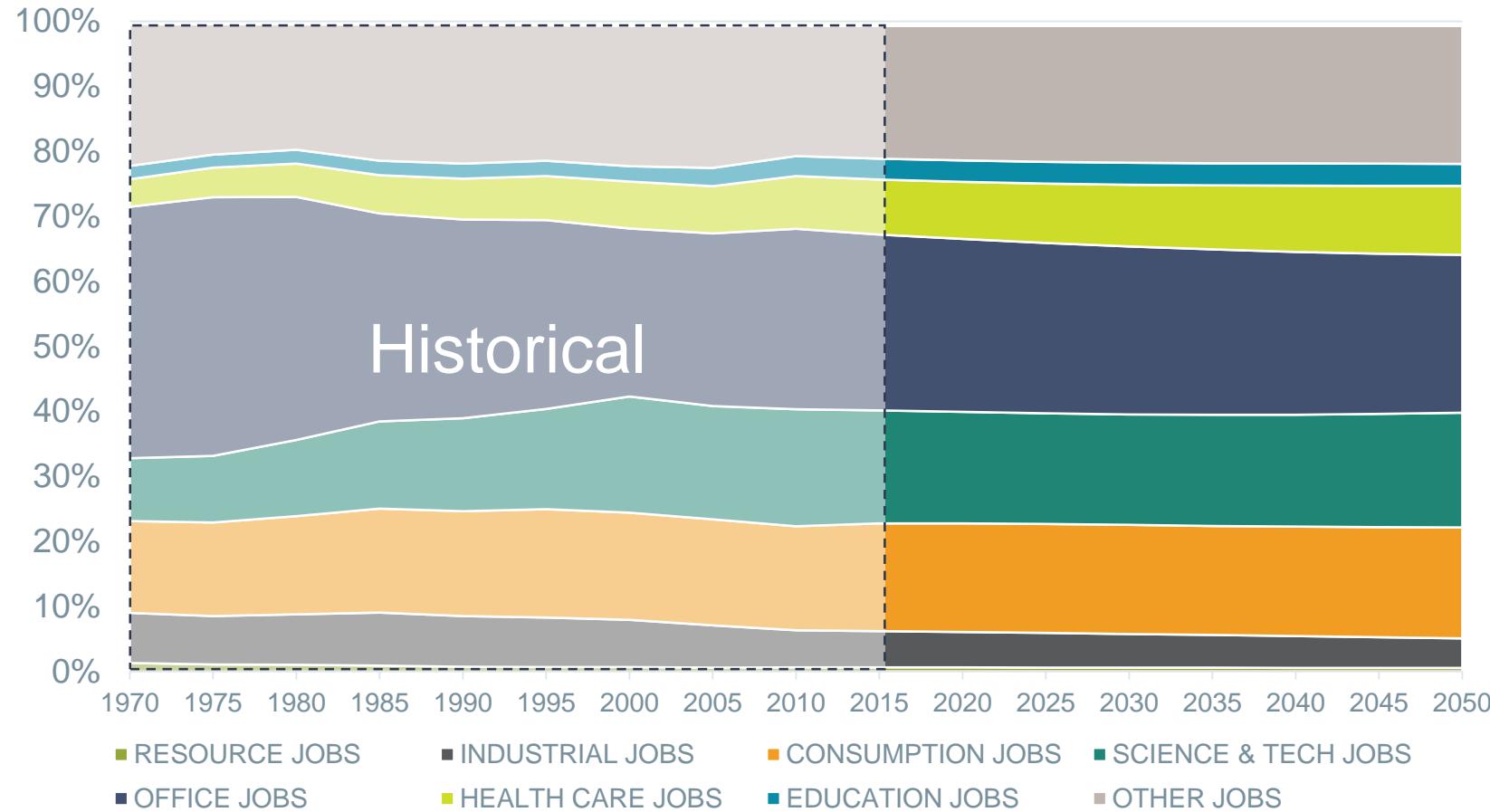
MWCOG projects steady growth through 2045*

Woods and Poole projects steady growth through 2050

- Population growth initially slower than MWCOG
- Employment growth forecasted at higher rate than MWCOG

REGIONAL TRENDS

Jobs By Industry

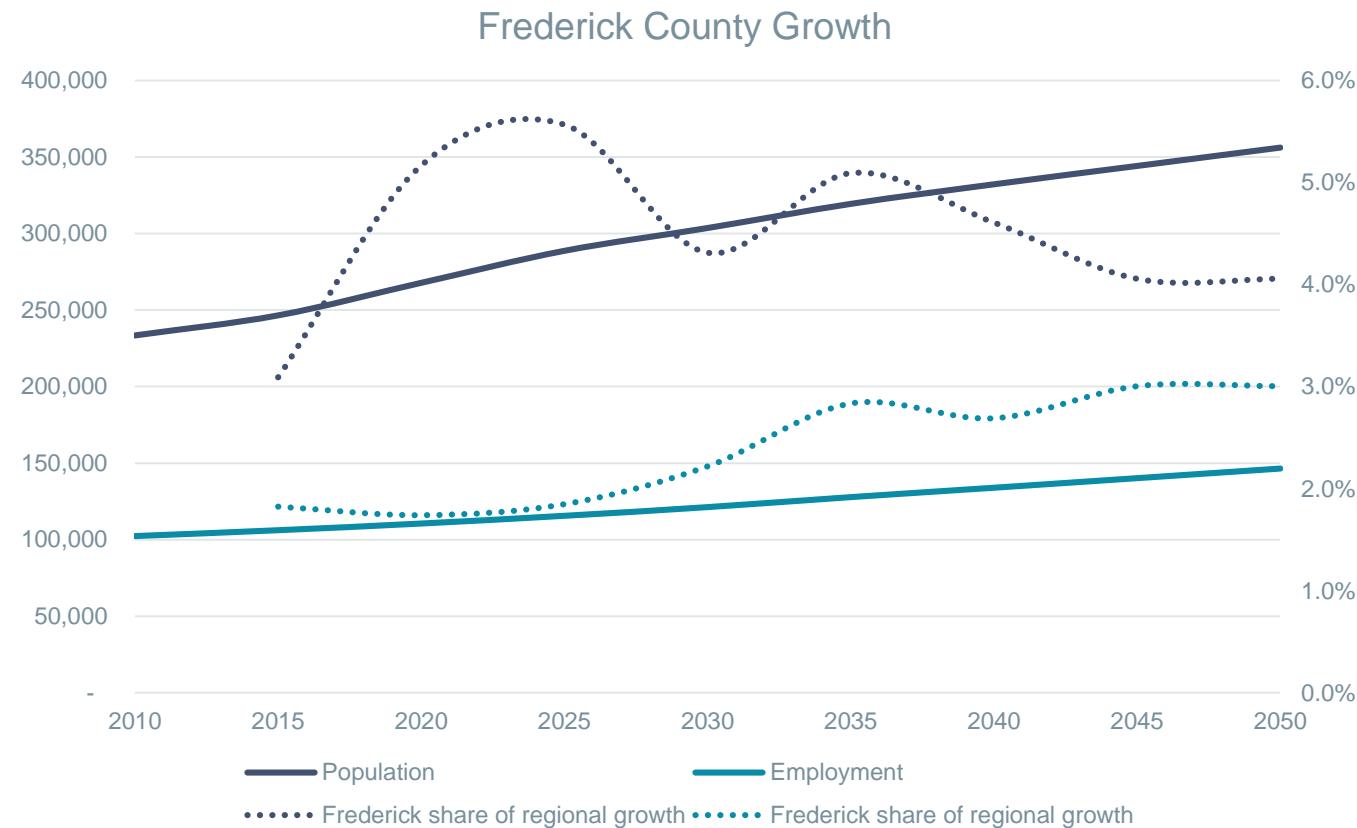


Composition of regional jobs
**not expected to change
much over time:**

- Sectors expecting to become more prominent:
 - Health care jobs
 - Science and tech jobs
- Sectors expecting to become less prominent:
 - Office jobs
 - Industrial jobs
 - Resource jobs

FREDERICK COUNTY TRENDS

Where does Frederick fit in?



Frederick County's **share of regional growth is expected to increase**

- Share of regional population growth accelerates in next 10-15 years, then stabilizes
- Share of regional job growth steadily increases over time

FREDERICK COUNTY TRENDS - ECONOMY

So what will Frederick's economy look like?

- *What if* Frederick's regional share of each industry stays the same?
- *What if* the Woods and Poole forecasts are right about the future mix of industries?
- *What if* recent changes in the region's and county's industry mix persist?
 - Regional growth effects inform how growth in the region might impact all industries in the local economy
 - Regional Industry mix effects describe how an industry's changing role in the region might impact the local economy
- *What if* we suppose changes in local competitiveness for each industry?

 The industry's growth in Frederick will parallel its growth in the region.

