

# Introduction

## OVERVIEW

## BACKGROUND

The City of Frederick, Maryland ~~is one of~~ has experienced dramatic growth over the ~~most historic~~ last three decades. Shaped by the vision of elected officials, community leaders and ~~charming communities~~ its citizens, the City has become a driving force in ~~the country~~. It is a city region with ~~a strong sense of place, a global influence.~~

The City has grown while delicately balancing its rich heritage, and historic character with a robust and diverse economy. ~~Its vibrant~~ The rise in population has resulted in development and ~~cultured~~ investments in newly annexed lands, along with denser and compact infill development in and around the downtown core. New homes, especially downtown, have provided the critical mass for new retail and services as well as a vibrant city center.

~~This is surrounded by walkable neighborhoods, employment centers where residents are afforded both scenic views~~ growth has been guided by the visions and goals of Comprehensive Plans. The City began the formal process of ~~the downtown spires and the Catoctin Mountains~~ Comprehensive Planning in 1964, when the population was approximately 22,000. Since then, stakeholders have had the opportunity to participate in planning the future of the City, allowing Frederick to become a regional destination and a dearly-beloved home. Citizen input provided the vision and framework for the 2010 Comprehensive Plan and its policies and implementation strategies have guided development for the last decade.

The City of Frederick has ~~strived to grow in a manner that is fiscally and environmentally sound and that has phased growth with adequate infrastructure. Rather than trying to stop growth altogether and remain a small town or become a large city due to unregulated growth, the City of Frederick has chosen to manage its growth so that it has become an urban employment and residential center while maintaining its historic charm, unique historic heritage, and exceptional quality of life.~~

The characteristics that define the City of Frederick's exceptional quality of life includes:

~~a thriving downtown, with an intact~~ Based on the extensive community input received as part of the Mayor's recent Strategic Plan efforts, outreach conducted with Neighborhood Advisory Councils (NACs) and various stakeholder groups, many of the principles that shaped the 2010 Comprehensive Plan still hold true. As part of the 2020 Comprehensive Plan update, those principles blended with the outreach of the Strategic Plan have been polished and expanded to reflect the changes that the City has experienced in the last ten years and those it is likely to face in the next ten to twenty years.

## STAKEHOLDER GROUPS

- Airport Commission
- Bicycle and Pedestrian Advisory Committee
- Downtown Frederick Partnership
- East Frederick Rising
- Fair Housing Commission
- Frederick County Affordable Housing Council
- Frederick County Building Industry Association Land Use Council
- Frederick County Planning Department
- Golden Mile Alliance
- Historic District; Preservation Commission
- local NAC's 1, 3-12
- Planning Commission
- Recreation and plentiful job opportunities; Parks Commission
- ~~growing multi-modal transport options;~~
- ~~adequate sanitary sewer treatment and water supply systems;~~
- ~~a range of housing opportunities;~~
- ~~quality education for all ages;~~
- ~~quality health care;~~
- ~~vibrant arts and entertainment;~~
- ~~abundant parks and recreation;~~
- ~~protected natural resources;~~
- ~~an open community partnership between citizens, businesses; and~~
- ~~an accessible government.~~
  
- Sustainability Committee
- Youth Advisory Council
- Zoning Board of Appeals

This Comprehensive Plan—update, through its policies and recommended implementation strategies—envisions an expanded City of Frederick, builds on the City's recent growth and momentum with an approach to ensure that future development is well-designed and situated to encourage activity and community engagement. Its policies outline a city with growth that reflects the ~~reflect~~ a City as becoming a major population and employment center. Equally, the Plan's policies reinforce Frederick's strong neighborhoods as the heart of the City.

The Baltimore-Washington Region—especially the City of Frederick and Frederick County—have experienced substantial growth and development over the last several decades. ~~The Plan's recommendations on maintaining an expansion of City boundaries allows the City to control its destiny by both protecting and shaping the community character of old and new areas.~~ **INTRODUCTION**

## PURPOSE OF THE COMPREHENSIVE PLAN

~~This is one focus of the Plan's Land Use and the Community Character and Design Element; the ability to control the character of development. This is critical to retaining and reinforcing what makes Frederick neighborhoods and developments distinctive. The Plan's recommendations on growth management are designed to ensure the short and long-term livability and attractiveness of Frederick's residential areas and the viability of employment areas to attract and retain development.~~

## PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is a guide for the location, character, and extent of proposed public and private development in the City of Frederick, Maryland. ~~The Comprehensive Plan's. It influences the Strategic Plan, Capital Improvement Program, amendments to the City Code and Land Management Code, and zoning changes. In addition, it is prudent for the City to ensure all other plans, guidelines, and policy documents are consistent with the Plan. The implementation chapter prioritizes the goals and policies to provide guidance on the responsible parties and the order of updates to the City's regulations, ordinances, and zoning maps. The Plan's policies and recommendations will be implemented over time through many distinct by guiding the decisions including the capital improvements, rezoning, text amendments, and city codes of elected officials as well as other documents. The Comprehensive Plan provides the policy basis for the integration and coordination of these decisions and actions. This Comprehensive Plan also provides specific guidance for how the City's development regulations should be update, enhanced, and streamlined to facilitate plan implementation. The City's members of boards and commissions. The State of Maryland entrusts local jurisdictions with land use ordinances and zoning maps are to be amended to be consistent with the Comprehensive Plan~~

~~Under the State's planning statutes authority to guide growth and development through the Land Use Article of the Maryland Annotated Code. The statute outlines the responsibilities, roles, and functions of the planning commission and sets the ground rules for planning and zoning powers. As part of this Article, the Comprehensive Plan must be updated every sixteen years. This revision and update is needed to respond to changing conditions, unforeseen events and trends, and changingemerging objectives.~~

The basis of the Comprehensive Plan is to communicate a vision of growth for the City.

