LIVABLE FREDERICK
Getting to A Preferred Scenario

Frederick County Planning Commission - February 22, 2017
Planning Commission Charrette

Based on the Scenario Concepts that we have discussed:

- What Scenario Concepts Make the Most Sense to You for the Mid-Century?

- What Scenario Concepts Do You Like and Dislike? Why?

- Where Do You Want to See the Scenario Concepts Geographically by the Mid-Century?

- What Planning Policy Initiatives Do You Want to Pursue to Prepare for Growth, Transportation, Housing, Environmental and Economic Challenges in the Mid-Century
Vision, Scenarios and Comprehensive Plan Update

**Where are we now?**
Define community vision and aspirations
Identify growth drivers and trends

**Where are we going?**
Develop scenarios
Evaluate scenarios
Discuss issues, opportunities and tradeoffs

**Where do we want to be?**
Identify preferred elements of scenarios that best achieve community Vision
Develop a conceptual Preferred Scenario

**What options do we have?**

- Community Survey & Additional Outreach
- Working Groups Identifying Trends & Drivers
- Creation of Spatially Based Scenarios
- Evaluated Against Key Indicators
- Consideration of Tradeoffs

**What is the best way forward?**
Reach Consensus on Preferred Path Forward

**How do we get there?**
Examine plans and policies to develop a policy framework that best achieve the Livable Frederick Vision & conceptual Preferred Scenario

- Specific Plan or Policy Update Recommendations
Frederick County Demographics

Population is 249,054 (January 2017)

7th largest population among counties in the state

Projected to increase by 7% by 2020 to 265,650

Average annual population growth rate from 2010-2015 was 5.1%

6th highest population growth rate among the counties in MD

- Foreign Born Population has increased 12.9% from 2010-2014
Population Growth by Age Group, Frederick County
2000-2014

Population Growth
Frederick County

Actual Population (U.S. Census) vs. Projected Population (MWCOG, Round 9.0)
TREND SCENARIO INCREMENT OF GROWTH - 2050

An additional 134,000 people

An additional 86,000 jobs

An additional 60,000 households

An additional 35,000 acres of developed land
- 6th largest metro economy in the U.S.
- 5.3 million people and 3.2 million jobs
- 6th strongest Gross Regional Product (GRP) in the U.S.
- Among the highest educational attainment levels in U.S. (almost half of the population over 25 has a bachelor's degree or higher vs. 30% national average)
- Among top markets for millennials
Frederick County Commute Trends (2016)
- 68,600 Residents Commute out of County
- 44,000 Residents Remain in County for Employment
- 44,000 Out-of-County Residents Commute Into the County for Employment

Inflow/Outflow Job Counts (Primary Jobs)

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Share</th>
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</thead>
<tbody>
<tr>
<td>Employed in the Selection Area</td>
<td>88,032</td>
<td>100.0%</td>
</tr>
<tr>
<td>Employed in the Selection Area but Living Outside</td>
<td>43,854</td>
<td>49.8%</td>
</tr>
<tr>
<td>Employed and Living in the Selection Area</td>
<td>44,178</td>
<td>50.2%</td>
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<tr>
<td>Living in the Selection Area</td>
<td>112,761</td>
<td>100.0%</td>
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<tr>
<td>Living in the Selection Area but Employed Outside</td>
<td>68,583</td>
<td>60.8%</td>
</tr>
<tr>
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<td>44,178</td>
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</table>
Place types are generalized representations of how places are expected and/or permitted to develop.
How Do We Want to Go?

Each of the scenarios are aspirational as it relates to the vision yet reflects pragmatic assumptions about growth dynamics driven by the region.

Livable Frederick Vision

Our community enables young and old to lead fulfilling lives. We ensure that all people can be successful, enjoy a high quality of life. Residents are energized by our unique sense of place: its Civil War history, small towns and villages, and cultural amenities. Frederick County provides interesting, fulfilling jobs and options for everyone to support their families.

We embrace businesses of all types and sizes to ensure a vibrant and strong economy. We value traditional industries while seizing the opportunities of the future -- healthcare, biotech, advanced technology, and more.

Agriculture is vibrant and viable. People love fresh food and farm to fork. Good health is fundamental to our high quality of life. We value a healthy environment, clean air, water and green energy and are good stewards of our environmental and natural resources.

Frederick County land planning enhances our traditional growth areas, our towns and villages, while preserving what we love, our farms, history, and outdoor activities.

Our transportation system moves people, goods and services, both locally and regionally, in a timely and safe manner.

Frederick County is a safe place to live, work and play due largely to our many committed emergency service providers and caring communities. It offers excellence in public education and lifelong learning opportunities, which results in a well educated and trained workforce to ensure our long term economic prosperity.