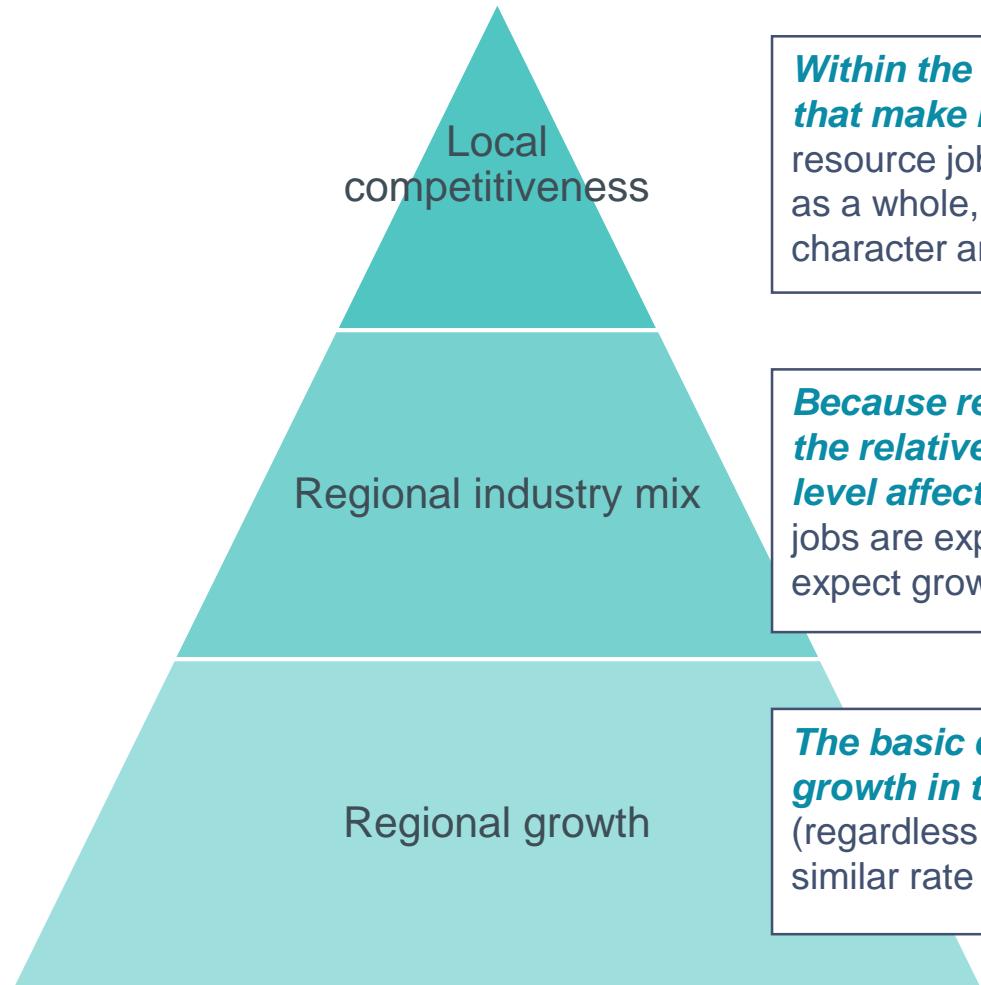
 The industry's growth in Frederick will come directly from the W&P dataset.

 The industry's growth in Frederick is determined by regional growth in all sectors, recent changes in regional jobs mix, and the county's current competitiveness for each industry

 The industry's growth in Frederick is determined by regional growth in all sectors, expected changes in regional jobs mix, and the county's current competitiveness for each industry

 The scenario planning team can propose alternative forecasts for analysis, impacting assumptions about regional growth, regional jobs mix, and/or local competitiveness for each industry

COMPONENTS OF ECONOMIC CHANGE



Within the region, Frederick County may have special competitive advantages that make it a strong candidate for high growth in a given industry. While resource jobs (agriculture, forestry, mining, etc.) are not growing rapidly in the region as a whole, they may grow relatively quickly in Frederick due to its agrarian character and regional position.

Because regional dynamics are so important in local economic development, the relative performance/competitiveness of different industries at the regional level affects which industries can be expected to grow locally. If science/tech jobs are expected grow rapidly in the Washington DC region, Frederick County may expect growth in that sector that outpaces historical trends.

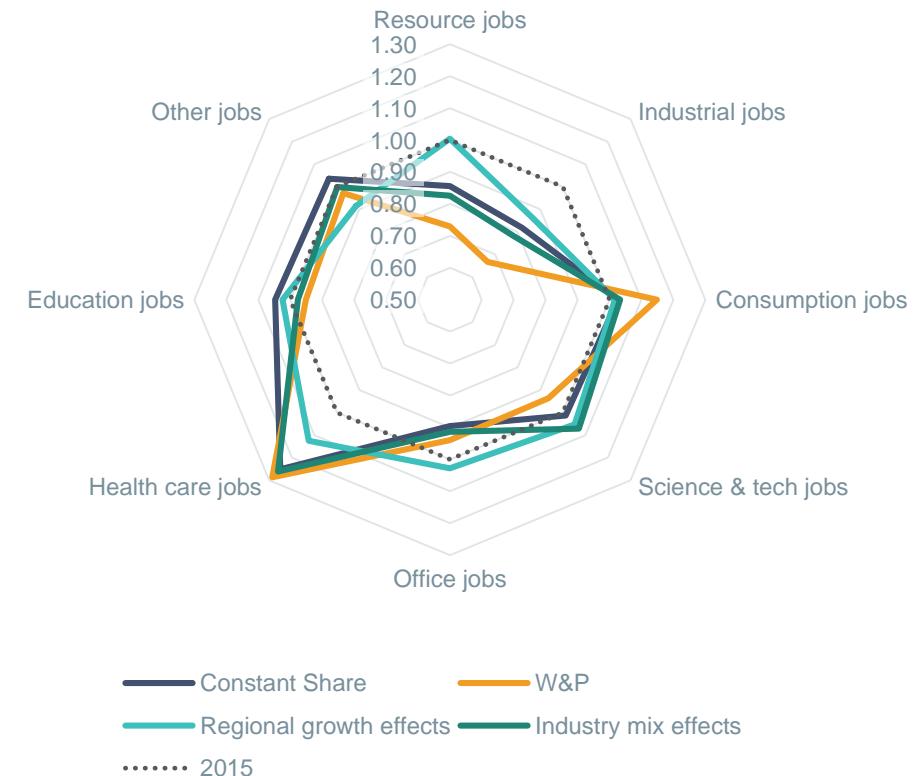
The basic driver of employment growth in Frederick County is employment growth in the region as a whole. The Washington DC region is adding jobs (regardless of type) at a rapid rate, and Frederick County is likely to add jobs at a similar rate just because it is part of the region.

FREDERICK COUNTY TRENDS - ECONOMY

JOBS IN 2050

	Shift Share			
	Constant Share	W&P	Regional growth effects	Industry mix effects
TOTAL EMPLOYMENT	224,558	227,049	224,241	224,250
RESOURCE JOBS	3,185	2,746	3,736	3,069
INDUSTRIAL JOBS	14,916	12,275	15,712	14,217
CONSUMPTION JOBS	49,028	55,479	48,493	49,296
SCIENCE & TECH JOBS	26,737	24,986	27,731	28,202
OFFICE JOBS	46,698	49,525	53,548	47,565
HEALTH CARE JOBS	28,116	29,217	25,229	28,293
EDUCATION JOBS	5,042	4,628	4,922	4,691
OTHER JOBS	50,836	48,193	44,870	48,917

2050 Industry Mix Relative to 2015 Industry Mix



FREDERICK COUNTY TRENDS - ECONOMY

2050 Industry Mix Relative to 2015 Industry Mix

All other job types are generally expected to play a similar role in the 2050 economy as they do today

Education jobs could play an increasingly important role in the county's economy, but several forecasts suggest it will be similar to today's role

All forecasts anticipate a heavier mix of health care jobs, following regional trends

Most forecasts call for a reduced role for resource jobs in the county's economy

All forecasts anticipate reduced role for industrial jobs in the county's economy, following regional trends

W&P forecasts anticipate a higher mix of consumption jobs, while other techniques suggest a mix similar to today's

Shift share techniques suggest an increased role for science and tech jobs, while W&P expects their role to diminish

As office jobs become less prominent regionally, they also are generally expected to become less prominent locally