***It is a 20-year blueprint for public and private sector initiatives and investment in facilities and infrastructure. The Plan is the first and last item to be studied before any land use action is taken.***

## LEGAL BASIS

## Under VISION AND MISSION

### VISION STATEMENT

*“To make Frederick the most livable city in the Mid-Atlantic region by 2040.”*

### MISSION STATEMENT

*The City of Frederick is committed to improving the quality of life by strengthening our neighborhoods. Using a calculated approach, new development accommodates a growing population and employment base in areas served by existing infrastructure and at times, beyond the current boundary. The growth promotes the neighborhoods by providing opportunities for safe and affordable living, efficient services and infrastructure, inclusive transportation, abundant jobs and leisure and tourism.*

### STRATEGIC PLAN 2030 VISION STATEMENT

*The year is 2030:*

*Over 85,000 people call The City of Frederick home. It is a place where people have chosen to work, learn, innovate, and relax. Frederick is nationally recognized for thoughtful managed sustainable urban development. Prosperity is balanced with housing, employment, and cultural opportunities for everyone. Our vibrant downtown and livable neighborhoods welcome new residents and creative entrepreneurs. Employers large and small provide competitive employment opportunities*

*for the City of Frederick's workforce. Well-coordinated transportation choices allow movement around, within, and beyond Frederick to nearby metropolitan areas. Frederick is rich in the diversity of talents, cultures, and life stories that connect us with each other. All voices are encouraged and respected, fostering one of the most civically engaged cities in America. Steeped in history, Frederick is a progressive, welcoming, and authentically charming city.*

## OBJECTIVES

### 2010 COMPREHENSIVE PLAN OBJECTIVES

In response to several annexations and recognition that the City will be facing rapid growth in population, the built environment, and physical size, the 2010 Comprehensive Plan had focused on enhancing the following items as its objectives:

Quality of the Built Environment  
Transportation Network  
Streetscapes  
Downtown Investment  
Sustainable Technologies

### 2020 STRATEGIC PLAN GOALS (AND OBJECTIVES)

The Mayor's Strategic Plan contains the following six strategic goals:

#### SUSTAINABLE URBAN PLANNING

We will manage thoughtful and sustainable urban growth.

#### SOCIAL WELL-BEING

We will provide balanced housing and human services, recreational opportunities, and cultural enrichment.

#### SAFE AND VIBRANT COMMUNITY

We will strengthen our vibrant downtown and develop dynamic livable neighborhoods.

#### COMPETITIVE EMPLOYMENT

We will promote competitive business and employment opportunities.

#### ENHANCED MOBILITY

We will expand and maintain a spectrum of well-coordinated transportation choices.

#### CIVIC ENGAGEMENT

We will foster strong civic engagement by leveraging the diversity of our history, talents, cultures, and life stories.

## 2020 COMPREHENSIVE PLAN OBJECTIVES

Considering past planning efforts, citizen’s input, and the 2020 Strategic Plan, this plan focuses on the following:

### DEFINING A CLEAR VISION FOR THE FUTURE

Many of the City’s goals and objectives will remain relevant over the years covered under the Comprehensive Plan. However, the success in implementation will vary depending on the advancement of technology, adjusting trends, and social and cultural shifts. The City of Frederick constantly considers new concepts and the efficacy of existing policies. Additionally, in order to ensure that the policies are complementary, the City assesses the relationship with Frederick County, neighboring jurisdictions, and other regional governments and metropolitan organizations.

### ENHANCING THE RELATIONSHIP BETWEEN LAND USE, TRANSPORTATION, & URBAN DESIGN

As the City looks forward to the next 10-20 years, residents have made clear that they value a livable and attractive community. A strong theme of the 2020 Strategic Plan is the continued support of the design and character of Frederick’s downtown core, however, its scope reaches every neighborhood in the City. A major objective of this Comprehensive Plan is connecting neighborhoods together with multiple modes of transportation. To do so, it encourages growth in ways that cultivate opportunities for improved health, happiness, and well-being, and that support choices in transportation mode.

### SUPPORTING POLICIES AND PLANNING EFFORTS AT THE NEIGHBORHOOD LEVEL

The purpose of this Plan is to guide land use decisions and address citywide issues on a macro-level. It can be challenging to ensure that the policies recommended in this plan will meet the needs of every neighborhood or have the necessary level of detail to solve a particular neighborhood’s unique challenges. Therefore, the Plan recommends more detailed analysis of each neighborhood in the form of Small Area Plans. A Small Area Plan gives residents a chance to weigh-in on future development and/or changes to their neighborhood as well as predictability about their neighborhood’s future. It also provides feedback to business owners about where development or services best fit into each neighborhood. Although each Small Area Plan is unique with distinct opportunities and challenges, the policies are reinforced by the citywide vision and policies of the Comprehensive Plan.

