

Notes from Discussion Group RED (Permits Conference Room, 30 NMS): Kim facilitating

Participants present: Bruce Dean, Danielle Beyrodt, Faith Klareich, Peachy Fry, Dave Miller, Shayne Boucher, Julie Rohm, Joe Caloggero, William Steigelmann, Bob White, Craig Hicks

- How will density allocations work? We could be creating a situation where there is a race to secure the allocations and then there is nothing available for future projects.
- What controls are there against “over-densification” in certain areas that could diminish the quality of life for residents of neighboring properties?
- Live, work, play communities are the future of this area.
- Many younger residents want amenities on-site. They do not want to drive to a gym or a place to walk their dog. Indoor amenities are also becoming much more common and are in demand.
- A built environment that supports biking and walking is critical – and not just for recreation. 60% of people like to bike but are not comfortable being in the road. People don’t necessarily want to have to use a car to get to work.
- As the County continues to attract bio-tech companies, it is important to create live/work/play communities to draw high-tech employees to the area.
- In bio-tech, it used to be that research and development were in Montgomery County and production was in Frederick County. That is changing. The scarcity of developable land in Montgomery County and the reluctance of employees to endure commuting on 270 are factors.
- More industrial land is needed in Frederick County for bio-tech, data centers, and flex space.
- The APFO – particularly the provisions concerning school capacity – are a huge barrier to implementation of the plan. There needs to be flexibility and creative approaches to addressing this issue. Limiting residential development to age-restricted communities – because that is all that the APFO allows in the planning area – is not desirable.
- Forward funding schools and other infrastructure should be considered.
- Regarding the APFO for roads, the County should avoid overdesigning roads to try to mitigate congestion. There needs to be flexibility with level of service. It should be understood that there is going to be some congestion and that is not necessarily a failure or problem.
- Water and sewer connection fees can be a challenge. Some people want to see a mix of local restaurants with the familiar chains, but local “mom and pop” restaurants, ice cream shops, etc. often cannot afford to fit-out and lease space and pay the water/sewer connection fees.
- The plan currently shows a school site on a commercial site zoned GC. A school may not be the best use for that property.

- Mixed use zoning in the City of Frederick requires each property to be mixed use. That will not work in the planning area, where many properties are relatively small. There should be more of a focus on creating a mixed use community – not every individual property being mixed use.
- Vertical mixed use can be challenging. Noise and odors are often concerns when people live or work above restaurants and uses like gyms where loud music is common.
- The incremental nature of the plan is somewhat concerning. What if the plan calls for an 8-story building and you want to build a Sheetz? Is there flexibility in realizing the ultimate goals?
- There will be some jurisdictional competition, but the success of the South Frederick Corridors Plan shouldn't be at the expense of the City of Frederick.
- There are concerns about a form based code being too prescriptive and not providing the flexibility needed to meet changing demands.
- Questions were raised about a form based code being used in areas targeted for redevelopment and infill development. Was Pike + Rose in Montgomery County developed under a form based code?
- There is concern about a form based code not including adequate opportunities for public engagement and input. Reviews shouldn't be exclusively administrative. It's important to balance the developers' desire for expedience and predictability with community interest in participating in and influencing the development review process.
- Redevelopment of the FSK Mall site – Interest from the owner in food and entertainment, not so much residential. Sears has a long-term lease.
- Transitions between older development and new development are important. Green space will be an important element of this.
- Community green space is important for people who live in multi-family developments.
- What are small scale options for transit in the planning area? Maybe a circulator?
- Funding for transit has been flat. Increased funding for transit is necessary to increase frequency, and increased frequency is needed to increase ridership.
- Transportation improvements should be coordinated with and consider the City of Frederick.
- It's important for people to understand that density is needed for certain entertainment venues, restaurants, and retailers. They locate in communities that have an adequate customer base.