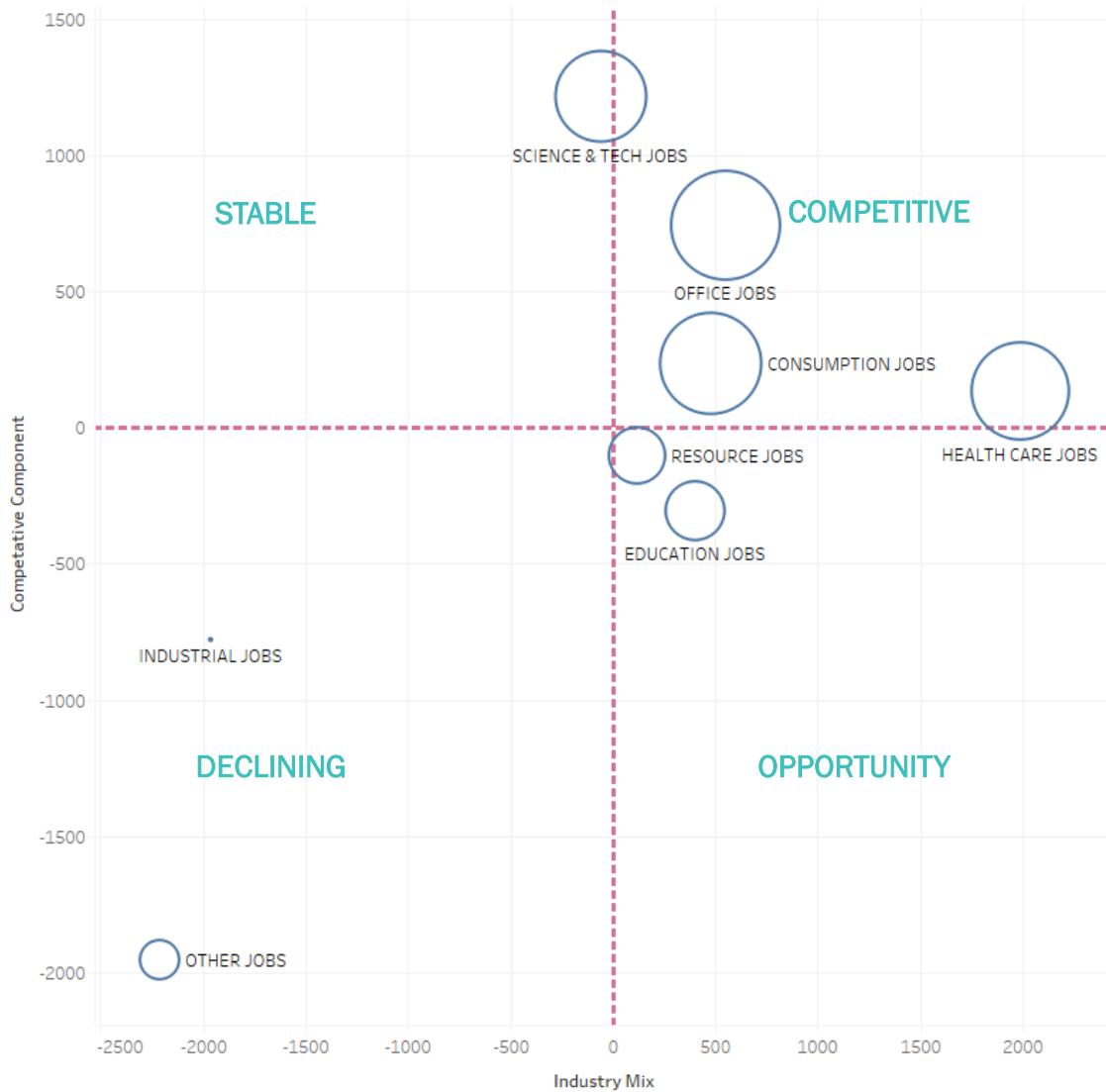


DIFFERENT ECONOMIC SCENARIOS

- Potential sources for regional growth total
 - Woods & Poole 2050 forecasts for all jobs
 - MWCOG 2045 forecasts for all jobs, extrapolated to 2050
- Potential sources for regional industrial mix changes
 - Woods & Poole regional forecasts by industry
 - MWCOG forecasts by industry (applied to our sectors)
 - Local knowledge & hypothesis
- Potential sources for local competitiveness adjustments
 - Woods & Poole county forecasts by industry
 - MWCOG county forecasts by industry (applied to our sectors)
 - Local knowledge & hypothesis



FREDERICK COUNTY INDUSTRY STRENGTH (Past Trends)



- Size of circle represents number of jobs gained or lost (lower left quadrant) from 2005 to 2015
- Competitive industries:
 - Office
 - Consumption
 - Health care
- Stable industries:
 - Science & tech
- Opportunity industries:
 - Resource
 - Education
- Declining industries:
 - Industrial
 - Other

DIFFERENT ECONOMIC SCENARIOS

Industry strength rating	Industry Mix	Competitive Component	Net Job growth
Competitive	▲	▲	▲
Opportunity	▲	▼	▲
Weak opportunity	▲	▼	▼
Stable	▼	▲	▲
At-risk	▼	▼	▲
Declining	▼	▼	▼

- We can use the concept of “industry strength” as guide to support local knowledge and hypotheses about growth trends
- Industry strength is based on three factors:
 - Industry mix: industry is growing regionally faster (or declining less rapidly) than the regional market for all jobs
 - Local competitiveness: industry is growing faster (or declining less rapidly) locally than regionally
 - Job growth: industry is adding jobs locally

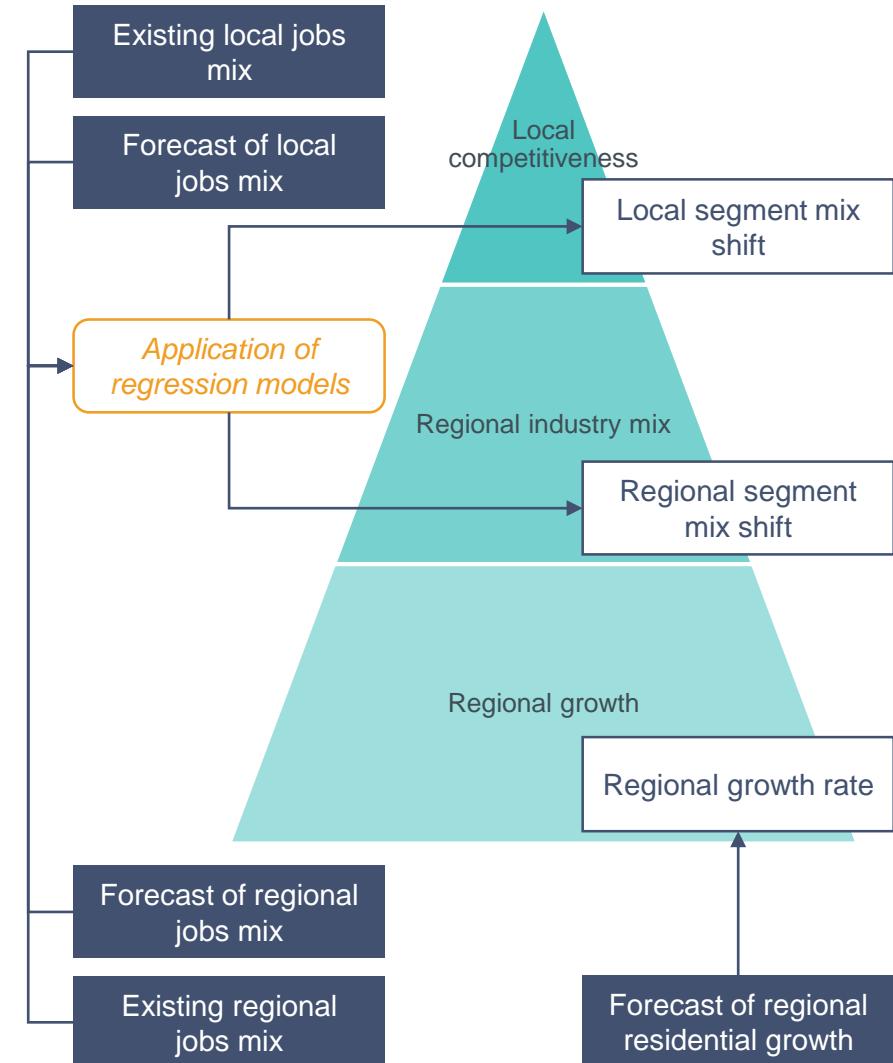
WHAT ABOUT FUTURE RESIDENTS?

- Economic and demographic changes go hand-in-hand
 - Different potential future job mixes pose different prospective mixes of residents moving to the county
 - Many industries depend on a certain workforce profile or attract certain market segments more often than others
- **Market segments** are convenient generalizations of household types with similar location and housing preferences, lifestyle patterns, spending habits, etc.
 - Difficult to forecast without economic foundation
 - Relationships among job sector mixes and market segment mixes power the residential forecasting model



RESIDENTIAL DEMAND BASED ON JOBS

- Mix of a given market segment is based on the mix of jobs related to it
 - Example: Middle income urban households with no kids
 - Supporting industries:
 - Science and tech
 - Health care
 - Consumption
- Series of regression formulas derived from national county-level data
- Useful for estimating expected shifts in residential segment mix for application of shift share forecasting approach



RESIDENTIAL SCENARIOS

MARKET SEGMENTS IN 2050

	Jobs Mix Scenarios			
	Constant Share	W&P	Regional growth effects	Industry mix effects
TOTAL RESIDENTS	360,494	348,966	360,226	367,148
RETIREES	19,470	21,249	18,257	19,538
LOW MOD INCOME SINGLES	27,137	28,429	25,364	27,229
MIDDLE INCOME URBAN NO KIDS	32,881	32,790	32,910	34,102
WEALTHY URBAN / SUBURBAN	204,732	189,866	207,746	213,872
MIDDLE INCOME SUBURBAN FAMILIES	45,603	47,820	50,508	45,174
LOW TO MIDDLE INCOME FAMILIES	30,671	28,812	25,442	27,233

2050 Market Segment Mix Relative to 2015 Market Segment Mix



FREDERICK COUNTY TRENDS – RESIDENTIAL MARKET SEGMENTS

2050 Market Segment Mix Relative to 2015 Market Segment Mix

All forecasts (especially W&P) call for an increased proportion of retirees in the county's future population. Retired persons are associated with consumption jobs (goods, services, and attractions), though the economic basis of the forecast is most tenuous for this market segment

Low to Middle Income Families

Low to middle income families are expected to be less prominent (or possibly about the same) in the county's future residential mix. This segment is associated with resource and education jobs.