### ENSURING THAT REGULATIONS ARE CONSISTENT WITH THE VISION

The City of Frederick’s Charter and Code are the regulatory documents that direct all decisions made by the Elected Officials or City Staff. Upon the adoption of the Comprehensive Plan, the provisions that guide growth and development in the city will need to be reviewed to ensure the regulatory measures enable growth that is compatible with the vision of stakeholders and elected officials. The plan is implemented by amending, removing, or expanding on the land use regulations if necessary.

### ESTABLISHING ACCOUNTABILITY THROUGH BENCHMARKING & PROGRESS REPORTING

A critical component of this plan is the focus on continual benchmarking. The purpose of benchmarking is to provide elected officials a regular update on the progress of the Plan. A concise and effective benchmarking report should be provided on an annual basis and should

include a matrix of accomplishments within the intended term as well as recommendations on the resources necessary to meet the upcoming goals and policies. During the benchmarking process, the adopted policies should be evaluated for their effectiveness. It may be necessary to amend the Plan at the end of the implementation time frame.

## LEGAL BASIS

The Land Use Article of the Maryland Law, Annotated Code states that the Planning Commission has the duty to make and approve a Comprehensive Plan and then recommend its adoption to the Mayor and Board of Aldermen. authority and responsibility to prepare a comprehensive plan for its jurisdiction and to present the plan with a recommendation to the local governing body. The Comprehensive Plan is to “serve as a guide to public and private actions and decision to ensure the development of public and private property in appropriate relationships.” -The State law (Land Use Article ~~66B~~) requires that the Comprehensive Plan “serve as a guide for the development and economic and social-well beingwellbeing” of the City. The Comprehensive Plan is to be composed of a number of interrelated elementschapters that address the following areas: land use, transportation, community facilities, sensitive areas, mineral resources, and plan implementation. The Planning Commission may include other elements, as it deems necessary, such as economic development and tourism, and parks and recreation.

- COMMUNITY FACILITIES;
- CRITICAL STATE CONCERN;
- GOAL AND OBJECTIVES;
- LAND USE;
- DEVELOPMENT REGULATIONS;
- SENSITIVE AREAS;
- TRANSPORTATION;
- WATER RESOURCES;
- MINERAL RESOURCE; AND
- MUNICIPAL GROWTH.

The Plan may also include the following chapters to advance the purpose of the plan:

- COMMUNITY RENEWAL;
- CONSERVATION;
- FLOOD CONTROL;
- HOUSING;
- NATURAL RESOURCES;
- POLLUTION CONTROL;
- THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES; AND
- A PRIORITY PRESERVATION AREA.

In additionAs a result of year 2000 amendments, to the chapters required by the Land Use Article ~~66B~~ now, this plan also includes “Eight chapters regarding Economic Development, Fiscal Health and Recreation.

Pursuant to the Maryland Planning Visions Law of 2009, the creation of 12 visions reflect the State's ongoing aspiration to develop and implement sound growth and development policy.

The "that must be implemented following State's twelve visions are endorsed by the goals and policies of this plan.

#### QUALITY OF LIFE AND SUSTAINABILITY

A high quality of life is achieved through the plan's recommendations. The "Eight Visions," which are incorporated universal stewardship of the land, water, and air, resulting in this Comprehensive Plan, sustainable communities and protection of the environment.

#### PUBLIC PARTICIPATION

Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

#### Development

#### GROWTH AREAS

a. Growth is concentrated in suitable areas;

b. Sensitive areas are protected;

In rural areas, growth is directed to existing population centers and resource areas are protected; and business centers, growth areas adjacent to these centers, or strategically selected new centers.

c. Stewardship of the Chesapeake Bay and the land is a universal ethic;

#### Conservation of COMMUNITY DESIGN

Compact, mixed-use, and walkable design consistent with existing community character and located near available or planned transit is encouraged to ensure the efficient use of land and transportation resources and the preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.

#### INFRASTRUCTURE

Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.

#### TRANSPORTATION

A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.

#### HOUSING

A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.

#### ECONOMIC DEVELOPMENT



Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities are encouraged.

### ENVIRONMENTAL PROTECTION

Land and water resources, including a reduction in the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.

### RESOURCE CONSERVATION

Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.

### STEWARDSHIP

Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource consumption, is practiced; protection.

To assure the achievement of items (1) through (5) of this section, economic  
IMPLEMENTATION

- d.—Strategies, policies, programs, and funding for growth is encouraged and regulatory mechanisms are streamlined;
- e.—Adequate public facilities and development, resource conservation, infrastructure under the control of the County or municipal corporation are available or planned in areas where growth is to occur; and
- f.—We will actively seek out funding mechanisms, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

Along with the “Eight Visions” that must be implemented, House Bill 1141 requires components to be included in the municipal comprehensive plans. These elements that are required by Article 66B include:

- Introduction
- Land Use
- Housing
- Water Resources
- Environment/Sensitive Areas
- Municipal Growth/Public Utilities
- Transportation
- Fiscal

In addition to these eight elements two additional elements have been added and include:

- ~~Heritage~~
- ~~Community Character & Design~~

~~Section 3.05 of Article 66B states that the Planning Commission should consider the following items:~~

~~Section 3.05 (c)~~

- ~~(1) In preparing a plan, a planning commission shall carefully and comprehensively survey and study:
 
  - ~~(i) Present conditions;~~
  - ~~(ii) Projections of future growth of the local jurisdiction; and~~
  - ~~(iii) The relation of the local jurisdiction to neighboring jurisdictions.~~~~
- ~~(2) The planning commission shall make the plan with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs.~~
- ~~(3) A plan shall promote, in accordance with present and future needs:
 