Frederick County offers great places to live, from our small towns and villages, to our urban downtown, quaint main street, and rural countryside. There is something for everyone!
Enhancing Existing Places and Creating Great New Places

Each of the scenarios support reinvestment in places with existing infrastructure and development while also creating great new places.

Each scenario is creating more opportunities for walkability, more housing choice, amenities closer to where people live and highly accessible job locations.
A significant amount of future growth is already entitled in the ‘Pipeline’ areas. These areas reflect a traditional suburban residential form of development.

More than 40% of the future household growth will likely occur in the pipeline areas between now and 2050.
<table>
<thead>
<tr>
<th></th>
<th>Trend/Business as Usual</th>
<th>City Rises</th>
<th>Suburban Placemaking</th>
<th>Multimodal Places &amp; Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Let’s keep our policies as is. The future direction and development patterns should reflect past trends.</td>
<td>The City of Frederick and surrounding suburbs and business corridors are a major urban and cultural center. Let’s maximize the growth potential in and around the city to create an even stronger place for walkable, urban living and working while retaining our historic sense place.</td>
<td>Many of our residents love suburban living. Let’s make our suburban communities even stronger by reinvesting in them with infill development that creates more opportunities to walk, shop, work and recreate closer to home.</td>
<td>Our county has existing rail service that connects us to the greater Baltimore-Washington region. We can also build transit connectivity centered on the City of Frederick and rail. Let’s leverage these assets and create more multimodal corridors to catalyze redevelopment of aging retail and office, while create new transit accessible mixed use locations in the county.</td>
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Trend/Business as Usual

Let’s keep our policies as is. Future direction to reflect past trends.
The city of Frederick is a major urban and cultural center. Let’s maximize the growth potential in and around the city to create an even stronger place for walkable, urban living and working while retaining our historic sense place.
Many of our residents love suburban living. Let’s make our suburban communities even stronger by reinvesting in them with infill development that creates more opportunities to walk, shop, work and recreate closer to home.
Our county has existing rail service that connects us to the greater Baltimore-Washington region. Let’s leverage this asset and **create more multimodal corridors** to help **catalyze the redevelopment of aging retail and office** while also creating greater housing options and places where people have transportation choices in parts of the county.
### ATTRACTION BY MARKET TYPES (PEOPLE & JOBS)

<table>
<thead>
<tr>
<th>Scenario</th>
<th>All households</th>
<th>Retirees</th>
<th>Low to middle income families</th>
<th>Low to middle income singles</th>
<th>Middle income suburban families*</th>
<th>Middle income urban no kids</th>
<th>Wealthy suburban</th>
<th>Wealthy urban</th>
<th>All jobs</th>
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<tbody>
<tr>
<td>Pipeline</td>
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<td>Frederick Rises</td>
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* Growth of middle income suburban families is expected to be accommodated entirely by pipeline development, so there is no differentiation among the scenarios for this market segment.
Pipeline satisfies retirees, families, wealthy suburbanites and educational job sectors.

Multimodal Places and Frederick Rises remain most attractive overall.

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### Place Characteristics & Location Influence

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<tr>
<th>Attractiveness Levels</th>
<th>Pipeline</th>
<th>Business As Usual</th>
<th>Frederick City Rises</th>
<th>Suburban Placemaking</th>
<th>Connected Centers</th>
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### All jobs

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<tr>
<th>Resource</th>
<th>Industrial</th>
<th>Consumption</th>
<th>Science and tech</th>
<th>Office</th>
<th>Education</th>
<th>Health Care</th>
<th>Other</th>
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There are Opportunities to Locate New Growth Into Less Auto Dependent Places

Each scenario assumes a more multimodal pattern of growth. Therefore there is an opportunity to enhance existing places and create great new places that are less auto dependent, more walkable, bikeable and transit supportive.
Alternatives to the Trend perform better than trend because of **more compact patterns of development** (more energy efficient) and growth is oriented away from **critical green infrastructure areas**.
Today’s Activity

Based on the Scenario Concepts, the Population and Employment Forecasts, Place Types and Attractiveness Factors, the Community Vision and Your Expertise:

- What Scenario Concepts Make the Most Sense to You for the Mid-Century?

- What Scenario Concepts Do You Like and Dislike? Why?

- Where Do You Want to See the Scenario Concepts Geographically by the Mid-Century?

- What Planning Policy Initiatives Do You Want to Pursue to Prepare for Growth, Transportation, Housing, Environmental and Economic Challenges in the Mid-Century?

- Let’s Graphically Represent on a County Map the Concepts You Believe Should Be in a Preferred Growth Scenario for Frederick County for the Mid-Century.
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Other Specific Plan and/or Policy Recommendations for Frederick County by the Mid Century to Be Included in Livable Frederick?
Thank You for Participating in the Frederick County Planning Commission Livable Frederick Planning Charrette