Middle Income Suburban Families

Middle income suburban families are correlated with office and industrial jobs. They are expected to make up a smaller percentage of the county's and region's residential mix over time.

Retirees

1.3

1.2

1.1

1.0

0.9

0.8

0.7

0.6

0.5

All forecasts suggest a higher mix of low to moderate income singles. This market segment is strongly associated with health care jobs, which are expected to grow significantly regionally and locally.

Low Mod Income Singles

All forecasts suggest a slightly increased proportion of the population will be middle income urban households with no children. This market segment is associated with health care and science/ tech job.

Middle Income Urban No Kids

Most forecasts call for the future mix of wealthy urban and suburban residents to be roughly the same as it is today. W&P is the exception, suggesting a diminished role. This market segment is strongly associated with science and tech jobs.

Wealthy Urban / Suburban

Constant Share

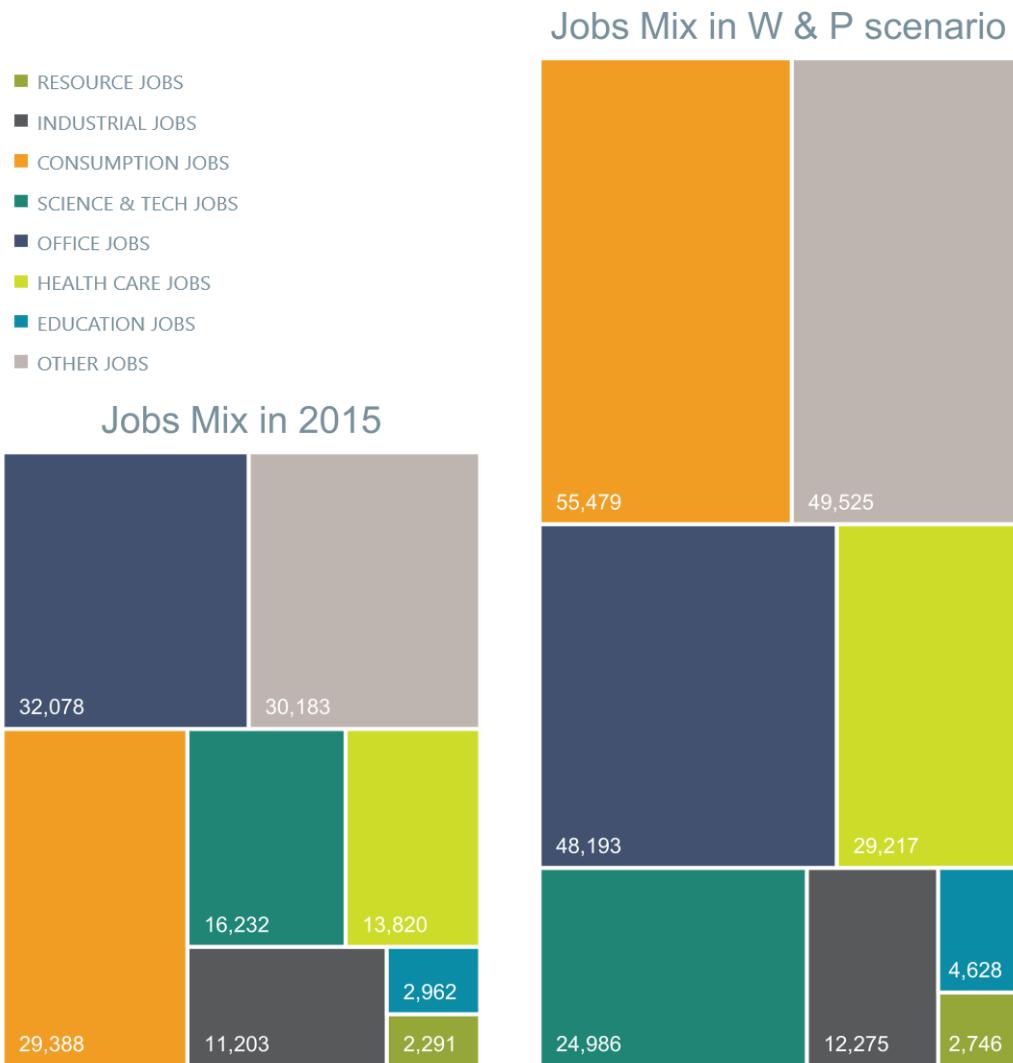
W&P

Regional growth effects

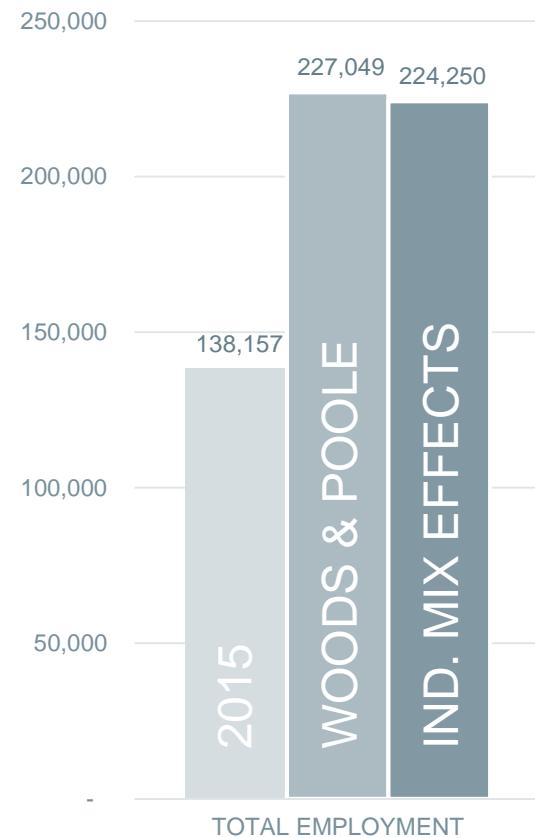
Industry mix effects

..... 2015

PROPOSED CONTROL TOTALS - JOBS



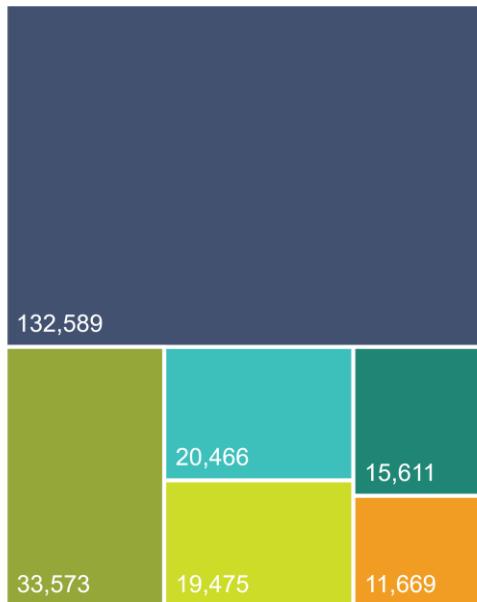
Frederick County Jobs Totals, 2015 and 2050



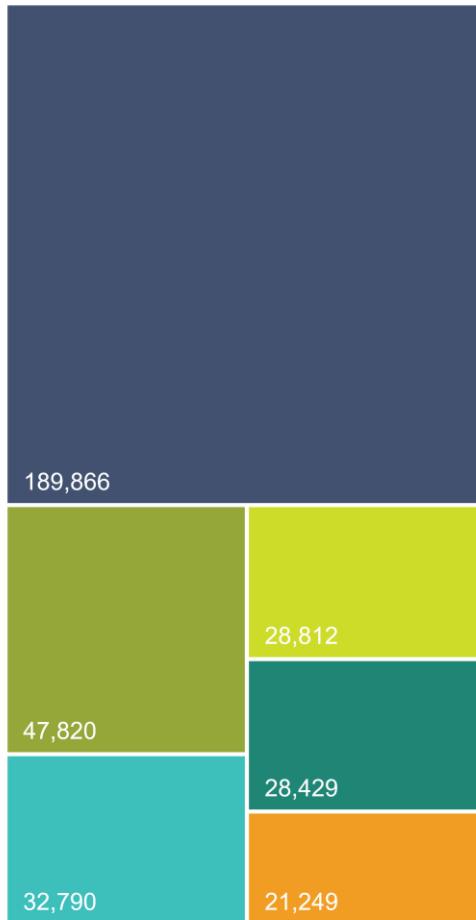
PROPOSED CONTROL TOTALS - RESIDENTS

- Retirees
- Low Mod Income Singles
- Middle Income Urban No Kids
- Wealthy Urban / Suburban
- Middle Income Suburban Families
- Low to Middle Income Families