  - ~~(i) The health, safety, morals, order, convenience, prosperity, and the general welfare of the local jurisdiction; and~~
  - ~~(ii) Efficiency and economy in the development process.~~~~
- ~~(4) A plan shall provide for:
 
  - ~~(i) Transportation needs;~~
  - ~~(ii) The promotion of public safety;~~
  - ~~(iii) Light and air;~~
  - ~~(iv) The conservation of natural resources;~~
  - ~~(v) The prevention of environmental pollution;~~
  - ~~(vi) The promotion of a healthful and convenient distribution of population;~~
  - ~~(vii) The promotion of good civic design and arrangement;~~
  - ~~(viii) The wise and efficient expenditure of public funds;~~
  - ~~(ix) Adequate public utilities; and~~
  - ~~(x) An adequate supply of other public requirements.~~~~

**NEED FOR A COMPREHENSIVE PLAN**

**NEED FOR A COMPREHENSIVE PLAN**

~~The City of Frederick has experienced a high level of growth over the last several decades. As it has grown from a small historic town to an expanding urban housing and employment center, there is a need for a new. The Comprehensive Plan that provides specific must be updated to provide guidance to meet for the City's major following challenges, which include:~~

- ~~Achieving concurrence between growth and infrastructure;~~
- ~~Balancing residential and employment growth;~~
- ~~Improving and enhancing the quality of life for residents;~~

- ~~Enhancing inter-jurisdictional coordination related to infrastructure provision;~~
- ~~Ensuring that the City remains the urban center for Frederick County;~~
- ~~Preserving and enhancing the City's distinct character and vibrant downtown; and~~
- ~~Ensuring the preservation of significant historic and archaeological resources as development of the City proceeds.~~

- Through a ~~ACHIEVING HARMONY BETWEEN GROWTH AND INFRASTRUCTURE;~~
- BALANCING RESIDENTIAL AND EMPLOYMENT GROWTH;
- IMPROVING AND ENHANCING THE QUALITY OF LIFE FOR RESIDENTS;
- ENHANCING INTER-JURISDICTIONAL COORDINATION RELATED TO INFRASTRUCTURE PROVISION;
- ENSURING THAT THE CITY REMAINS THE URBAN CENTER FOR FREDERICK COUNTY;
- PRESERVING AND ENHANCING THE CITY'S DISTINCT CHARACTER AND VIBRANT DOWNTOWN; AND
- ENSURING THE PRESERVATION OF SIGNIFICANT HISTORIC AND ARCHEOLOGICAL RESOURCES AS DEVELOPMENT OF THE CITY PROCEEDS.

~~This comprehensive plan addresses each of these sets of categories text is provided that, presents the background information, identifies current and anticipated issues, and details implementation strategies to address the issue. challenges the City faces.~~

## CITY OF FREDERICK REGIONAL CONTEXT

~~This section describes the City of Frederick and its place in the Washington-Baltimore region, provides an overview of demographic and economic trends, and summarizes the population and employment trends for the City.~~

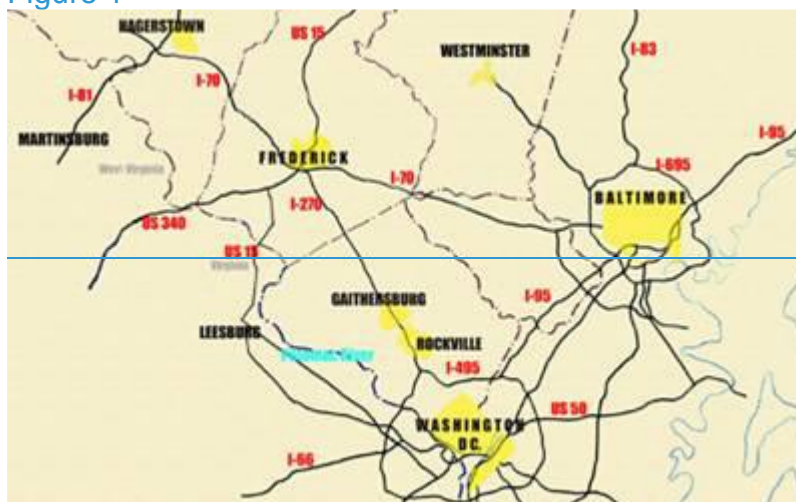
### LOCATION

Nestled between the Monocacy River and the Catoctin Mountains, the City of Frederick sits almost directly in the center of Frederick County. ~~Frederick's The City's~~ unique natural and cultural setting makes ~~the City~~ it a desirable ~~location for residents, workers~~ place to have a home, start a business, and ~~visitors alike~~ visit. The unincorporated land around the ~~City was once largely~~ has historically been agricultural, ~~and Frederick County still contains more agricultural land than any county in the State.~~ However, ~~the City and County have~~ both the City and County have experienced substantial growth ~~and suburbanization~~ in recent ~~decades.~~

~~#~~ As a result, farmland is ~~the~~ rapidly being replaced by low-density homes and commercial development.

The City of Frederick's vibrant and varied urban fabric ~~that~~ differentiates it from the rest of the County ~~and creates, creating~~ a distinct sense of place. Contemporary Quiet 20<sup>th</sup> Century residential neighborhoods ring the City's compact, walkable, and active downtown. ~~Much of the downtown's success is due to the community's emphasis on the preservation of historic downtown structures.~~ Home ~~In addition to hosting the~~ municipal and ~~county government~~ County governments, downtown Frederick ~~is also comprises~~ the State's largest historic district, ~~as well as and is~~ a ~~state-regionally-~~ designated ~~hub of~~ arts and entertainment ~~district~~.