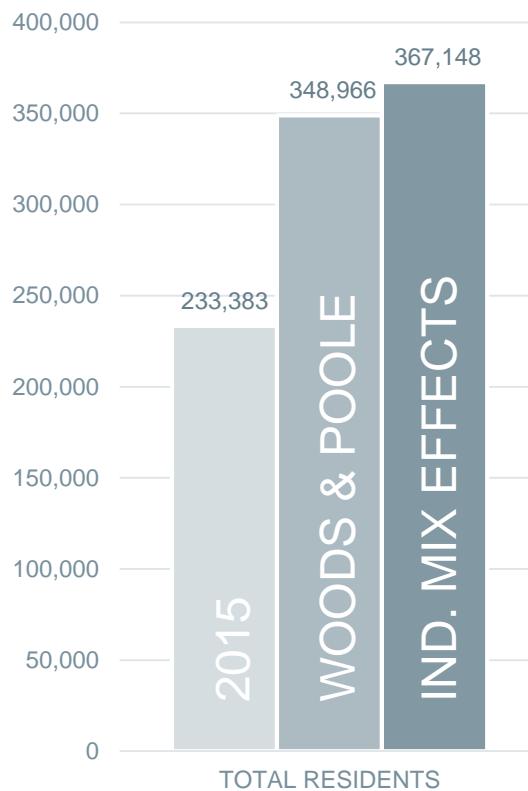
Residential Mix in 2015

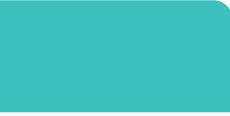


Residential Mix in W & P Scenario



Frederick County Residential Totals, 2015 and 2050





MICRO DYNAMICS

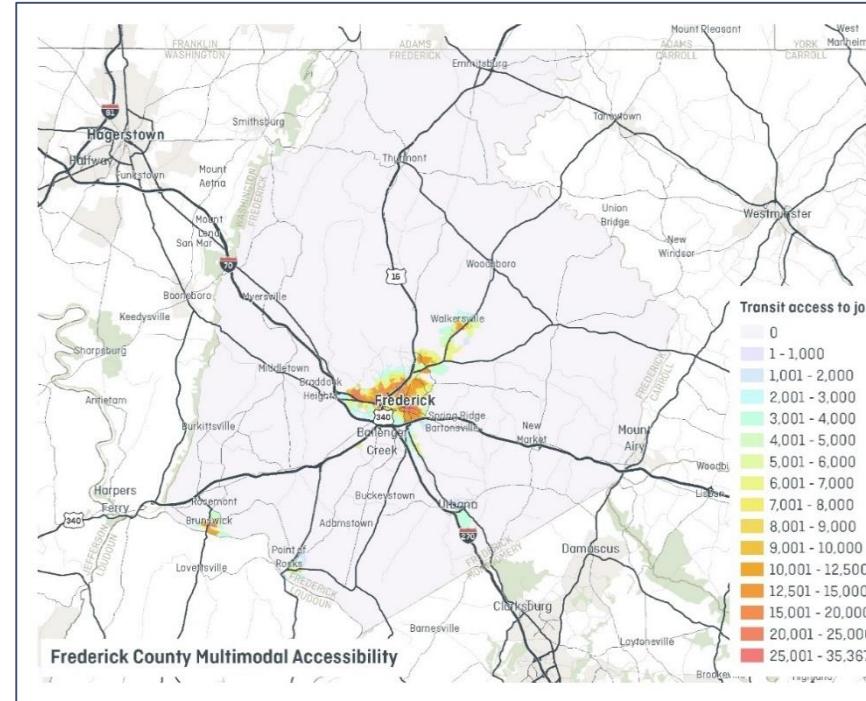
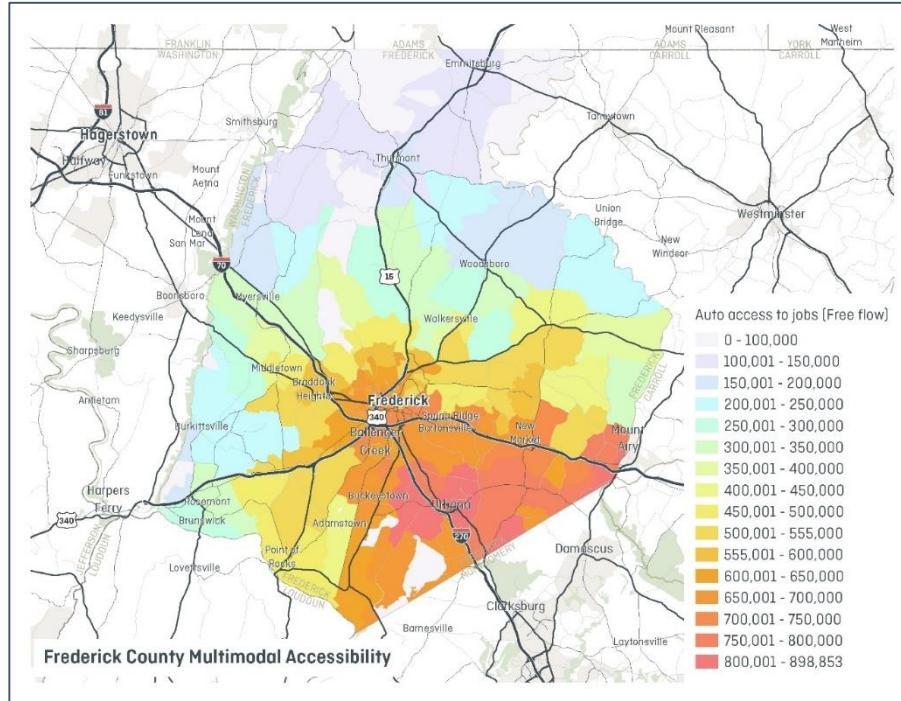
LOCATION PREFERENCES AND POLICY LEVERS

LOCATION PREFERENCES

- Key questions?
 - Where do particular industries and market segments want to be?
 - Local growth trends (“hot” areas)
 - Access to jobs, markets, related industries, etc.
 - How does this relate to some of the trends and driver issues identified within the working groups?
 - What are some of the policy levers already being considered? (e.g. is there an affordable housing goal metric driving policy; for agriculture production is there a percent of agriculture)



LOCATION PREFERENCES

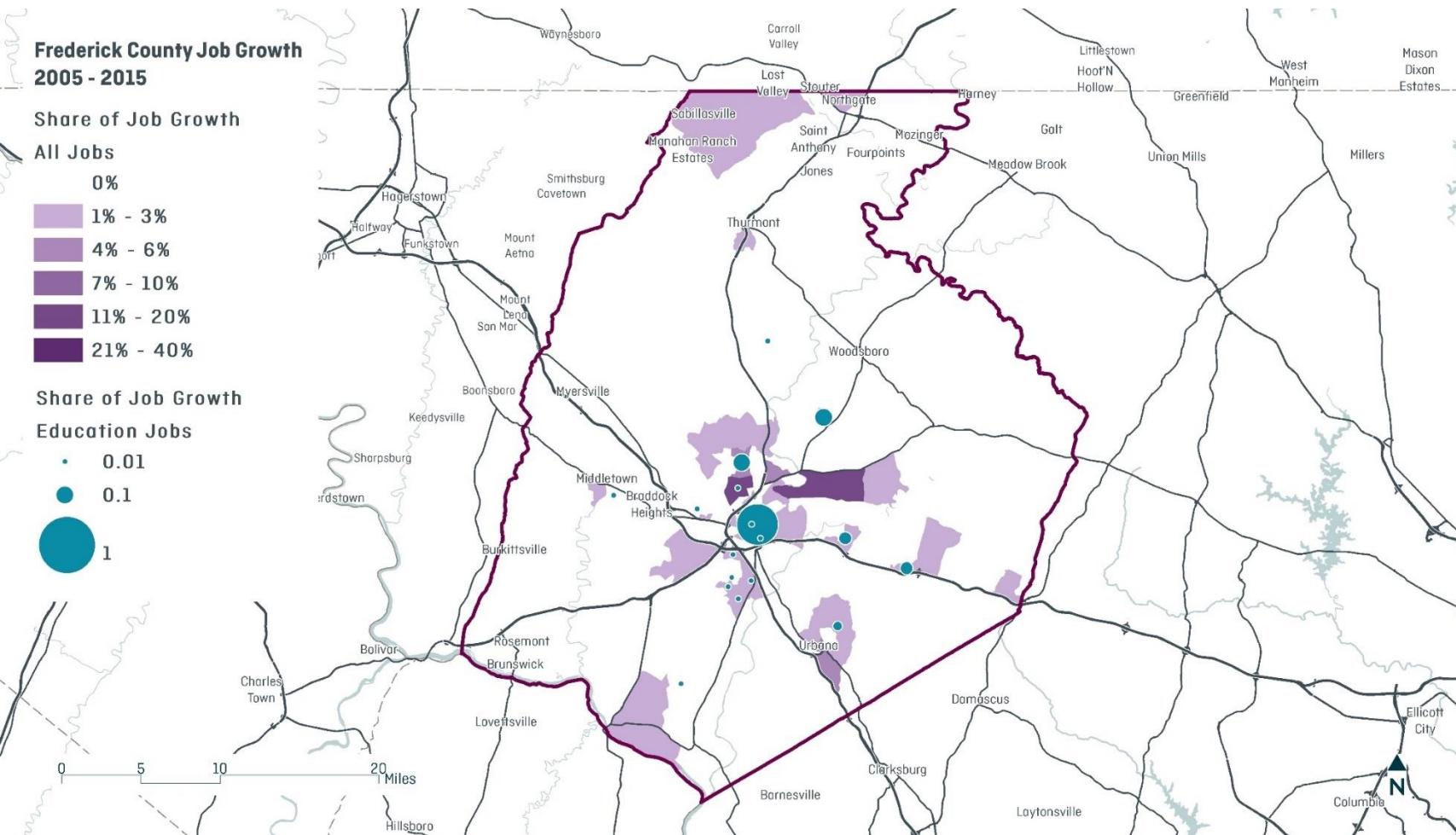


Multimodal Transportation Accessibility (Auto and transit accessibility mapping) to existing jobs – Frederick County, MD

Data

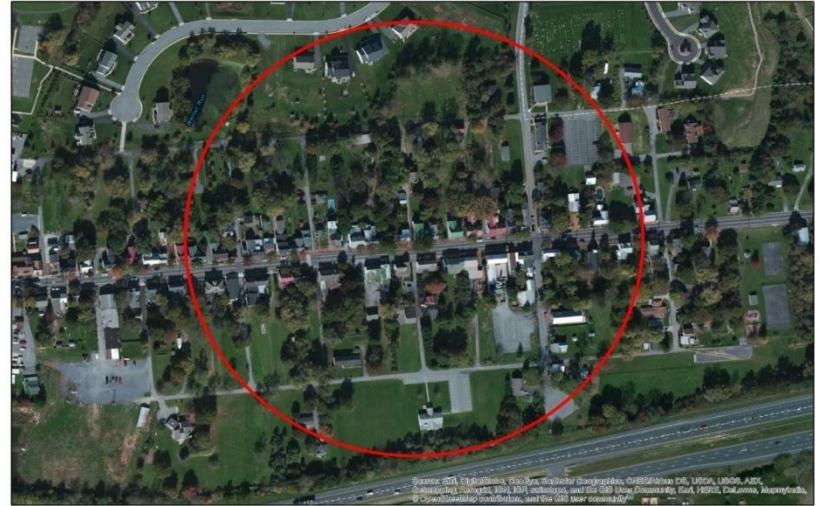
- ESRI Business Analyst
- American Community Survey
- Local data and qualitative insights
- Multimodal transportation accessibility data

LOCATION PREFERENCES



- Models and “attractiveness factors”
 - Location preference index (by cluster/market segment)
 - Concentration/probability of location
 - Identification of significant factors
 - Trends
 - Growth follows growth
 - Place type preferences (see next slide)
- Professional judgment regarding the role each will play in determining location decisions

POLICY LEVERS – PLACE TYPES



- Historic Downtown (Frederick)
- Residential Neighborhood (Frederick)
- Suburban Residential (Fredericktowne Village)
- Campus/Base Employment (Fort Detrick)
- Small Town Main Street Corridor (New Market)
- Small Town Crossroads (Middletown)
- Traditional Neighborhood Development Center (Urbana)
- Traditional Neighborhood Development Residential (Urbana)



- Suburban Residential (Clover Hill)
- Suburban Office Park
- Agriculture and Working Landscapes
- Unprotected Open Space
- Village Crossroads (Graceham)
- Commuter Suburban (Kemptown)
- Village Crossroads (Unionville)

- Place types
 - Generalized development policy settings applied to areas throughout the county
 - Define the character of future development
 - Mix of uses
 - Development intensity
 - Parking and setback requirements
 - General building type*
 - Determine the “capacity” for future development in a given area
 - Can be used in “attractiveness” (location preference) analysis also

Next Steps & Timeline

Planning Commission Meetings

- Trend Scenario (market drivers & existing policy) and suggested Alternative Scenarios
 - November 30th Presentation/Work session
- Trend Scenario Discussions; Confirmation of Alternative Scenario Direction
 - December 7th Presentation/Work session
- Alternative Scenario Comparisons and Discussion of Policy Implications
 - December 12th Presentation/Work session
- Policy Implications and Recommendations
 - January 4th Presentation/Work session

Project Team, Staff & Steering Committee

- Finalizing place types
- Confirming growth assumptions
- Developing Livable Frederick Indicators



Livable Frederick

Scenario Planning
Place Type Inventory - **Draft 11/14/16**



RENAISSANCE
PLANNING

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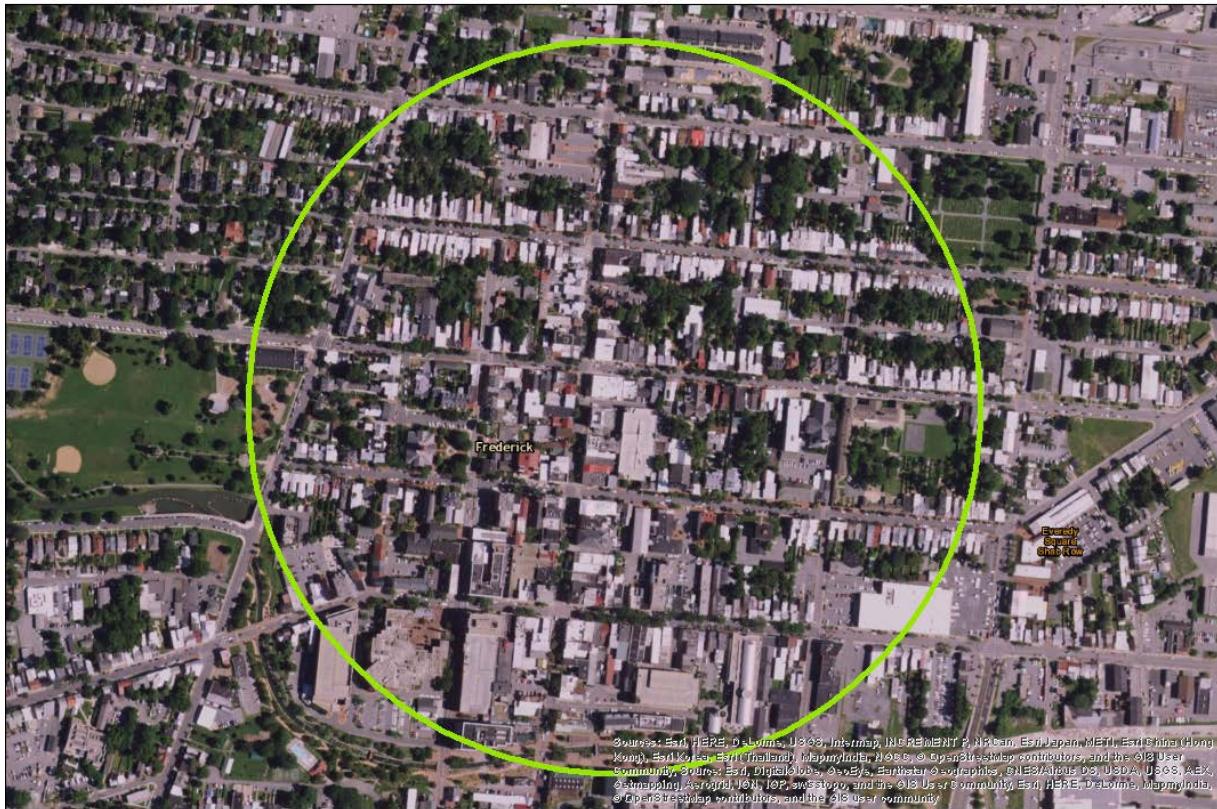
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Overview

Place types are the building blocks used to create scenarios. They can be understood metaphorically as the “color palette” of paint choices that reflect different growth patterns. To develop the place types, the first step involves gathering a representative sampling of existing places throughout the county meant to capture the general character of the built form, including factors such as density (how much square footage/jobs/housing per acre), diversity (mix of uses), and design (building setbacks, parking, walkability, etc.). The geographic measurement for each place type is generally a one-quarter mile radius (half-mile diameter), or the five-minute walkshed from center to edge.

The first step in creating a place type inventory is to gather a sampling of existing places in the county. Additional place types will also be developed to reflect new patterns of development that may be desirable or reflect market trends not yet present in the County. Aspirational place types can be developed to also reflect the elements of the vision. The following pages illustrate the draft set of existing place types in Frederick County. For each place type there is a description of the general land use, building form, connectivity, open space and parking characteristics.

Historic Downtown (Frederick)



Location Sampled: The Market Street corridor in downtown Frederick, from 4th Street to Church Street.

Use: A mixture of residential, restaurant, and retail, with some commercial offices.