Figure 1



Part of Frederick's attractiveness lies in its proximity to Central Maryland's major urban centers, as shown in Figure 1 above. Frederick is equidistant from Baltimore and Washington, DC, located 50 miles northwest of the US Capitol Building, and 50 miles west of Baltimore's Inner Harbor. Frederick is ~~closer to a number of~~ also located near several small cities, sitting approximately 25 miles southeast of Hagerstown, 25 miles southwest of Westminster, 27 miles northwest of Rockville, and 25 miles north of Leesburg, VA. The Town of Walkersville, located five miles to the northeast, is ~~the~~ its nearest ~~municipality~~ municipal neighbor. The City of Frederick is also well-connected to the regional transportation network. Interstate 70 connects Frederick directly to Baltimore ~~to the east~~ and Hagerstown ~~and points to the~~ west, while ~~Interstate~~ 270 begins in Frederick and links the City to ~~the District of Columbia and the Capital Beltway.~~ Washington, DC, and its Maryland suburbs. US ~~Route~~ 15 runs directly through the center of the City, linking Frederick to Northern Virginia, West Virginia, and southern Pennsylvania. ~~US 340 also begins in Frederick, connecting the City to Charles~~ US Route 340 also begins in Frederick, connecting the City to Charles Town, WV and Winchester, VA. ~~In addition to its major road links, Frederick serves as the terminus of its own spur of the Brunswick commuter rail line, operated by MARC.~~

~~This line serves Union Station and the I-270 corridor and connects Frederick to the WMATA MetroRail and MetroBus system. Greyhound and Bay Runner Shuttle operate intercity bus service to Western Maryland, Baltimore-Washington International Airport (BWI), and the Midwest.~~

~~Town, WV and Winchester, VA. In addition to its~~

~~A major road links, Frederick serves as~~

~~asset to the terminus of one spur of the MARC Brunswick commuter rail line. This line serves Union Station and the I-270 corridor, and connects to the WMATA MetroRail and MetroBus system.~~

~~The City of Frederick also owns and operates is the~~ Frederick Municipal Airport, which ~~is owned and operated by the City and~~ serves as a reliever facility for ~~General Aviation-general aviation~~ traffic from ~~Baltimore-Washington International (BWI),~~ Washington-Dulles, and ~~Ronald Reagan Washington National~~ airports. With ~~more than 130~~approximately 87,000 annual operations, Frederick Municipal is the second-~~busiest~~ ~~Maryland airport, after BWI.~~ ~~General Aviation Airport in the State.~~

Frederick's access to transportation facilities has made it a popular residential location for commuters to jobs in Baltimore and ~~the~~ Washington, DC ~~suburbs~~. However, with strength in economic sectors such as biotechnology, manufacturing, and entertainment, Frederick is also an employment hub in its own right. Nearly half of Frederick County's jobs are located within the City limits, and Frederick County is a net importer of workers from nearby jurisdictions, ~~include~~~~including~~ Washington and Carroll Counties in Maryland; Berkeley, Franklin, and Jefferson Counties in West Virginia; and Adams County in Pennsylvania. The location of municipal, county, and federal government institutions in the City (~~such as Fort Detrick~~), ~~and also, further~~ strengthens Frederick's economic base.

## POPULATION AND ECONOMIC TRENDS

The City of Frederick ~~and its environs have~~~~has~~ experienced extremely strong growth pressures for several decades. This can be attributed to the City's strategic location at the confluence of major interstates and ~~the restrictive~~ growth policies ~~of~~~~in~~ adjacent counties ~~that restrict the number and density of new homes, putting a premium on walkable places like the City.~~

## POPULATION TRENDS

~~The~~ ~~[Insert Population Trend Graphic]~~ ~~[Insert Housing trends]~~ ~~[Insert household size trend]~~

~~According to the United States Census Bureau (Census), the City of Frederick's year 2004 population in 2018 was 72,146, over 28% of about 55,000 is nearly twice the County's total. Since 2010, the City's population in year 1980 of about 28,000. The City's 2009 has grown by an average of 1.3% per year, slightly faster than the County's 1.1%~~

~~annual average. It is projected that the 2023 population of 63,000 is more than twice of the 1980 population.~~

~~The City's share of Frederick County population remains constant at about 26 percent during the period of 1980-2009. will be 76,625. The City's total number of households/housing units increased from 21,000/27,639 in year 2010 to 28,756 in 2017, growing on average slightly faster than the City's population growth at 1.5% per year. Due to the 2007 financial crisis, however, this is a markedly slower growth rate than from 2000 to 25,000 in 2009 an increase of 4000 households. 2010, which averaged 2.2% per year. The average household size remained constant for the City remains consistent at about/approximately 2.5 persons per household.~~

## CITY EMPLOYMENT

~~Historically, the~~The City of Frederick ~~has been~~is the commercial, institutional, cultural, and industrial center/heart of Frederick County. ~~The City employs half of the Frederick County jobs. This is reflected in the employment data. The government sector is the City's largest, with more than 17,643 jobs in Frederick (including the 8~~Today there are over 3,500 businesses and 58,000 jobs at located within the City limits. Home to Fort Detrick ~~and 6,283 in public,~~ the Frederick National Laboratory for Cancer Research, several bio-pharmaceutical companies, and two institutions of higher education, ~~and 3,360 in County~~Frederick continues to offer tremendous opportunities for expanding businesses, corporate offices and entrepreneurial start-ups.

~~According to Environmental Systems Research Institute (ESRI), the leading industries in the City employment), or 37 percent of the City's total jobs. Health care is close behind, with approximately 7,979 jobs (16.0 percent), followed by retail with more than 5,368 jobs (11.0 percent), manufacturing with approximately than 2,850 jobs (5~~during 2019 were Services (44.9 percent), Retail (19.5%) and education with approximately 2,650 jobs (5.5 percent). In 2008, the Finance, Insurance, Real Estate (10.8%). The top ten employers were Fort Detrick (9,657), Frederick County Public Schools (5,856), Frederick Memorial Healthcare (2,618), Leidos Biomedical (2,277), Frederick County Government (2,175), Wells Fargo Home Mortgage (1,400), Frederick Community College (1,115), ~~City of Frederick is home to approximately 48,000 jobs; of these, 8000 jobs were located at Fort Detrick. This is an increase of 6,000 jobs from 2004~~Government (880), AstraZeneca (700), and United Health Care (613).

~~More information on this growth trend is located in the appendix section, and the land use and economic elements of this plan.~~

~~*[Insert Frederick Planning History infographic]*~~

## LINKS TO PAST PLANS

The City's Comprehensive Planning efforts date back to 1964. ~~This plan was with~~ the City's first attempt to ~~look at~~ examine land-use patterns based on a vision of growth. ~~Like all many plans the recommendations of the 1964 plan clearly stemmed from the growth as seen at its era, it emphasized policies that~~ time. This plan concentrated policy to ~~accommodate~~ fostered auto-oriented shopping ~~&and~~ business districts outside of ~~the current downtown. The other emphasis was emphasis on improvements to Frederick's existing downtown while establishing~~ the highway and street network. ~~In basic form, this network is networks that are~~ in place today. ~~The strength of this plan was to begin the process of~~ While the plan was groundbreaking for the City in that it created a framework for guiding growth. ~~Its weakness was the focus on, it worked to do so only by~~ accommodating existing trends ~~but not rather than crafting a long-term vision and needs for the City.~~

~~The~~

~~Unlike the 1964 Plan, the~~ 1979 Comprehensive Plan ~~unlike the 1964 Plan~~ focused on a long-term view ~~on of the city's~~ City's growth. This ~~Plan also plan~~ recognized that ~~shortcomings the policies of the 1964 Plan; an in-balance in land use created by focusing on auto-oriented were leading to a development outside of~~ imbalance and focusing growth into auto-oriented locations far from the historic core. In response, the ~~downtown. The 1979 plan recognized that the establishing land use pattern was not as effective in providing coordinated growth as originally anticipated. The 1979 Plan began focusing~~ plan focused on providing a joint mix of densities, land uses, and neighborhood connections in a compact and efficient pattern reminiscent of ~~historical the City's historic~~ patterns ~~of. Although the City-~~

~~The~~ 1979 Plan remained ~~as~~ the primary growth document for ~~the City~~ Frederick until 1995. ~~However, between 1985 and 1988, it was at odds with its counterpart in the County. This led to issues arose regarding with annexation limits which both and growth beyond the existing City and County Plans did not agree. City's boundaries in the late 1980s. This prompted the formation two governments to produce a joint City and County task force to reconcile these issues.~~

~~This resulted in a~~ document ~~approved by both jurisdictions that identified agreed upon~~ designating future growth ~~areas. This did~~ boundaries. While not ~~result in~~ an amendment to the 1979 ~~Comprehensive Plan~~ Plan, it allowed growth to continue in a planned context rather than a haphazard fashion.

~~The~~

~~Like the previous two plans, the~~ 1995 Comprehensive Plan ~~excelled in providing~~ provided a detailed overview of the ~~city's~~ City's existing conditions, ~~and~~ context, ~~and long range vision. The long range vision was the~~ but its most important contribution ~~of this Plan. In particular, was a long-range vision. This long-range vision sought to reconcile how the City's local physical development was integrated would integrate~~ with land-use and transportation within a local and regional context.

~~However, this long range focus was hampered by a lack of the broader region.~~

~~Unfortunately, the vision remained simply a vision, failing to incorporate~~ guidance for ~~plan~~ its implementation ~~including such as~~ action steps, recommendations ~~and, or~~ priorities that ~~might~~ assist in ~~guiding growth and development~~ future decisions.