Policy: The Main Street corridor is zoned DB (Downtown Business). Areas off the corridor are primarily zoned DBO (Downtown Business Office) and DR (Downtown Residential), with a minimal amount of IST (Institutional Floating Zone). The maximum DB and DBO densities and heights allowed in the zoning code range from 40-75 du/acre and 45-75ft, depending on use. Maximum DR density is 40 du/acre, with a maximum height that ranges from 45-65ft depending use.

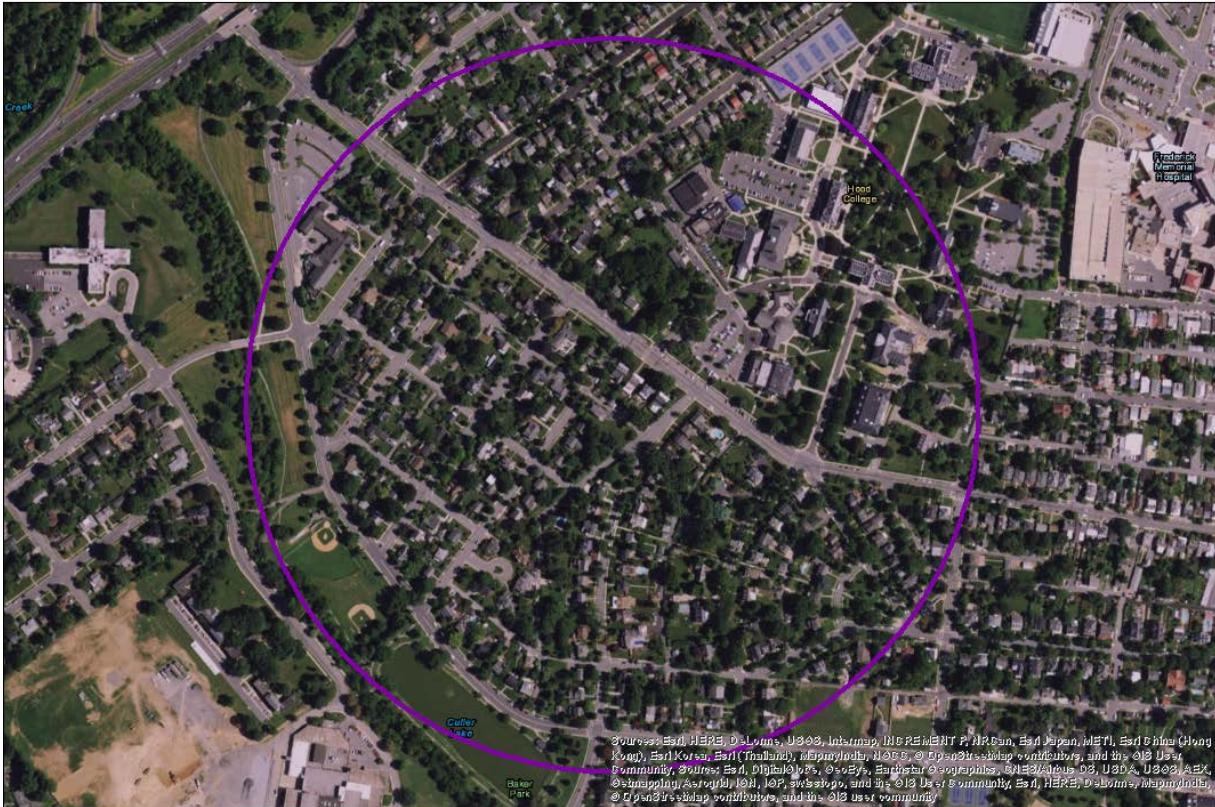
Open space: The area has a minimal amount of open space, but there are pocket parks, public plazas and generous sidewalks with landscaping.

Buildings: Buildings are typically 2-3 stories with an approximate 11-foot setback from the curb. Many are brick rowhome-style structures.

Parking: Parking is primarily on-street, with some parcels containing off-street alley parking. There is also a large structured parking facility.

Walkability: Walkability is high. Streets are on a dense grid and are well connected. Sidewalks and pedestrian crosswalks are present on many streets. Street trees are common.

Residential Neighborhood (Frederick)



Location Sampled: A residential neighborhood in The City of Frederick, south of Hood College between Rosemont Avenue and W. 2nd Street.

Use: This neighborhood is comprised of single family homes.

Policy: The area is zoned R6, a low density residential designation that allows densities up to 6 dwellings per acre.

Open space: Open space exists in the form of private yards, which typically contain mature trees, grass, and landscaped areas.

Buildings: The neighborhood is comprised of 1.5- to 2-story single-family homes that are set back approximately 30 feet from the street. Typical homes range from 1,800 to 2,800 square feet and are situated on lots that average approximately 10,000 square feet. Many are constructed with brick and/or siding.

Parking: On-street parking is available in most of the neighborhood. Most homes have a driveway and garage parking.

Walkability: Sidewalks on most streets make this neighborhood walkable. Some minor streets do not contain sidewalks, but appear to have low speed and low volumes of traffic. The road network forms a grid.

Suburban Residential (Fredericktowne Village)



Location Sampled: The suburban subdivision of Fredericktowne Village, located in the northeast area of The City of Frederick, is situated south of Schifferstadt Blvd.

Use: The area is exclusively residential.

Policy: The area is zoned R8, a medium density residential designation that allows a maximum density of eight dwellings per acre.

Open space: Open space is comprised primarily of privately owned and maintained yards and landscaped areas. A park is located to the east, just outside of the sampled area.

Buildings: The neighborhood is comprised of 1.5- to 2-story single-family homes and duplexes that are set back 30-40 feet from the street. Most are constructed of vinyl siding, with a typical building size of 800-1,600 square feet. Lots typically range from 4,000 to 8,000 square feet.

Parking: Parking in the neighborhood exists on private driveways with garages and is supplemented with 44 on-street parking.

Walkability: Sidewalks are present on both sides of the street and pedestrian crossings are well marked. The presence of numerous cul-de-sacs limits connectivity. Street trees are common.

Campus/Base Employment (Fort Detrick)



Location Sampled: Fort Detrick, located to the north of downtown Frederick.

Use: This area is used exclusively as a military base.

Policy: The area is zoned Institutional (IST), a designation intended to facilitate “large-scale institutional uses, such as conference centers, places of worship, schools, meeting halls, museums, public safety facilities, and government administrative offices.”

Open space: Little open space is present, although there is some grass present on the site.

Buildings: Large institutional buildings are present.

Parking: Large surface lots provide parking for employees. On-street parking is not available in most of the area.

Walkability: Some sidewalks and designated crosswalks exist, and pedestrian walkways connect buildings. Limited street trees exist.

Small Town Main Street Corridor (New Market)



Location Sampled: New Market is located east of The City of Frederick along Old National Pike, from approximately 4th Alley to South Federal Street.

Use: The area is comprised of a mix of residential, retail, and restaurant uses.

Policy: The area is zoned as Residential Merchant (RM), which is intended to “preserve the historic character,” and to “preserve, encourage and strengthen the historically appropriate mixed residential and commercial character of the district, while allowing limited retail and commercial uses which promote and enrich tourism.” Structures are limited to 2 ½ stories or 35 feet in height and must be set back no more than the distance of the adjoining structure.

Open space: There is little public open space. Many of the homes have lawns and landscaped areas located behind the main structure. These are visible from the alleys.

Buildings: Buildings are typically 2-story brick and frame rowhomes that are set back the width of the sidewalk from the street.

Parking: Street parking is available along the Old National Pike. Some homes have driveways and off-street parking.

Walkability: Sidewalks are present along the main corridor but not along the alleys, which are narrow and appear to be low speed and low volumes of automobile traffic. The gridded design provides a good level of connectivity.

Small Town Crossroads (Middletown)



Location Sampled: Main Street in Middletown, west of the City of Frederick, from Willow Street east to the Christ Reformed Cemetery.

Use: The area is comprised of a mix of residential, retail, restaurant, commercial, and services uses.

Policy: This area is primarily zoned R-3 with a Neo-Traditional Residential (NTR) overlay. This designation is intended to enable high density residential development, and permits single-family dwellings and duplexes, churches, public schools, libraries, parks, senior centers, playgrounds, and home occupations. A small amount of this area is zoned R-2 Residential, General Commercial, and Open Space.

Open space: Open space in this area consists of limited landscaped lawns and a cemetery.

Buildings: Buildings are typically 2-stories and vary in architectural style and use. Most are set back approximately 10 feet from the street.

Parking: On-street parking is available on some streets. Additionally, surface parking lots are present on some parcels.

Walkability: Sidewalks are present along main corridors and some smaller streets. The grid street network provides good connectivity. Some street trees are present.

Traditional Neighborhood Development Center (Urbana)



Location Sampled: A community center area in Urbana, a PUD located south of The City of Frederick along I-270.

Use: Uses include residential units of varying densities as well as a community center, recreational facilities, and landscaped open space.

Policy: The area is zoned Planned Unit Development (PUD), a designation that allows a mixture of uses, including forms of residential, commercial, employment, and institutional.

Open space: Open space exists in the form of privately maintained lawn areas. A small amount of wooded area exists in the eastern portion of the sample area.

Buildings: Structures are set back approximately 10-15 feet from the street.