The 2004 Comprehensive Plan ~~provided a new level of guiding growth through~~ partially fixed this issue by ~~generating~~ extensive background reports ~~that were generated. Many of these reports~~

~~will be used in the 2010 Comprehensive Plan. These reports include, including a transportation model, scenario evaluation, economic report, and financial analysis. The plan was further strengthened by extensive public input was also strength of the 2004 Comprehensive Plan. This plan involved a 21 member steering committee and was completed in just, allowing it to reflect the collective wisdom of Frederick's residents. While the plan wonderfully outlined the broad strokes of the directions the City might take, it lacked recommendations for individual neighborhoods, making it less than 18 months.~~

~~The short comings of the 2004 Comprehensive Plan was found in the lack of the recommendations on the neighborhood level.~~

~~As part of the 2010 Comprehensive Plan revision process, each chapter of the 2004 Comprehensive Plan was reviewed to help determine which goals and objectives had been accomplished and what new guidance might be useful for the kind of fine-grained planning the City needed.~~

~~The Appendix of the 2010 Comprehensive Plan includes an assessment of the 2004 Comprehensive Plan completed as part of the Plan revision along with the Planning and Zoning Department evaluation of the comments received as part of this comprehensive process.~~

~~The 2010 Plan continues a similar~~

~~Drafted on the heels of a major annexation campaign, the 2010 Comprehensive Plan continued the approach of the 2004 Plan withbut included polices ~~that provide~~ additional emphasis emphasizing individual neighborhood character and context. This would prove remarkably useful as the City's campaign resulted in the incorporation of 15 properties containing 1,504 acres and 3,420 homes, 944,100 square feet of commercial, and 2,468,250 square feet of office space. The Community Character &and Design element chapter of this plan provides Plan provided a means to understand the City's physical attributes and how they work together in developing neighborhoods and business districts. ~~Policies in this element and other elements such as Heritage, Land use, Transportation and Environment, do not only focus on density and land use but the context that makes each neighborhood unique. within the older city and these new areas now under its jurisdiction.~~~~

~~The 2010 plan attempts to characterize our location of buildings, transportation systems, relationships between the street and buildings, and locations of leisure that create the aspects of a city's personality. Frederick's residential and business neighborhoods for better or worse are unique places and the outcome of a period of time. The struggle for any municipality is how to place a value on these neighborhoods. Most municipalities are able have an identifiable perception of what is urban and suburban. What is less perceived is the understanding of character; the way a place is seen, its persona, or sense of place. Thus, several approaches are woven into each of this plan's elements that preserve and enhance neighborhood character, maintain a vibrant growing economy, and promote sustainability.~~

## PLAN LAYOUT



A key innovation of the 2010 plan’s focus on neighborhood character was the Small Area Plan. These plans guided the location of buildings, transportation network, and public spaces to suit the particular needs and desires of the neighborhood in question, starting with the Golden Mile and East Street Corridor. Despite a decade’s work, several neighborhoods have not yet gone through the Small Area Planning process, an issue that will be accounted for in this 2020 Comprehensive Plan update.

[Insert 2010 SAP Boundary Map]

The 2010 Comprehensive Plan and the 2019 Strategic Plan form the foundation of the 2020 Comprehensive Plan update. The 2020 Plan derives objectives and themes from input received through the Strategic Plan and Comprehensive Plan update process. The Plan builds on the 2010 Small Area Planning process by identifying new areas for small area planning efforts in the City. The Plan also recommends regulating land development to achieve specific forms unique to each small area, rather than separating land uses. The goal is to create a predictable built environment by using physical form and layout to organize future development without sacrificing a neighborhood’s flexibility to meet changing needs. Emphasis is placed on benchmarking and progress reporting of the implementation of the Plan to ensure it is effective and adapts to the evolution of society and technological advancements. It is encouraged that Staff present regular reports to the Planning Commission and Mayor and Board of Aldermen to update the progress with predetermined community indicators that align with the goals of the Plan.

[Insert Themes Page]

## VIBRANT NEIGHBORHOODS

Neighborhoods are the foundation of any great city and every citizen deserves to live in a great neighborhood. The City of Frederick has many different neighborhoods, each unique with their own identity. The Plan emphasizes the enhancement of each neighborhood by creating an identity, planning for the future, supporting neighborhood level initiatives, and focusing on livability indexes at the micro-scale. Through proactive planning at the neighborhood level, opportunities for reinvestment will be identified, prioritized, and supported in all neighborhoods.

In addition, it is imperative that our neighborhoods offer various housing options for any situation. Even though the City has the opportunity to incentivize, subsidize, and guide housing form to ensure the proper mixture of types are spread through different areas of the City, this Plan realizes that market demand often drives most of the residential development and redevelopment.

## CONNECTED COMMUNITY

The objective of being a connected community expands on the objectives of bringing our neighborhoods together with a diverse transportation network. It also includes a community that is connected socially and technologically as well.

Regionally, the City is well positioned with access to major metropolitan areas and is a major destination itself. The Plan focuses on further improving travel to regional destinations while

building and enhancing safe and efficient ways to move anywhere in the City locally by foot, bike, micromobility, transit, and automobile.

The City will also promote the expansion of technology infrastructure to serve the community. Such an expansion will increase access to information and communication for residents, businesses, institutions, and local governments. Continually improving communications links will also improve the City's competitiveness, attracting new businesses and residents while also allowing more people to work from home. Not only would this increase the mix of uses, it would let people avoid the commute altogether, reducing the strain on our air quality and road network.

## SUSTAINABLE CITY

The City will maintain a balance between the economic, social, and ecological needs of today and of future generations. Carefully planned transportation systems, buildings, neighborhoods, parks, and healthy places to work and live will improve our community's resiliency. This Plan's policies support a strong local economy with access to jobs, services and amenities, a healthier lifestyle by promoting alternative transportation options, improved parks and recreational activities, as well as access to nutritious food choices. Encouraging the use of efficient and renewable energy, protecting water quality and green spaces as well as encouraging all demographics and classes and supported with adequate housing, services and amenities.