Parking: Parking is available through a mixture of on-street, surface lots, and private driveways and garage parking, which is accessible via alleyways.

Walkability: Sidewalks and crosswalks are present. The street network is well connected. Some pedestrian trails exist through open spaces. Street trees are common.

Traditional Neighborhood Development Residential (Urbana)



Location Sampled: A residential section of Urbana, a PUD community located south of the City of Frederick along I-270.

Use: This area is comprised exclusively of residential uses.

Policy: The area is zoned Planned Unit Development (PUD), a designation that allows a mixture of uses, including forms of residential, commercial, employment, and institutional.

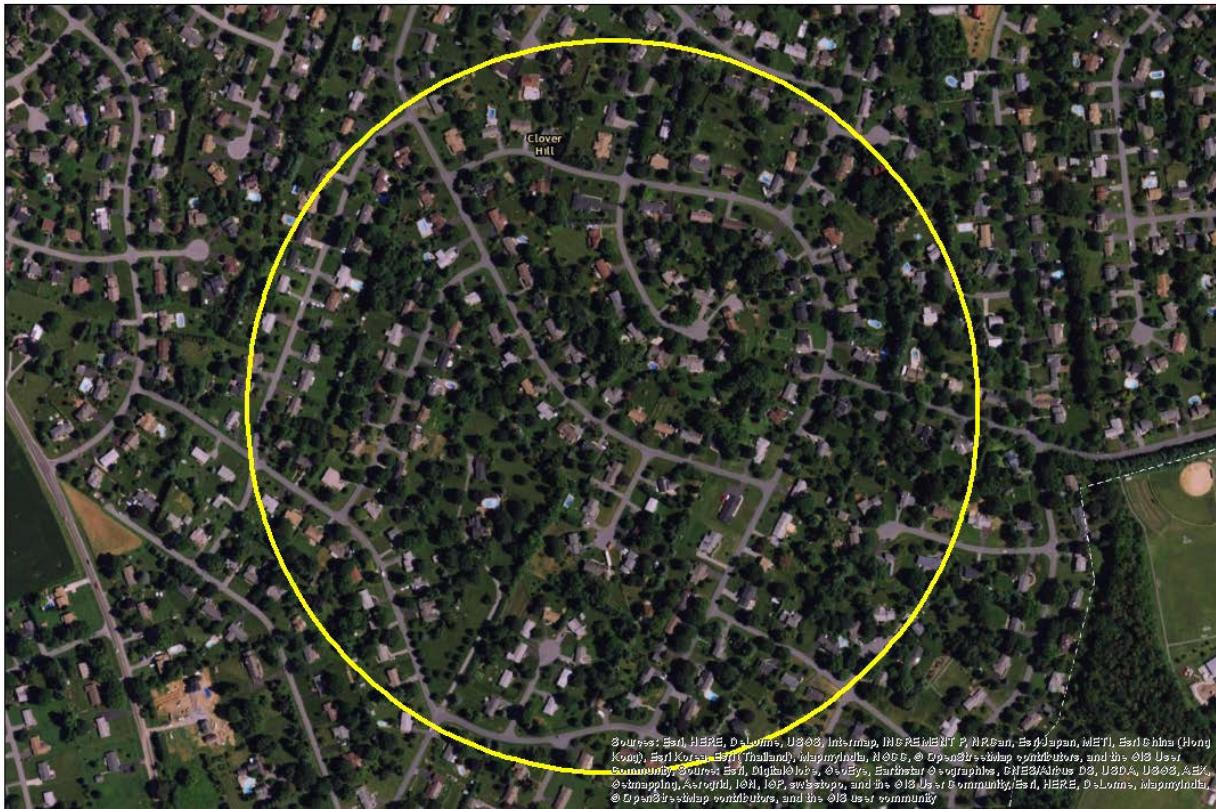
Open space: Open space is primarily comprised of lawns and landscaped areas around homes. A small amount of forested land is located eastern portion of the sampled area.

Buildings: This area is comprised exclusively of detached single-family residential homes, typically 2,000-3000 square feet in size. Typical parcels are approximately 8,000 square feet.

Parking: Parking is available on driveways, garages, and on-street spaces.

Walkability: Sidewalks and crosswalks are present. The street network is well connected. Some pedestrian trails exist through open spaces. Street trees are common.

Suburban Residential (Clover Hill)



Location Sampled: The suburban neighborhood of Clover Hill, located north of Fort Detrick.

Use: The area is exclusively residential.

Policy: The neighborhood is zoned exclusively R3, a county designation intended for low density residential designation intended to limit development to 3 units per acre.

Open space: Open space exists in the form of privately maintained yards and landscaped areas around homes.

Buildings: The neighborhood is comprised of single-family homes construced during the 1970s. They are typically set back 50-70 feet from the street, and range in size from 2,000 to 3,000 square feet.

Parking: Homes contain driveways and garages for parking. On-street parking is not available.

Walkability: Sidewalks are not present in this community; however, traffic volume appears to be low. There is low connectivity in the street network, increasing the walking distance between many parcels.

Suburban Office Park



Location Sampled: An office/light industrial park south of The City of Fredrick situated between I-270 and Urbana Pike.

Use: The area is comprised of commercial office space and light industrial uses.

Policy: The area is zoned Limited Industrial (LI), a designation that is intended for "industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries."

Open space: A small amount of open space exists in the form of lawn and landscaped areas.

Buildings: Eight large office and/or light industrial buildings exist in the area analyzed. Each one is approximately 400ft by 300 feet in size and surrounded by parking lots.

Parking: Ample parking is available in the form of surface lots, which surround the commercial/light industrial office park structures.

Walkability: Some sidewalks and pedestrian pathways exist between office park surface parking lots and structures; sidewalks do not connect to the larger street network.

Agriculture and Working Landscapes



Location Sampled: Agricultural land in southwestern Frederick County situated on Lees Lane between Burkittsville Road and Catholic Church Road.

Use: The use in this area is agricultural, with some low-density residential structures present on the farm.

Policy: The area is zoned Agriculture (A), a designation intended to “preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.”

Open space: A majority of land in this area is used for crops and the grazing of cattle.

Buildings: The sampled area consists of a variety of farm buildings intended to fulfill agricultural and residential needs.

Parking: Private parking is available on farm lanes.

Walkability: No sidewalks or pedestrian infrastructure is present; however, vehicle volume is low.

Unprotected Open Space



Location Sampled: A forested area in eastern Frederick County, southwest of Hyattstown.

Use: The area is presently covered in trees and other dense vegetation.

Policy: TBD

Employment: There is no employment.

Open space: The entire area sampled functions as informal private open space.

Buildings: There are no structures.

Parking: No parking is available.

Walkability: There are no pedes

Village Crossroads (Graceham)



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Location Sampled: Graceham is located east of Thurmont at Rocky Ridge Road and Graceham Road.

Use: The area is exclusively residential.

Policy: This area is primarily zoned R3, a low density residential district intended to limit development to 3 units per acre. A designation of R1 surrounds this, which limits residential development to 1 unit per acre.

Open space: Landscaped yards provide most of the open space in this area, however the outer areas of the sampled area include some forested and agricultural land.

Buildings: Buildings are typically single-family or duplex style residential units that are 2-stories tall. Setbacks range from 5 to 20 feet, with homes along Rocky Ridge Road being located on the lower end of the setback range.

Parking: Most residential properties have a private driveway; some have a garage unit. On-street parking is not available.

Walkability: Sidewalks are present in some areas, primarily along Rocky Ridge Rd east of Graceham Rd. Other areas contain no sidewalks and limited shoulders along the road.

Commuter Suburban (Kemptown)



Location Sampled: A low density housing subdivision in eastern Frederick County, situated along Kemptown Church Road southwest of Kemptown Elementary School.

Use: The area is used exclusively for low density residential housing. Typical lots are 1 acre in size.

Policy: The area is zoned R1, a residential designation that allows up to 1 unit per acre.

Open space: Some agricultural and forested land, which surrounds the housing subdivision, exists on in the outer parts of the sample area.

Buildings: The surveyed area is comprised exclusively of single-family homes. Typical homes in this area are 2,000 to 3,000 square feet in size.

Parking: Parking is available exclusively on private driveways and in garages. No on-street parking is available.

Walkability: No sidewalks are present, few street trees exist, and the street network is not well connected, limiting walkability.

Village Crossroads (Unionville)



Location Sampled: Unionville, located northeast of The City of Frederick at the intersection of Unionville Road and Woodville Road.

Use: The area includes residential uses, comprised primarily of detached single-family homes, as well as commercial and service facilities.

Policy: This area is primarily zoned Village Center (VC), which is intended to “reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas.” Housing and limited commercial uses are allowed.

Open space: The outer portions of the sampled area contain active agricultural land. In the village, landscaped lawns are present on most parcels.

Buildings: Residential buildings are typically 2-story structures that range from approximately 1,500-3,000 square feet in size. Typical parcels range from $\frac{1}{4}$ to 1.5 acres in size.

Parking: Off-street parking and surface spaces are present. On-street parking is not available.

Walkability: Sidewalks are not present in most of the area. Limited tree cover exists.