## PREDICTABLE FUTURE

The City will maintain a predictable development pattern where each part of the community has a distinct character. Growth will be planned to enhance the quality of life for new and existing residents while strengthening the economic health of the City. If the Plan requires revisions to codes and ordinances to improve the built environment, public participation will ensure that it meets the vision of our City.

Implementation of the Plan will be tracked through regular reports. City performance indicators will track the progress of the Plan's visions and goals and guide leadership to make confident decisions.

## PLAN LAYOUT

The Comprehensive Plan consists of ~~ten elements and an implementation section that is linked to the elements~~ eleven essential chapters, including the Implementation Matrix as required by ~~State Statute~~. Additionally, there is an appendix which contains background information for applicable elements of the Plan.

the Land Use Article. Each ~~element~~chapter, through its text, policies, and implementation strategies, identifies challenges that the City will face in those areas. ~~Equally identified are the actions that are needed to promote a particular policy and vision that city planning needs to take.~~ alongside actions and policies needed to address those challenges and meet the community's vision for the future. All the goals and policy recommendations are consolidated into the implementation matrix, which details the priority, responsible parties, and current progress for future reporting.

## HOW WE GOT HERE — THE COMPREHENSIVE PLAN UPDATE PROCESS

### The PLANNING PROCESS

~~The revision to the 2004~~2020 Comprehensive Plan ~~began~~update commenced in ~~February of 2008 with~~July 2019. It was ~~launched through~~a ~~Planning Commission open house to discuss how to proceed with public input.~~

~~The goal of the planning process was to have a broad and comfortable Citizen input to the revision. Both traditional and non-traditional methods were implemented.~~

~~The traditional methods included:~~

- ~~• Developing an audit of the Current Plan;~~
- ~~• Attending Planning Commission Meetings;~~
- ~~• Attending Neighborhood Advisory Committee (NAC) meetings;~~
- ~~• Developing a citizen participation email distribution list.~~

~~Non-traditional methods include:~~

- ~~• An online map survey;~~
- ~~• An press release that encouraged residents to participate in an online questionnaire;~~
- ~~• Developed an and interactive web site allowing viewing of information and to provide comments; and~~
- ~~• Televised Land Use work and web cast.~~

~~This was the hallmark of the 2010 Plan's input process —allowing input from those who could not regularly attend meetings.~~

~~map. The interactive map survey enabled citizens to show where they would like to see new roads, improved road, parks, housing or shopping etc. The map survey also allowed the viewing the comments of othersparticipants to zoom to the neighborhood level and enter comments on specific issues or larger City-wide issues.~~

~~The online questionnaire also provided a more broad range of questions to gain an understanding where we are now; deciding where we want to go; and choosing how we get from here, what the direction of change wanted by residents is, and what resources should be preserved and protected from change.~~

~~The web site keptFor several months, staff attended every Neighborhood Advisory Council (NAC), pertinent City commissions and committees, as well as various stakeholder groups' meetings. The process was featured in the Frederick NewsPost and WFMD Free Talk radio show on several occasions. Staff also gathered feedback from residents individually at their request.~~

~~The process was recorded on the City's webpage, [www.cityoffrederick.com/2020compplan](http://www.cityoffrederick.com/2020compplan), keeping residents informed of meeting dates and times, press releases, and hosted the on-line map survey and questionnaire and provided additional opportunities for feedback. Additionally, as revisions of the Plan all pertinent information. The chapters were prepared, after initial review by the Plan Commission, they were posted on the City's comprehensive planning web site published for public review and comment, as they were drafted and prior to Planning Commission and Mayor and Board of Aldermen consideration.~~

~~These methods ascertained~~The online questionnaire and interactive map were closed mid-October and the input was analyzed for common themes and used as the basis of Goals and Policy Recommendations. Public input from Frederick County's Livable Frederick Comprehensive Plan as well as the Mayor' Strategic Plan was considered for the Plan as well.

The public outreach gathered over ~~1500~~1,400 comments directed toward each of the following these categories:

- ~~• Recreation;~~
- ~~• City services;~~
- ~~• Transportation;~~
- ~~• City Services; Growth and Development; Housing; Recreation; Economic;~~
- ~~• Housing;~~
- ~~• Development; Historic preservation;~~
- ~~• Preservation; Neighborhood character;~~
- ~~• Character; Environment; and~~

~~Other~~Sustainability; and other issues that citizens felt important to address.

~~These comments were used by the staff & Planning Commission shaping policy of the 2010 Comprehensive Plan. These comments are incorporated in the Plan's policy and text. These comments are also part of the background information contained the appendix of this plan.~~

~~The Planning Commission also scheduled seventeen Saturday morning workshops. Three of these works shops dealt with land use and were televised along with the ability for those viewing at home to provide real time input via e-mail. These workshops allowed for citizen interaction with the Planning Commission and Staff as information and input on each element was presented. The workshops were followed up with than a dozen regular meetings in which updates to the draft elements were presented to the Public.~~

~~The Plan was submitted to the Maryland Department of Planning for their required 60-day review and received comments and approval on Month, XX, XXXX. The Planning Commission reviewed the plan during XX workshops from December until they provided a positive recommendation to the Mayor and Board of Aldermen on Month, XX, XXXX. The Mayor and Board of Aldermen considered the plan at XX workshops and ultimately adopted the Plan on Month, XX, XXXX.~~

In all, over ~~seventy~~XXX meetings were held at various ~~workshops~~locations, open houses, neighborhood meetings that included ~~over 1400~~approximately XXXX hours of public participation ~~time~~.